

ARB MINUTES

March 12, 2007

The ARB held a regular meeting on Monday, March 12, 2007 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Ed Kundla at 6:03 p.m. Roll called.

Members Present: Ed Kundla, Joe Kapitan,
Donna Babinec (Secretary)

Members Absent: Frank Castrovillari and Ray Priest

Others Present: Tony Sandora

1. **New Business:**

- A. **Villas of Worthington:** Chairman Kundla called for applicant. David Smith present. Mr. Smith stated that he is before the Board for approval on a temporary real estate sign. The property is located at Bentley Drive and York which is north of Route 82. The sign is “Reflex Blue” with white lettering. The drawing of the site shows a large amount of fencing. Mr. Kapitan asked Mrs. Babinec to make sure to indicate in the minutes that the application is for the sign only and nothing else is being considered or applied for. Chairman Kundla moved to approve the temporary sign as submitted. Mr. Kapitan second. Motion carried 2/0.

- B. **HERSHEY’S Ice Cream:** Chairman Kundla called for applicant. Linda Kaminski present. Ms. Kaminski stated that the business is located in the Royal Park Center. The sign is a building sign which is 17.5 inches by approximately 14 feet. Acrylic lettering on raceway. The words “HERSHEY’S” are blue with white trim and black returns. The words “Ice Cream” are red with white trim and black returns. Ms. Kaminski showed the Board samples of the letters. Chairman Kundla moved to approve as submitted. Mr. Kapitan second. Motion carried 2/0.

- C. **American Family Insurance:** Chairman Kundla called for applicant. No one present.
- D. **Dog House Bar & Grill:** Chairman Kundla called for applicant. Greg Harris of Brilliant Sign present for applicant. Mr. Harris stated that the sign is channel letters on raceway. The letter are red with red trim and gray returns on gray raceway. The logo is a white dog with black trim. The sign is on the building facing West 130th Street. It is 2.5 feet by 22.5 feet. The business has a 100 foot frontage. The sign was approved by the landlord. Chairman Kundla moved to approve sign as submitted. Mr. Kapitan second. Motion carried 2/0.

2. **Old Business:**

- A. **Pita House & More ... :** Chairman Kundla called for applicant. Samir Nakhle was present. Chairman Kundla explained that he had talked to Brenda from Planning Commission and that the monument sign is okay and that the name Royaltondale on the sign is the problem. The insert on the sign for Pita House & More is approved as submitted. Mr. Kapitan second. Motion carried. 2/0.

Mr. Nakhle stated that he was able to discuss Royaltondale if the Board desired. He stated that the Royaltondale building sign was approved by the building department provided it was dropped four inches. They also required that the sign have only the name and phone number. Now the sign says Royaltondale Deli and the telephone number. Mr. Nakhle stated that when his Pita House building sign is installed they will drop the Royaltondale sign on the building. Chairman Kundla stated that the Royaltondale owner must come before the ARB with a picture of the proposed building sign. The monument sign insert was tabled with the building sign so the Board will discuss both if he appears. Until then, the signs remain tabled.

- B. **Stevens Painton:** Chairman Kundla called for applicant. Chas Kikle present for the architectural firm and Gary Hoff present for Stevens Painton. Mr. Kikle stated that they had returned to Planning Commission and received approval on the building, building site and monument sign. He has come to the meeting to discuss the building signage. It is tabled at Planning Commission and he wants further input from the ARB. Mr. Kikle, showing the Board the site plan, explained why and the building is located where it is

on the property. He further stated that the shed roof on the building is extended out on three sides to give solar shading and the building facade will be extended above the roof line to give unity and to address the view from the turnpike. He stated that, when traveling on Route 82 one way, the embankment and abutment obscure the building sign and when traveling the other way on Route 82, you cannot see the sign due to the existing buildings on the site and the embankment. Mr. Kikle then showed the Board a sample of the ribbed siding which will be used for the building. He stated that the ribbing will be more pronounced on the front of the building and the angles will be scaled back on the other three sides. The sign will be silver metal. He did not have a sample of the color but the profile is the same. The colors on the sign will coincide with the orange and black corporate colors. They will paint the angle faces of the siding and only 60% of the total area will be painted. Chairman Kundla stated that the Board members had seen the proposed sign location. He stated that the sign is only seen briefly from Route 82. Mr. Kapitan asked Mr. Kikle to explain how the colors are integrated on the sign. Mr. Kikle took a few minutes to show him how the strips of metal will be painted. Chairman Kundla stated that he is more concerned with the sign itself rather than the color. Mr. Kapitan asked Mr. Kikle if any consideration had been given to reduce the size of the letters to 3 feet instead of 4 feet. He further stated that he liked the linear look of the sign as it goes with the design of the building and view from the turnpike. Mr. Kapitan also stated that he was more concerned that the sign will be overpowering if seen from anywhere other than the turnpike. Chairman Kundla and Mr. Kapitan both suggested to Mr. Kikle that they provide drawings of various schemes for the design of the sign showing different letter heights, different colors, etc. Mr. Hoff stated that they will do more mock ups using various colors and sizes and will return. Chairman Kundla moved to approve the building design, site plan and monument sign as submitted. The building sign is not approved. Mr. Kapitan second. Motion carried 2/0.

Mr. Sandora stated that he likes the building, however, they should give more consideration to the square footage of the building sign.

Chairman Kundla stated that no one else is present for business with the Board. All other applications remain tabled.

3. **Update from Legal:** Remains tabled.

4. **Approval of Minutes of February 26, 2007 meeting.** Chairman Kundla asked Mr.

Kapitan if he had any comments on minutes. He did not. Chairman Kundla moved to approve the minutes as written. Mr. Kapitan second. Motion carried 2/0.

5. **Miscellaneous:** Chairman Kundla referred to a conversation he had with Brenda from Planning Commission wherein she stated that, when a site plan comes before ARB for approval, both the building and site plan should be reviewed simultaneously.

Brenda also advised Chairman Kundla that an Eagle Scout candidate wants to come before the ARB for input on a proposed sign for the North Royalton Cemetery on Route 82. Chairman Kundla asked Mrs. Babinec to put him on the agenda for the next meeting.

6. **Adjournment:** Chairman Kundla moved to adjourn the meeting at 6:55 p.m. Mr. Kapitan second. Meeting adjourned 2/0.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____