

ARB MINUTES

April 23, 2007

The ARB held a regular meeting on Monday, April 23, 2007 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Ed Kundla at 6:00 p.m. Roll called.

Members Present: Ed Kundla, Joe Kapitan, Frank Castrovillari and Ray Priest
Donna Babinec (Secretary)

Members Absent: None

Others Present: Donna Vozar and Tony Sandora

1. **New Business:**

A. **John Mazinin, Sip & Post:** Chairman Kundla called for applicant. John Mazinin present as owner and Wayne Lewis present for Better Deal Remodeling. The application is for approval of a deck. The deck will consist of pressure treated lumber with white vinyl posts and railings. West side of deck will have a board on board fence 6 feet high. Below the posts and railing will be 2x6 decking painted to match the brown of the building. There will be 1/8th inch space between boards. The posts of deck will have hanging baskets and cap lights on top with low voltage lighting. Sconces will be put on the back of building. Lighting will only be on during business hours. There will be a white vinyl railing on the stairs of deck. There is not a lot of landscape room. There is a three foot wide by 35 foot long planting bed where they intend to plant four large burning bushes and sand cherries all three foot tall. The west side of deck already has forsythia bushes which will remain. There may be room to have a bush at base of stairs. Mr. Priest asked about the bushes growing out of planting area. Mr. Lewis replied that those bushes trim very nicely and he liked the color of the burning bushes and the cherries have white blossoms. Chairman Kundla asked about the neighbors. There are only neighbors on the west side of the property where the deck will have the board on board fencing. There is 27 feet from building to neighboring property line, then a driveway and the house - it is zoned commercial. The neighbor will only be able to see the horizontal decking below and there are no lights on fence side. When asked why the color of railings and posts will be white, the applicant replied that he has used this color before and you can easily tell when it is dirty and it washes well and easily.

Chairman Kundla moved to approve the application as submitted. Mr. Castrovillari

second. No discussion. Motion carried 3/0.

Although not a agenda, Greg Harris was advised that he could appear at ARB meeting for sign approval. He was present at meeting and allowed to present application.

B. Backyard Tea Room, Building Sign Approval. Greg Harris, Brilliant Sign, present as applicant.

The business is located next to the Dawg Pound. The business is owned by the wife of the owner of the Dog House Bar & Grill. The corner of the building is the tea room and the Dog House is kind of a U shape surrounding the tea room.

The application proposes a sign with a rose colored tea pot and cup with green leaves and green lettering. The pvc letters are ½ inch thick and there are goose neck lamps above to light sign. Mr. Kapitan stated that the tea pot and cup will not be easy to see as they are almost the same color as the sign. You will need to be quite close. Mr. Castrovillari stated that the sign is about 40 to 50 feet from street. Mr. Harris stated that the best angle will be going eastbound on Rt. 82. It is the only sign on the building. Chairman Kundla asked if the lights are black for contrast. He suggested using green to match the letters on the sign. Mr. Castrovillari stated that he does not consider lights as part of a sign. He likes the color of the lights. Mr. Priest asked what “scotch print” vinyl is. Mr. Harris replied that it is a new process used to do more pictorial things on pvc or to do logos on vinyl. Mr. Priest asked how the leaves over “Tea” will be cut out. Mr. Harris replied that the panel will extend outward to accommodate the leaves extending about ½ inch. Chairman Kundla stated that he would like the lights painted the same green as leaves and letters. He moved to approve the sign as noted with the gooseneck light hoods and conduit painted PMS 357(c). Mr. Kapitan second. A discussion was then had as to how the motion should be worded if other Board members don’t have a preference as to the color change. Donna Vozar was consulted and she replied that they should reach a consensus before making the motion. Mr. Kapitan then rescinded his second to try to reach a consensus. Mr. Kapitan stated that he is okay with the motion with the note for change to green color. He re-seconded. Roll was called and motion carried 3/0.

2. Old Business.

Mrs. Babinec stated that she had noticed on Planning Commission minutes that the old business was retabled by the Secretary and then asked Donna Vozar if it was necessary for that to be done at ARB. Mrs. Vozar asked if the ARB has a time limit for how long an application can remain tabled. She believed that Planning Commission has a time limit, so, as long as it’s tabled at Planning Commission, it can remain tabled at ARB. Mrs. Vozar

further stated that ARB should take action on anything not tabled at Planning Commission. Mr. Sandora stated that Gary Moyse would be before BZA that evening and he doesn't know the status of Elizabeth Orosz. Chairman Kundla stated that Royaltondale had received approval at Planning Commission and was supposed to return to ARB with a unified package for the building and monument sign insert for approval. Mrs. Vozar suggested that they be contacted by the ARB secretary and advised that they have a deadline of two meetings to return to ARB with the required information or the Board will vote on application as submitted. Mrs. Vozar then suggested that the ARB secretary put on the record that the other applications in Old Business are re-tabled. Mrs. Babinec then listed the applicants, Gary Moyse, American Family Insurance, Stevens Painton Corp., Elizabeth Orosz, C& C Management, LLC and stated that no one was present for each and that they remain tabled.

4. Update from Legal. None.

5. Approval of Minutes of April 23, 2007 meeting. Chairman Kundla asked if there was any discussion regarding minutes from April 23, 2007 minutes. No discussion. Motion was then made by Chairman Kundla to approve minutes as submitted. Mr. Castrovillari second. Roll called. Motion carried 3/0.

6. Adjournment. Chairman Kundla moved to adjourn at 6:37 p.m. Mr. Kapitan second. Roll called. Motion carried 3/0.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____