

ARB MINUTES

June 11, 2007

The ARB held a regular meeting on Monday, June 11, 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, Ray Priest
Donna Babinec (Secretary)

Members Absent: None

Others Present: Tony Sandora

1. New Business:

A. **Empire Tanning, Sign Approval.** Chairman Kundla called for applicant. Not all parties present and applicant asked to be moved to later on agenda.

B. **Royal Park Condominium, Sign Approval.** Chairman Kundla called for applicant. David Bruce present as applicant. Chairman Kundla asked applicant if there was any change to submission. Mr. Bruce stated that there will be a hanging address plaque, made of composite material, added to sign. The top of sign will be removed. The pillars will remain. The shrub on the picture would be removed. Mr. Castrovillari asked how deep the planting bed was. Mr. Bruce replied 5-6 feet. Mr. Castrovillari asked Mr. Priest if you could squeeze in some ground cover. Mr. Priest replied yes and it wouldn't cover the sign if it was low growing juniper and taxus. Mr. Castrovillari stated that he would like to see some green during the winter, three shrubs each side of sign and low so they will spread. Mr. Kapitan asked the applicant if the word "Royal Park" are carved in the sign. Mr. Bruce replied that they were, along with the flourish. Mr. Kapitan stated that he believed the new sign was an improvement. Chairman Kundla moved to approve the application with notes to add three low growing shrubs or ground cover to each side of sign. Mr. Kapitan second. No discussion. Roll taken. Motion carried 3/0.

C. **Pro Driving School, Sign Approval.** Chairman Kundla called for applicant. Lloyd Florian present as applicant. Mr. Florian stated that the application is to put a new panel in an existing sign box. Chairman Kundla asked if they currently had a banner up and he replied that the boss may have put something in the window. The board reviewed the application, no questions. . Chairman Kundla moved to approve the sign as submitted. Mr.

Kapitan second. No discussion. Roll taken. Chairman Kundla aye, Mr. Kapitan, aye, Mr. Castrovillari, nay. Motion carried 2/1.

D. **Avis, Signs Approval.** Dean Gernsey present. The sign is on the front of the building facing West 130th Street. All the signs in the center are red on white raceway. Mr. Priest asked if each letter is hung independent of the others. The sign is well under the size allowed. They just want to ID the entrance. Chairman Kundla moved to approve the sign as submitted. Mr. Kapitan second. No discussion. Roll taken. Chairman Kundla aye, Mr. Kapitan, aye, Mr. Castrovillari, nay. Motion carried 2/1.

E. **Continental Fine Jewelry, Signs Approval.** Dwayne Cook of ABC signs present. When asked, Mr. Cook stated that the letters on sign are royal blue. Mr. Kapitan asked why the logo is the same on both the building and monument signage but the font is different. Mr. Cook replied that the font used on the building sign will be the font used for the monument sign. He also stated that the words 10k, 14k, 18k, and 24k will be deleted. Mr. Priest asked about the landscaping for ground sign and about straightening the crooked boller in the picture. Mr. Priest stated that he wants to see landscaping added before modifying the monument sign. Chairman Kapitan asked Mr. Cook if he knew who the landlord was. He replied that he did not. He thought his client had received a letter from the landlord allowing the usage of existing boxes, etc. Mr. Castrovillari stated that whatever decision is made should include Pro Driving. Chairman Kundla asked Mrs. Babinec if it was correct that ARB had discretion for existing signs. Mrs. Babinec replied that was what she had been told by legal. Mr. Priest commented that Pro Driving's application was only for the building sign. Mr. Castrovillari stated that Continental's application should be split into two-building sign and monument sign. Chairman Kundla asked the applicant to get information from his client as to the name of the landlord. Chairman Kundla moved to approve the building sign as submitted. Mr. Kapitan second. No discussion. Roll called. Motion carried 3/0. Mr. Kundla moved to table the monument sign and asked Mrs. Babinec to send a letter to the landlord stating that the entire sign had to be updated - landscaping, fix boller. He further suggested that Mrs. Babinec cite the applicable code in the letter. Mr. Cook asked if the ARB will hold up approval on the monument sign and they replied that they would. Mr. Castrovillari second. Mr. Priest stated that they should get a sample of a landscape plan from Brenda and to keep in mind that the sign is close to the road. Mr. Castrovillari second. Roll called. Motion carried 3/0. Mrs. Babinec gave Mr. Cook the sample landscape plan.

Empire Tanning, Sign Approval. Mr. Diorio present for Empire, Wendy Milicic-Kovarik and an unidentified gentleman present. The Board reviewed the application. The original application was modified. The original sign is not being used. They are putting a standard ground sign. The pylon was rejected by Planning Commission. Mr. Castrovillari asked if the colors in the picture were representative of the actual colors. Ms. Millicic-

Kovarik is with Den Too and Empire has no sign at present. The gentleman stated that there have been a few submissions for signage. Mr. Priest asked if the flag pole in picture was coming out. Ms. Milicic-Kovarik stated that it would be moved to in front of sign. Mr. Priest asked how high the unilock wall is. The reply was 8" and that it said "concrete curb" on application. Mr. Castrovillari asked if the flag pole is in the mulch. There is only a small amount of room. Ms. Milicic-Kovarik stated that they knew the pole had to be 25' from the road. Mr. Diorio asked if you can put a flag pole on top of one of the columns. Mr. Priest asked who picked azaleas for the landscape plan. Mr. Diorio stated that he did. Mr. Priest stated that they might not be hardy enough with snow, salt, etc. Ms. Milicic-Kovarik stated that Mr. Diorio's partner owned a landscape company. Chairman Kundla asked about the colors of the Empire sign. Mr. Diorio stated that the sign is the same as the company logo. The business just opened and they want a sign that is bright. The other gentleman stated that the person designing the logo used the black and white for quick recognition. The prior sign was painted plywood. The letters on the new sign will be 18" tall. The entire sign is the company logo - the white letters on black ground and the red and yellow. Chairman Kundla commented that there was a lot of color. Mr. Priest stated that, according to the drawing, if done to scale, the plantings will obscure the sign. The gentleman stated that the sign is 8' by 5' and there will be over two feet under the sign that will be built up with concrete and landscaping. Mr. Castrovillari stated that he would like to see the proposed sign drawn correctly. He wants to see a drawing showing where the sign will actually go, showing the plantings and having the correct dimensions. Mr. Priest suggested that they determine how much room they have and then they can determine what plants can be used. Mr. Castrovillari and Mr. Kapitan both commented that there were too many colors. Mr. Diorio asked if the Board had a problem with red as they were told by Planning Commission to use yellow. Mr. Kapitan stated that the Board would have a problem even if the colors were reversed. Chairman Kundla stated that the two signs don't look good next to each other. The gentleman stated that they could put a black divider between the two signs. He can update the entire application. Mr. Castrovillari stated that they should also make the picture larger. Chairman Kundla agreed that they should do a larger landscape plan and a plan showing where the sign is in proximity to the building. Mr. Diorio asked if they don't like red and yellow because they are distracting or don't they go with the surroundings. Mr. Kapitan replied that it is a real slap in the face glow when you use red and yellow. Ms. Milicic-Kovarik asked if they have to replace the red. The Board replied no but it should be a smaller amount. The gentleman stated that he can use a pan faced sign where both signs would have white, raised out in a 2 ½ inch bulge and on the front of the bulge, which is smaller than the overall sign dimension, will be the logo. It will downsize the signs and there will be a border around each sign. He will also update the picture, provide a plant diagram and detailed diagram of the sign itself. Ms. Milicic-Kovarik stated that they want to have a slide out panel for changing advertising and that Planning Commission had approved a changeable sign. Mr. Sandora stated that the Planning Commission meant a change as in

tenant change, not for advertising purposes. The applicants stated that they will submit the changes to Brenda so they can be reviewed prior to the next meeting. Ms. Milicic- Kovarik asked if the applicants could speak with someone from the Board to get guidance before the next meeting. Chairman Kundla replied that the Board cannot design their sign for them. He further stated that one person from the Board cannot review the sign and tell them it is okay because the Board has to make a joint decision. Mr. Castrovillari stated that, if they provide what the Board is asking for and, if there is some small things missing, approval can be given with the additional note. Ms. Milicic-Kovarik asked what the Board wants for plants. Mr. Castrovillari stated that they will have to speak with a landscaper and to use some imagination, not just three plants in a row. Mr. Priest affirmed that they should keep the weather conditions in mind and to use color - that nature doesn't grow things in a row. Chairman Kundla moved to table the ground sign. Mr. Kapitan second. No discussion. Roll called. Motion carried 3/0.

2. Old Business.

A. Gary Moyses. Chairman Kundla stated that the Board had received a letter from Mr. Moyses and that the gist of the letter was that whatever the Board decides won't really affect him since he is unprepared to go forward anytime soon. If he has to reapply, he will. Chairman Kundla moved to approve the site plan as submitted. Mr. Kapitan second. No discussion. Roll called. Chairman Kundla, nay; Mr. Kapitan, nay; Mr. Castrovillari nay. Motion denied.

B. American Family Insurance. Mr. Kirk Miller present. Chairman Kundla asked if the sign faces Rt. 82. Mr. Miller replied that he did not - it faces the lot. The sign has green neon channel letters. All the signs in the center are green. The sign is illuminated. Mr. Kapitan asked applicant why the sign was tabled. Mr. Miller stated that he and the owner were out of town and did not appear when put on the agenda. Chairman Kundla moved to remove the sign from the table. Mr. Kapitan second. No discussion. Roll called. Motion carried 3/0. Chairman Kundla moved to approve the sign as submitted. Mr. Kapitan second. No discussion. Roll called. Motion carried 3/0.

C. Stevens Painton. Chairman Kundla called for applicant. He asked Mrs. Babinec if they had contacted the ARB. She replied that they had not. Chairman Kundla moved to remove the building sign from the table for further consideration. Mr. Castrovillari second. No discussion. Roll called. Motion carried 3/0. Chairman Kundla moved to approve the building sign as submitted. Mr. Kapitan second. No discussion. Roll called. Chairman Kundla, nay; Mr. Kapitan, nay; Mr. Castrovillari nay. Application denied.

D. Elizabeth Orosz. Mrs. Babinec stated that she had received a phone message

from Mr. Orosz asking to be removed from the agenda. Chairman Kundla moved to remove from table. Mr. Castrovillari second. No discussion. Roll called. Motion carried 3/0. Chairman Kundla moved to approve the site plan as submitted. Mr. Castrovillari second. No discussion. Roll called. Chairman Kundla nay; Mr. Kapitan, nay; Mr. Castrovillari nay. Application denied.

E. C&C Management Group. Chairman Kundla asked if anyone had heard from applicant. Mrs. Babinec replied that they had not contacted ARB. Chairman Kundla moved to remove from table. Mr. Castrovillari second. No discussion. Roll called. Motion carried 3/0. Chairman Kundla moved to approve the site plan as submitted. Mr. Castrovillari second. No discussion. Roll called. Chairman Kundla, nay; Mr. Kapitan, nay; Mr. Castrovillari, nay. Application denied.

3. Chairman Kundla asked if there was anything from legal. Mrs. Babinec replied no.

4. **Approval of Minutes of May 30, 2007 meeting.** Chairman Kundla asked if there was any discussion regarding minutes from May 30, 2007 minutes. No discussion. Motion was then made by Chairman Kundla to approve minutes as submitted. Mr. Kapitan second. No discussion. Roll called. Motion carried 3/0.

5. **Miscellaneous.** Chairman Kundla called for KFC who was coming before the Board for an advisory opinion. Mr. David Post from Jamesway Construction present for applicant. Chairman Kundla reminded Mr. Post that he is there only for an advisory opinion. He then asked Mr. Post if there were changes to the original application. Mr. Post stated that there were changes and showed the Board a new rendering. He stated that Planning Commission told him that there would be several objections to the original design, most notably the likeness of the Colonel on the sign on the side of the building. He also stated that a council member thought the Colonel's face was in bad taste. Mr. Post said that they have eliminated the sign and canopy striping. The building is now Heritage Red - a more muted red - almost rust. It is difficult to see the accurate color on the rendering. The building is stucco. The awnings are a 3M fabric material. Mr. Kapitan stated that the revisions were much better. Mr. Post stated that they wanted to be sure that they were going in the right direction. Mr. Kapitan stated that, since they are right across the street from the upcoming Town Center, the building design is a more refined approach and the color change is good. Mr. Kapitan suggested that they bring as many samples as they can when they come back to ARB. Mr. Post stated that the colors on the building are two shades of taupe and brown. The lettering on the front is Kentucky Fried Chicken and is just under 12 square feet which is nowhere near the 60 square feet they are allowed. The script on the wording allows for brand recognition. Chairman Kundla pointed out an element on the drawing and Mr. Post replied that it was a welcome canopy which will be downlit. Mr. Castrovillari stated that he felt the

drawing was in keeping with the feel of the new Town Center. He does feel that there are too many awnings on the Rt. 82 side. He suggested eliminating two of them. Mr. Post said they are working with existing windows. He asked if the awnings are an issue, can they still get approval with a change at the ARB meeting when they come back. Mr. Castrovillari stated that they should bring drawings both ways. Mr. Kapitan stated that he is glad to see that they are getting away from the Spanish Mission look and that it is a more refined approach than the original application. Chairman Kundla asked about landscaping in front. Mr. Post said that, anything that is damaged during the building process would be replaced. Mr. Post thanked the Board for their advice.

Mr. Priest stated that the office building in front of the Avalon has not been landscaped yet. Mr. Kapitan stated that is a Joe Hartmann issue. Mr. Castrovillari suggested Mr. Hartmann be notified to check into it via a memo from Mrs. Babinec.

Mr. Castrovillari asked if Arabica had received approval to change the color of their roof. Mr. Priest stated that he had heard that the owner was no longer the owner and that they had gone back to a corporate store - another Joe Hartmann issue. Mr. Sandora stated that they had not appeared before anyone and suggested asking legal. Mr. Castrovillari said we should send a memo to request a legal opinion. Mr. Priest stated that he did not think they needed approval to repaint.

Regarding Len's Heating and Cooling's monument sign, a comment was made that there is a large orange sticker in the window. Mr. Sandora suggested notifying Mr. Hartmann about that issue.

Mr. Kapitan asked if Cleats has a new monument sign. The sign now has a green top and the names are changed. Mr. Castrovillari stated that they are replacing a broken sign.

Mr. Kapitan stated that he will not be present at June 25th meeting. Mr. Kapitan also asked Mrs. Babinec if she will put the date that an application was tabled on the agenda in the future. Mrs. Babinec replied that she would.

6. Adjournment. Chairman Kundla moved to adjourn at 7:20 p.m. Mr. Kapitan second. Roll called. Motion carried 3/0.

Approved: _____
Chairman - Architectural Review Board

Attest:

Secretary - Architectural Review Board

Date:
