

ARB MINUTES

July 9, 2007

The ARB held a regular meeting on Monday, July 9, 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: None

1. New Business:

There was no new business, however, there were individuals who appeared at the meeting stating that they had been advised by Brenda Fashempour of the Planning Commission to appear for an advisory opinion from the ARB.

Chairman Kundla addressed one gentleman who was present who advised that he was waiting for his architect before addressing the Board.

2. Old Business:

A. Continental Fine Jewelry, Monument Sign Approval.

Chairman Kundla called for applicant. No one present.

B. Kim's College of Martial Arts. Sign Approval. Chairman Kundla called for applicant. Larry Lenge present as a consultant for Kim's College. Mr. Lenge showed the Board a sample of a black 12" Lexan letter with mounting pads. He stated that the letters would be mounted directly to the building with GE silicone 1250 and it would match the rest of the building. The sign will say only "Kim's College of Martial Arts." The small copy on the application will be deleted. There will be no logo. Chairman Kundla asked Mr. Lenge if he knew if any of the other tenants had any logos in their windows. Mr. Castrovillari stated that he thought there was something farther down in the center. Mr. Lenge stated that a kid's party place had something in their window. Chairman Kundla suggested he offer that option to his client if they wanted a logo. Mr. Lenge stated that he advised against it as their

windows are tinted. The tenant has no intention of adding a logo. Chairman Kundla moved to approve the application with a note that the sign will only say Kim's College of Martial Arts with 12 inch black vinyl letters in the same font (Times Roman) as the rest of the center mounted directly on the building. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

Chairman Kundla again called for **Continental Fine Jewelry**. Mr. Dwayne Cook was present and advised that he had been unable to have further discussion with his client regarding the monument sign but hoped to talk with him shortly. He asked if a letter had been sent from the ARB to his client. The client is the landlord with three tenants and has nothing himself in the building. Mrs. Babinec advised that she was told by Legal that she could not send him correspondence but could only advise of approval or denial. Mr. Cook was advised that the minutes of the meeting tabling the application are on the internet. Mr. Castrovillari asked Mr. Cook if he had anything to do with Pro Driving on the same monument sign and Mr. Cook said he did not. Chairman Kundla stated that the application would have to be ruled on within thirty days unless they wanted an extension. Mr. Cook replied that he would like the extension. Mr. Castrovillari told Mr. Cook that he should advise his client that, if the sign does not have a landscape plan, it won't be approved. Mr. Kapitan stated that the ARB doesn't have meetings in August so a thirty day extension would mean they would have to appear at the next meeting in July. Chairman Kundla stated that the extension would be for thirty days or two meetings. Mr. Cook asked if his client would have to start the process over and he was advised he would have to reapply to ARB not Planning Commission. Chairman Kundla moved to grant a thirty day extension, or two meetings, to Continental Fine Jewelry. Mr. Kapitan second. No further discussion. Roll taken. Motion carried 3/0.

C. **Update from Legal.** Addressed later in meeting.

3. Approval of Minutes of June 25, 2007 meeting. Chairman Kundla asked if there was any discussion regarding minutes from June 25, 2007 meeting. No one had comment other than Mr. Kapitan asked that Mr. Priest vote on minutes as he was absent from that meeting. Motion was then made by Chairman Kundla to approve minutes as submitted. Mr. Castrovillari second. No further discussion. Roll called. Motion carried 3/0.

4. Miscellaneous.

Tri-County Concrete, Inc. Anthony Farinacci appeared and advised that he had been instructed by Brenda at Planning Commission to appear at tonight's meeting. He stated that he had been to BZA. Chairman Kundla advised Mr. Farinacci that he cannot be added to the ARB agenda as New Business until he receives approval from Planning Commission

but he could get an advisory opinion of the Board. Mr. Farinacci stated that the ARB probably would not have any issues as the application is for a fuel tank. He showed the Board pictures of the tank and advised that they would be replacing a number of smaller tanks with this large one. The new tank is 10,000 gallons and will replace seven 500 gallon tanks. The size is 35 feet. Mr. Castrovillari asked how far the tank is from the roadway. Mr. Farinacci advised that the industrial park starts 800 feet from Rt. 82. They own the industrial road and the tank will be located 117 feet from the industrial road. They have an existing truck scale at their facility in the middle of the complex and the tank will be put parallel to the scale. He showed the Board an aerial view of the complex showing where the tank is in relation to the buildings. Mr. Kapitan asked if it would be neighbored by anyone and he replied no. They will drop the tank onto a concrete slab. It has a secondary containment. They had met with the fire department and they will be adding a wall around the secondary as tertiary containment which will satisfy State requirements for bollards as well. The wall will be 12 inch thick solid concrete which has to be 2.6 feet tall but they will probably make it 3 feet tall. The engineer 2.4 feet would hold 110% if complete failure. They are using poured concrete. Mr. Castrovillari asked if they could color the concrete to match the other buildings in the complex. He said they could color the 2.6 or 3 foot wall with an additive to the concrete mixture - buff beige. Mr. Castrovillari stated if they can do that they will not have to return to ARB contingent on approval at Planning Commission. Chairman Kundla moved to approve Tri-County, contingent on Planning Commission approval, with the addition of a color additive to the concrete mixture of the tertiary containment so it matches the masonry color of the existing buildings. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

Glen Ramage appeared as architect for approval of building remodel for Dr. Nigel Brayer. The builder, Bob Boyle was also present. Mr. Kapitan stated that applicants usually only come before ARB after approval of Planning Commission. The Board can only review their application as an advisory. Mr. Ramage asked if they will have to come back to ARB - they will need a variance and they are going before Planning Commission on Wednesday. Mr. Ramage showed the Board their plans. The remodel is to an existing one story structure which is a house. They are proposing building an addition to the back of the home and will remodel it for chiropractic offices at the rear. There will be a drive on the south side so they will remove the existing garage to allow a two way drive. All the parking will be in the back of the building. They will be getting detention for the front. The site gradually slopes from back to front. They will do landscaping around the parking lot. The building next door is zoned commercial. It is a house but it has a black building behind it. The applicants showed the Board the elevations. On the west elevation they will add a post and railing to the front of the building. They will add wainscoting of cultured stone. On the south elevation, they will remove the garage. There is a break back gable and a small patio off the back which they will keep as a break room for the staff. They will put in a courtyard and patio with

landscaping for both clients and staff. The link to it is a reverse gable that ties into the main gable of the roof. The bigger addition at back would house mostly treatment rooms, exercise area and offices. The staff offices would be up front, kitchen, restrooms. There would be a gable in the back that sticks up a little above the existing ridge which would be sided. Materials are cultured stone, the existing vinyl siding would stay and be repeated, asphalt shingles. The stone in the picture came out with a slightly different tan look. The stone will be darker than the siding. There is clear glass on the skylights with dark bronze frames. There is no handicap ramp but, according to surveyor, the back entrance will be at grade so there will be no steps. Chairman Kundla asked about landscaping. There is no plan at present. They will put evergreens in front to buffer the detention area. They will try to keep the existing trees but will lose a few at the property line. The set backs for the parking lot are greater than expected so they have more green space. Mr. Kapitan said that he has no architectural concerns but he is concerned that the drive is so close to the neighbor. The applicant stated that they could move it over a little to give more of a buffer to the neighbor. He suggested using a fence or hedge. Mr. Priest stated that, when preparing the landscape plan, they will be able to see if they can use some larger shrubs and, if not, they will have to adjust the road to get some screening. Mr. Priest asked that the detention not just be a rectangle or square, soften it up a bit and add landscaping around it. Mr. Castrovillari said he liked the elevations but would like the stone to be more the color of the rendering provided with the application. He doesn't think that there will be enough contrast. Mr. Boyle asked if he could go to his car to get another sample to show the Board.

Update from Legal. While the applicant was gone from the meeting, Chairman Kundla asked Mrs. Babinec if she had any reply from the Building Department regarding the memo sent to Mr. Hartmann asking about various signage. Chairman Kundla stated that there are now two new signs at Bennett - Pink Ribbon Mortgage and a beauty salon. Mr. Castrovillari asked Mrs. Babinec to contact Mr. Hartmann via another memo and request a reply to the previous correspondence as to status of his investigations and advise him of the new signs in question.

Mr. Boyle returned to the meeting with another stone sample. Mr. Castrovillari did not like it. Mr. Ramage thought that the new sample was used too frequently and is now overdone. He said that when you order the stone you can ask them to blend it more with the tan. He also stated that, when putting an addition on an existing building you should try to blend it with the existing materials. Mr. Castrovillari said, whether the stone is darker grey or lighter grey, it is still grey. Mr. Boyle stated that the shadow lines will add contrast to the siding. Mr. Castrovillari asked about changing the siding on the addition. Mr. Ramage stated that he thought it would look like an addition. Mr. Castrovillari stated that he would like to see a color other than grey. He asked them to return with another sample showing more fluctuation in color. Mr. Castrovillari also asked if they had the sample landscape plan.

They acknowledged that they did. Chairman Kundla told the applicants that they could get a record of the Board's comments on the internet in a few weeks. He explained that they can return after they receive approval from Planning Commission and BZA. Chairman Kundla said they should bring any changes with them when they return.

Chairman Kundla asked an individual present at the meeting if she had business with the Board and she replied that she is a student attending for AP government. She said she had a question and asked if the ARB was responsible for just approving aesthetics or to review for code. Mr. Kapitan stated that the Board looks at building plans, signs, etc and, only after Planning Commission's approval, who reviews for code, does the ARB look at the aesthetics.

Mr. Cook was present to make sure that the Board had received the new photographs and landscape plan for Den Too and Empire Tanning's monument sign. Mr. Priest said that the landscape plan was good. Chairman Kundla asked if the panels were still 4' by 5'. Mr. Cook stated that there is a 2.5 inch white border around each panel and the new sign is 12.2 feet when the old sign was 11.8 feet to allow for the addition of the center brick column. The Board agreed the new drawings were okay.

5. Adjournment. Chairman Kundla moved to adjourn at 6:50 p.m. Mr. Castrovillari second. Roll called. Motion carried 3/0.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____