

ARB MINUTES

September 10, 2007

The ARB held a regular meeting on Monday, September 10, 2007 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Joe Kapitan at 6:00 p.m. Roll called.

Members Present: Joe Kapitan, Ray Priest
Donna Babinec (Secretary)

Members Absent: Ed Kundla (with excuse), Frank Castrovillari

Others Present: Tom O'Donnell and Tony Sandora

1. New Business:

- A. **North Royalton Board of Education, North Royalton City Schools, Site Plan Approval** for a modular unit installed next to the Board of Education building. Mr. Kapitan called for applicant. Jim Presot, Assistant Superintendent of North Royalton City Schools was present. The application is for a modular unit which is to be placed next to the existing Board of Education building. Mr. Presot presented additional documentation to Board with a proposed architectural drawing. He stated that Planning had approved the unit. It will be attached to the building with an aluminum frame canopy between the stairwell and building. The actual design is pending. Mr. Presot showed the Board samples of the siding and brick color. He also showed the Board the paint colors for siding and roof. Two were chosen - darker color at roof line and trim. Lighter color for wall siding and skirt. The colors are Olympic paint colors - darker is "Coffee" and lighter color is "Ginger Brown." Mr. Kapitan asked for comment from Mr. Priest. He stated that the plants look to be screening the skirting around the unit and are okay as they are using evergreen and flowering plants. He likes the two tone color of unit. Mr. Kapitan stated that he thought the "Ginger Brown" was too dark. He would like a lighter color brown or tan color. The Board looked at the samples. They suggested using the "Ginger Brown" on top and "Driftwood Beige" for the body of the unit. Mr. Kapitan asked if there is any exterior lighting. Mr. Presot stated that the existing lighting is adequate. The unit will be used Monday through Friday during regular business hours and will house two secretaries and be used for central registration and other such things. Mr. Kapitan asked if both ends

have the mechanical unit. Mr. Presot replied that the end with the unit would face the bus parking garage. The good side would face Rt. 82. Mr. Kapitan moved to approve the submission with an amendment as to the colors to indicate “Ginger Brown” for the top and “Driftwood Beige” for the body of the unit. The submission for landscaping is approved. This excludes the canopy which will be submitted after the applicant has a plan submitted to the building department. The canopy will be dark bronze. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0.

- B. **Tonight, Tonight**, 7375 Royalton Road. Barry Jacobson present as applicant. Mr. Kapitan asked Mr. Jacobson if the picture from the original submission had changed. Mr. Jacobson stated that originally they had applied to erect a new sign. The City was no longer allowing ground signs to be installed so they then applied to modify the existing sign. They plan to repaint the cabinet and change the colors. The grey section in the picture will be repainted a Hunter Green color. Mr. Kapitan stated that the drawing shows the top of the sign being a shadow of grey above the color portion of the sign. Mr. Jacobson showed the Board another picture of the sign. He stated that it has a wood skirt at the bottom with changeable copy above that and the new colored area would be higher on the sign using the new green color. The base will be the same off white color and they will replace the wood base with an aluminum skirt. The current sign is illuminated and this will remain. The current landscaping is decorative rock at the base of the sign. Mr. Priest stated that he would like to see an actual color rendering of what the sign will look like with a landscape plan - not just decorative rocks. Mrs. Babinec gave Mr. Jacobson a sample landscape plan for reference. Mr. Kapitan stated that he does not like changeable copy. The ARB is trying to unclutter the downtown district. Mr. O’Donnell asked Mr. Jacobson how long the sign has been used and whether or not the business is active. Mr. Jacobson replied that he was unsure about the restaurant but knew that the banquet facilities were being used. Mr. O’Donnell asked if the basic structure of the sign is being changed. Mr. Jacobson replied that the sign has wood slats on both sides of the sign and they are removing those and making the base aluminum. Mr. O’Donnell stated that he doesn’t believe the Code allows changeable copy. Mr. Sandora stated that he did not recall the issue of changeable copy being brought up at the Planning Commission meeting. He recalled that the discussion at that meeting indicated that they could not replace the ground sign as it was too close to the road. They were told they had to put the sign on the building. The business owner did not want to do so and they revised the application to just change the existing sign. Mr. Priest stated that the picture doesn’t look like

it has changeable copy and he would have a difficult time approving it in that district. Mr. Jacobson stated that, if they do away with the changeable copy it would have a blank face. Mr. Kapitan moved to table the application for a new elevation drawing and landscape plan. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0.

- C. **Cleats**, 5253 Wallings Road. Tim Higdon, owner of Cleats Plaza present. Mr. Higdon showed the Board actual photographs of the sign. He stated that the sign has been updated, repaired, new ballasts, lightbulbs and it is now indicative of new client. It was all done about three months ago. Mr. Priest asked if there is landscaping in the front or back of sign as the picture shows it only on one side. Mr. Higdon stated there are just junipers on the south side. Mr. Priest added “and a yellow rock.” Mr. Higdon stated that the two bottom panels are blank on the sign. There is a lightpole on the north side. Mr. Priest asked if there is room for landscaping on that side and Mr. Higdon replied that he thought there was. He asked Mr. Priest if he had any suggestions. Mr. Priest suggested they add more junipers to match the existing ones - golden or otherwise and thought they should put three more on the north side and two each on the east and west sides - seven more total. Mr. Priest moved to approve the application as submitted with a note that seven more gold-tipped junipers be planted to match the existing ones and it should be done within thirty days. It was not necessary to retain the rock Mr. Kapitan second. No further discussion. Roll taken. Motion carried 2/0.
- D. **Ohio Catholic Credit Union**, 5251 Wallings Road. Larry Wade with Archer Signs and Steve Hallis, CEO of Ohio Catholic were present. Mr. Wade stated that they had already gone to Planning Commission and would be going before BZA for a variance due to the size of the proposed sign. They are trying to get a 3' by 10' sign. Mr. Kapitan asked if they will be using the existing structure for their sign. Mr. Wade replied that the back structure will not be able to be seen from the ground and it will be painted black. Mr. Kapitan stated that it is a box sign with black returns. He further stated that he had no problem with the appearance of the sign. Mr. Priest asked what size is required. Mr. Wade stated that they are twelve square feet over. If they do not get a variance, they may need to remove the logo. Mr. Priest then asked if they had to return to ARB if they didn't get the variance and then stated that the Board would want to see the revised admission. Mr. O'Donnell gave the applicants instructions as to what will happen after BZA. Mr. Kapitan then moved to table the sign. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0.

- E. **Salon Pink**, 13568 Ridge Road. Mr. Wisloski present as co-owner of business. Mr. Kapitan stated that the sign is pink and white with a thin black outline of the lettering. Mr. Priest asked if the existing sign had landscaping. Mr. Wisloski replied that they lease the space and don't own the property. They have to get a variance for the size of their wall sign. They are applying for an insert on the ground sign. Mr. Priest advised the applicant on the Board's position as to landscaping on ground signs that are being modified. He further stated that applicants are being asked to go to their landlords for cooperation as it can sometimes be used as leverage. Mr. Wisloski asked the Board what happens if the landlord refuses since he and a restaurant operator in the plaza have wanted landscaping put around the sign. Mr. O'Donnell gave Mr. Wisloski his business card and told him to have the landlord call him. Mr. Kapitan moved to table both signs - the building sign for a variance and the monument sign for a landscape plan. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0.
- F. **Royalton Skin Care**, 6730 Royalton Road. Mr. Kapitan called for applicant. No one present.
- G. **Robert Witsaman**, 10911 State Road. Mr. Kapitan called for applicant. No one present.
- H. **Enterprise Rent-A-Car**, 12999 Royalton Road. Reed Patton from Architectural Design Studios present. He stated that they are proposing a wash bay being added to the existing building. They will remove the boat lift and the wash bay will be then added to the east side of the structure with overhead doors and a gable. It will be 550 square feet made of concrete block with wood siding to match the existing structure. It will be moved back a few feet to give a break on the front facade. The overhead doors are on each side and will be dark brown in color. Mr. Kapitan moved to approve the application as submitted. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0.
- I. **Park Tavern**, 12897 Royalton Road. Wayne Lewis from Better Deal Remodeling present. They are adding a patio on back of the tavern. He brought pictures of existing landscaping. They are adding emergency exit hardware on the gate and a 6 foot board on board fence. They will also mark a handicapped parking space. The grass will go for the concrete area and they will mulch around the base. The fence cannot be stained for one year after which time it will be stained a chestnut color. Mr. Kapitan asked

Mr. Priest if the landscaping is okay. Mr. Priest looked at photographs and replied that it was. All existing lighting will stay. Mr. Kapitan moved to approve the application with a note that the fence will be stained at the proper time. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0.

- J. **Arabica**, 5855 Royalton Road. Property owner present. She brought a picture of the structure and surrounding structures. Mr. Priest asked what the name of the actual color was. The owner was unsure as the tenant did it without her knowledge. She was not aware that prior approval was required. Mr. Kapitan stated that any major appearance change, i.e., walls, roof, etc., must be reviewed by the ARB. Mr. Priest stated that he liked the color. Mr. Kapitan stated that he is undecided but thinks it is okay. Mr. Kapitan moved to approve the application as submitted. Mr. Priest second. No further discussion. Roll called. Motion carried 2/0.
- K. **T-Mobile**, 7425 Royalton Road. John Sindyla present. He stated that the application was to relocate two equipment cabinets to the base of a tower which location he pointed out to Board on the property. He stated it is a fifteen acre parcel. There is an eight foot fence surrounding the property and the residents cannot see the base of the tower. He showed pictures of the existing cabinets and again stated that they will not be in view. He stated that no residents came to the Planning Commission concerned about the appearance of the cabinets.. Mr. Kapitan stated that the ARB was only concerned about screening and was satisfied that it would not be an issue. Mr. Kapitan moved to approve the application as submitted. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0.
- L. **Timber Ridge Plaza**, York and Sprague Roads. Mr. Kapitan called for applicant. No one present.

2. **Old Business:**

- A. **Continental Fine Jewelry**, 11309 State Road. Tabled 6/11/07. Mr. Kapitan called for applicant. No one present.
- B. **Sportstown**, 11683 Royalton Road. Tabled 7/23/07. Tom Culp, owner of business present. He advised the Board that the business is located on Rt. 82 in the old Simply Oak Furniture store. The sign was an existing sign that they tried to replace but no one wanted to do it so they just refaced it. Mr.

Priest asked if the sign is illuminated. Mr. Culp stated that there are two ground lights on each side. There are daylilies planted there at present. Mr. Priest suggested planting some low growing evergreen shrubs. Mr. Culp stated that he only became aware of the meeting today and he had no paperwork other than what was presented with the application. He further stated that a mound of dirt had been put under the sign with grass and the lilies to reduce the amount of space between the ground and bottom of the sign. Mr. Priest stated that this is a good opportunity to enhance the business and sign. He asked if the sign is already up. Mr. Culp replied that it was, that they had gone to Planning Commission to get approval and he was unaware that they had to come before ARB. Mr. O'Donnell asked Mr. Culp when the sign went up. He stated that it was a couple weeks after the Planning Commission meeting. Mr. Sandora stated that when a motion is being made for approval it is always contingent on approval from ARB. Mr. O'Donnell asked Mr. Culp if he was at that meeting and he replied he was. He further stated that after that meeting he turned it over to the sign company and they told them everything had been done so he told them to go ahead with the sign. He usually has his stores in malls. His prior location on Abbey Road was destroyed when the second floor of the building collapsed on the first floor where his business was located. That store was in the business of custom framing jerseys which were all destroyed. There is a lawsuit pending in that matter. That is what necessitated the move. They have been in the building on Rt. 82 since August. They don't need to get sign approval in the malls and he thought they could just replace an existing sign. Mr. Kapitan and Mr. O'Donnell agreed that he should discuss this matter with his landlord and bring a landscape plan to ARB. Mr. Kapitan moved to table the application. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0.

- C. **St. Paul Greek Orthodox Church**, 4658 Wallings Road. Tabled 7/23/07. Gary Charnas present. The site plan has been approved at Planning Commission. He stated that they had a large mound of dirt that they leveled so they could proceed with their annual festival. He showed the Board a drawing of the site. They will change the location of the driveway. The retention basin is wooded at this time and the trees will be minimally removed - not as much as shown on the plan. Some existing trees will be relocated. The lighting has been changed to double heads pointing straight down. Mr. Kapitan stated that he wanted to be certain the lighting would not be a bother to the neighbors. Mr. Charnas stated that two houses on the property belong to the church and the lot the church does not own has a row of hedging which was pre-existing. Mr. Kapitan moved to approve the

application as submitted. Mr. Priest second. No further discussion. Roll taken. Motion carried. 2/0.

- D. **Pfister Insurance**, 11807 Royalton Road. Tabled 7/23/07. Ed Pfister, owner present. Mr. Pfister stated that they are only changing the color of the sign and that is said “Drive” before and now it says “Progressive.” Mr. Kapitan stated that the only issue the Board had was with the landscaping and that the person who attended the last meeting was from the sign company and didn’t know anything about the landscaping. Mr. Priest also said there was no problem with the sign and just wanted information on the landscape plan. Mr. Kapitan moved to approve the application as submitted. Mr. Priest second. No further discussion. Roll taken. Motion carried 2/0. Mr. Pfister asked if he had to come back to ARB if he decides to light the sign. It is already wired for it. He was told he should just go to the Building Department.

Continental Fine Jewelry. Mr. Kapitan moved to remove the application from the table. Mr. Priest second. Roll taken. Motion carried. 2/0. Mr. O’Donnell asked if the sign is already up. Mr. Kapitan replied that the application is for refacing an existing monument sign which is not landscaped. Mr. O’Donnell stated that he has a problem with penalizing a tenant due to the landlord not complying. He wants the Board to refer the lack of landscaping to the Building Department and then he may institute an action. He wants the owner to be notified that the sign is deficient and that, due to the sign change, he must bring it into compliance and refer him to the law department. The law department can then cite the property owner and/or file an action to bring it into compliance. Mr. Priest asked if the Board should suggest that they go to their landlord. Mr. O’Donnell stated that the Board should tell them it is being tabled and to have their landlord appear because it is the landlord’s sign that is being refaced. The Board should get the name and address of the property owner and the law department will then send letters and, if necessary, file actions. They will then have to appear to answer the citation. Mr. O’Donnell asked if the time was up on the Continental application. Mr. Kapitan replied that it was and that the Board must take action tonight. Mr. O’Donnell stated that, since they have failed to reappear before the Board, the application, as submitted, should be rejected. Mr. Kapitan moved to approve the application as submitted. Mr. Priest second. No further discussion. Roll taken. Mr. Kapitan nay. Mr. Priest nay. Motion denied. 0/2.

Mr. Sandora asked the Board if they could tell the applicants that the next time

they come before the Board they must bring the landlord or a landscape plan with something in writing from the landlord agreeing to same. He further stated that a lot of times, an applicant also puts their information in space on application for property owner and Mr. Kapitan agreed he has noticed that. Mr. Sandora also stated that Ohio Catholic wanted the 3x10 feet sign and when they appeared at Planning Commission they stated that everyone else in that building had a sign that big. Now it is going to BZA and they will see what happens.

Mr. O'Donnell stated that he would like the Board to ask the applicants who the property owner is and to have the owner or their representative attend the next meeting or send a letter submitting a landscape plan and agreeing to comply. He also asked if the applicants knew that a landscape plan was required. Mr. Priest stated that they landscape plan sample is part of their application. Mr. Kapitan stated that they may not understand that it is required when refacing an existing sign.

E. Update from Legal. None.

3. Miscellaneous. Nothing.

4. Approval of Minutes from July 23, 2007 meeting. Mr. Kapitan asked if there was any discussion regarding minutes from July 23, 2007 meeting. Mr. Priest stated there were a few typographical errors but nothing that affects the content of the minutes. No further comment. Motion was then made by Mr. Kapitan to approve minutes as submitted. Mr. Priest second. No further discussion. Roll called. Motion carried 2/0.

5. Adjournment. Mr. Kapitan moved to adjourn at 7:30 p.m. Mr. Priest second. Roll called. Motion carried 2/0.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____