

ARB MINUTES

October 22, 2007

The ARB held a regular meeting on Monday, October 22, 2007 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Kundla at 6:02 p.m. Roll called.

Members Present: Ed Kundla and Frank Castrovillari  
Donna Babinec (Secretary)

Members Absent: Joe Kapitan (excused) and Ray Priest (excused)

Others Present: Donna Vozar and Tony Sandora

**1. New Business:**

No new business.

**2. Old Business:**

Chairman Kundla called for applicant for Tonight Tonight.. No one present.

Chairman Kundla called for applicant for Mount Royal Villa. No one present.

A. **Ohio Catholic Credit Union.** Signs approval.

No applicant present.

B. **Salon Pink.**

Chairman Kundla called for applicant. No one present.

Chairman Kundla introduced Donna Vozar and advised that, since only two ARB board members are present, an applicant, if he/she receives a split decision, can ask to be postponed until three members are present. Chairman Kundla asked Mrs. Vozar if correct. She stated that, due to the limited number of board members, the applicant needs both votes for approval. If three members are present they need two of three.

C. **Royalton Skin Care.** Sign approval - Landscape Plan.

Chairman Kundla called for applicant. Brian Becker of Becker Signs present. Mr. Becker stated that the monument sign is pinched between the sidewalk and the parking lot which is close to the road so it is exposed to a lot of salt. Mr. Becker showed the Board pictures of the existing low growing plants which have been very slow growing. They would like to widen the bed and plant some blue juniper around the perimeter. There is only 4-6 inches from the ground to the bottom of the sign. Chairman Kundla asked if there would be three small plants on each side in addition to existing plants. Mr. Becker said that the back would remain the same and the front would double in size. Johnnie Constantine suggested the perennials and blue rug is one of the hardiest plants. Chairman Kundla asked Mr. Castrovillari for comment. No comment. Chairman Kundla moved to approve the landscape plan as submitted. Mr. Castrovillari second. Motion carried. 2/0.

D. **Timber Ridge Plaza.** Signs approval.

Chairman Kundla called for applicant. No one present.

E. **Mount Royal Villa.** Sign approval.

Chairman Kundla called for applicant. No one present.

F. **Tanland.** Sign approval.

Chairman Kundla called for applicant. Jason Grimes, co-owner, present. Mr. Grimes presented board members with new renderings of the proposed signage. He stated that he has divided the proposed sign in half with a six inch divider - anything less did not look good- and the six inch divider just looked like a big black blob. He made the fonts slightly smaller, attempted to add a wide black border around the sign but it only made the orange color stand out more. He thought it looked very bad and, therefore, did not bring that picture. He showed the Board a sample of the orange Lexan color. It is not their usual orange color - it is more like the orange of CVS and it will not show at night. He removed the Tanland character on the sign to reduce some of the colors. Chairman Kundla asked if they could incorporate the character into a window sign and Mr. Grimes replied that they had not given any thought to that yet. Mr. Grimes stated that Tanland has a 5x5 foot window so that can only use a 1x2 foot sign. Mr. Castrovillari asked why one of the pictures showed a thin black line at the bottom of the sign and a thick black line at the top. Mr. Grimes replied that it was how it printed and he thickness is uniform. Chairman Kundla asked if the sign box had changed. Mr. Grimes replied that it had not changed. They own the sign box. He went on to say that the proposed renderings C and E are what they would like if they are using two different signs. Rendering D is the same size as what was at their old location. The difference in the old and new sign is that the

background on the old sign was yellow and the proposed background is orange. They tried to go with something similar to the size of the front windows to balance the length of the roof. Chairman Kundla stated that he is aware that Mr. Grimes took the Board's recommendations into consideration. He went on to say that he thinks, proportionately, two signs look better than one. Mr. Grimes stated that he liked one sign better but would do two signs. The proposed sign is similar to the Mr. Hero sign. Chairman Kundla stated that a first time customer doesn't know that the stores are not separate. Mr. Grimes stated that the yellow color on the sign is called Laker Gold and the orange is a subdued orange. Chairman Kundla stated that he was favorably inclined with the color and like the nighttime look of the signs. Mr. Castrovillari stated that he liked two signs. He stated that he like rendering A with the purple background and the character. Chairman Kundla agreed. Rendering B could be done without the character but he likes the purple background better. Mr. Castrovillari stated that he went to look at the building and still has a problem with the three foot high sign. He said that Mr. Hero is shorter - 4-6 inches shorter. If Mr. Grimes reduces the 36 inch height by 4-6 inches the 11 foot length is okay. Even if he wants 14 feet, it's okay. He would like both signs to be the same size. Mr. Grimes stated that they also own the two sign cans and he feels like the Board is asking for custom made sign cans. Mr. Castrovillari stated that he would like two signs but 30 inches tall. He would like to see two 11 foot signs. Mr. Grimes stated that the sign can't be split because of how the lighting is set. He stated that, if one business failed, Tanland would not support a 14 x 3 foot sign. It would be over Code. The two signs proposed are close to the size of the windows for balance. Chairman Kundla asked about a border. Mr. Grimes said it doesn't look good. The letters on Gearin Up and Tanland are the same letters as on the old sign. He asked if the Board wants a purple background with purple letters with a white outline or white and orange with a purple background. He could do an orange border around the words with a purple background. Chairman Kundla stated that the purple color might blend in with the roof color so the 36 inch height as opposed to the 30 inch height won't matter. Mr. Castrovillari stated that the problem is that the roof slants one way and the sign is another way. Mr. Castrovillari stated that this is just another way that the Board must bend because someone has already got a sign or bought and installed a sign and now wants approval. Mr. Grimes stated that he feels he is bending - he's brought five different designs. Mr. Castrovillari stated that the designs are based off of signs they already have. Mr. Grimes stated that they could actually go bigger based on City Code. Mr. Castrovillari stated that he understands that. Mr. Grimes stated that the Code should then be changed. Mr. Castrovillari stated that it is the ARB who is required to put proportion to what is allowed. Mr. Grimes stated that he had no problem when he attended the other two meetings and was given approval. Mr. Castrovillari stated that was because that Board does not deal with the ARB's issues. Mr. Grimes stated that he came back to ARB with five compromises even though it meets with the City's requirements. How many sign designs does he have to bring to ARB? Mr. Castrovillari stated that they could get approval today if they decrease the height to

30 inches and make two signs. Mr. Grimes stated that they are a small business and need to think about cost. His business next door has been vacant for over a year. He hates to think that 6 inches in the difference between doing it and not doing it. He feels that since it is a good looking sign and meets requirements and adjustment have been made ...

Chairman Kundla stated that it is not personal. The ARB is there to enforce the Codes passed by the City and the ARB has been given that power. Mr. Grimes stated that he is there to get a sign passed. His business needs a sign. He went on to say that he has taken a 22 foot sign and cut it down to two signs of 14 feet and 6 feet. Mr. Castrovillari stated that the Board is being force to pick between two signs that he feels are too tall.

Chairman Kundla stated that he feels Mr. Grimes has compromised and he likes the color changes. There is less signage and they are a little tall but he is favorably inclined. He does understand Mr. Castrovillari's concerns. He went on to say that he doesn't feel there would be an issue if there were not existing signs and the signage could be built as approved. Mr. Grimes stated that it isn't the economic investment in the existing signs but what he would have to invest in a different sign box and they would have to change everything, fonts etc. Mr. Grimes stated that the length was the issue the last time he was before ARB. Mr. Castrovillari stated that he had a problem with the entire size. Mr. Grimes stated that he doesn't understand since it is the same as the old sign - same size, same roof pitch. Mr. Grimes then stated that he does not want the sign tabled. He feels he is making an effort to get something approved and he is willing to work with them. He doesn't understand how his proposals can't work. Mrs. Vozar asked Mr. Grimes what investment he has in the sign. Mr. Castrovillari stated that he has three sign boxes. Mrs. Grimes approached the microphone and stated that the signs were not purchased for this building - they were existing signs. Mrs. Vozar stated that they should understand that, once a sign is up, it is up as long as the business is in existence. Mrs. Grimes asked what ordinance the ARB is enforcing. Mrs. Vozar stated that she will give a copy of the ordinance governing the ARB to them after the meeting. Mr. Grimes stated that he does not understand the proportion issue. Chairman Kundla asked Mr. Grimes which sign he would like the Board to vote on. Mr. Grimes replied that he wants a vote on C and E. Mr. Castrovillari asked Mr. Grimes if, when Rito was consulted by Mr. Grimes, did he ask if there were two stores, would the two signs meet Code. Mr. Grimes stated that he never discussed two signs. Mr. Castrovillari stated that he spoke with Rito and advised him of the Board's concerns. Rito said he would allow two signs. Mr. Grimes asked if the Board approves two signs, does he have to get another permit for another sign?

Chairman Kundla asked Mrs. Vozar if she had any other comment. She stated that she did not. Chairman Kundla moved to approve the Gearin Up sign, letter C on the second page and Tanland, letter E. Mr. Castrovillari second. Roll taken. Chairman Kundla approved, Mr. Castrovillari denied. Motion denied. Mrs. Grimes asked for a copy of the Code and Mrs. Vozar agreed to provide same after the meeting.

G. **Valco.** Sign Approval - Landscape Plan.

Chairman Kundla called for applicant. Wendy Kaminski present. She presented the proposed landscape plan to Board. She stated there would be boxwood in back of the signs. Mr. Castrovillari asked if she had dimensions. She stated that they were adding plants to the existing sign and the new signs have three feet in front and three feet in back. Cypress and arborvitae are being added to the existing sign. Boxwood, cypress and arborvitae are being planted around new signs. Chairman Kundla asked if annuals are ever planted at the existing sign. Mr. Castrovillari stated that he did not think so and Ms. Kaminski said she didn't know. The existing sign has some trees around it and rocks so it will look slightly different. Chairman Kundla moved to approve the landscape plan for all three signs as submitted. Mr. Castrovillari second. Roll taken. Motion carried 2/0.

Tonight, Tonight. Chairman Kundla moved to add them to agenda. Mr. Castrovillari second. Motion carried 2/0.

Chairman Kundla called for applicant. Barry Jacobson present. He showed the Board a picture of the sign and stated that only the colors will be changed. The current reddish background will be white. The green background will be white. The two circles will remain black, one thick and one thin. The Tonight Tonight letters will be white and the outline around them will be hunter green. It is a two sided sign with the white letters illuminated. Mr. Castrovillari stated that it appears that now there will not be enough color on the sign. He would like to see the current reddish color grey. Mr. Jacobson asked if they should change the red to green. The Board members felt that the green wouldn't have enough contrast to the black. The circles and lettering and drop shadow are the logo. Mr. Jacobson suggested increasing the thickness of the black outline. It would then be white, black, white on a green field. The Board asked Mr. Jacobson to redo the drawing with the increasing thickness of the black outline. Chairman Kundla then moved to approve the sign as follows: Sign will be same size, font, position. The words Tonight Tonight will be white with the drop shadow black. The outline of the letters in black will be thicker. The current gray area behind the letters will be white. The two circles will be black. The field color on either side, currently red, will be hunter green. Mr. Castrovillari stated that the black shadow on the bottom letters should be made thicker. He used the picture and wrote notes for the applicant. Mr. Castrovillari second. Motion carried 2/0. Mr. Jacobson asked where to send the new drawing since his last revision was never received by the Board. He was told to drop it off with Brenda in Engineering. Mrs. Babinec then gave Mr. Jacobson a copy of the picture with Mr. Castrovillari's notations.

### **3. Miscellaneous.**

Chairman Kundla asked Mrs. Vozar if the Board should give applicants something

in writing to tell them what the time line is when they are tabled. Mrs. Vozar stated that, if the applicant asks for something in writing it can be provided but the Board is not required to provide anything.

**4. Approval of Minutes of 10/08/07 Meeting.**

Chairman Kundla asked if anyone had comment on the minutes from the 10/08/07 meeting. No one had comment. Chairman Kundla moved to approve the minutes of the October 8<sup>th</sup> meeting as submitted. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 2/0.

**5. Adjournment.**

Chairman Kundla moved to adjourn at 7:05 p.m. Mr. Castrovillari second. Roll called. Meeting adjourned.

Approved: \_\_\_\_\_  
Chairman - Architectural Review Board

Attest: \_\_\_\_\_  
Secretary - Architectural Review Board

Date: \_\_\_\_\_