

## ARB MINUTES

November 12, 2007

The ARB held a regular meeting on Monday, November 12, 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, Joseph Kapitan, Frank Castrovillari and Ray Priest  
Donna Babinec (Secretary)

Members Absent: None

Others Present: Tony Sandora

### **1. New Business:**

Prior to calling for first applicant, Chairman Kundla stated that the Board would first handle a procedural matter involving the agenda. Mr. Castrovillari then made a motion to put Tanland back on the ARB agenda for reconsideration. Chairman Kundla second. No further discussion. Roll taken. Motion carried 3/0.

- A. **MA-KRA Construction.** Chairman Kundla called for applicant. No one present.
- B. **Cristiano's.** Chairman Kundla called for applicant. Sharlene Hennis and Teena Becker present. Ms. Becker advised that the spelling for Cristiano's was incorrect on agenda. The Board reviewed the application. Chairman Kundla asked if the applicants had a picture of how the sign looks on the building. The applicants replied that they did not. Ms. Hennis stated that the proposed sign is in the same place and is the same size as the current sign. The proposed sign is a replacement of the current sign. The letters on the current sign are peeling. Chairman Kundla asked if anyone knew about the colors of other signs on the building. Mr. Castrovillari stated that he believed that there is a driving school sign that is blue and white and Continental Jewelers that is also blue and white. Ms. Hennis stated that Pro-Driving is red, black and white. Chairman Kundla asked if the sign is illuminated and Ms. Hennis replied that it was. Chairman Kundla then moved to approve the sign as submitted. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

- C. **St. Paul's Greek Orthodox Church.** Chairman Kundla called for applicant. Mr. Gus Fakelis of Michael Augoustidis Architects was present. Mr. Fakelis showed the Board photos of the existing building and proposed changes. He stated that there is a bridge connecting the main body of the church to the entrance vestibule. There is an underground storage room beneath the vestibule which is constructed of steel bar joists and concrete block walls and the steel joists are corroding due to excessive moisture. The room is currently structurally sound but the church is concerned about future problems. In order to replace the storage room, they must first tear down the vestibule and storage room. The look will essentially be the same but the current vestibule and roof are made of concrete panels. They are going to lighten the load below even though it is not necessary. He showed the Board samples of the materials being used. They will also be adding a drop off lane and a canopy. Mr. Castrovillari asked if the side arches will be removed. Mr. Fakelis stated that they will be removed and the vestibule will be shrunk down a little bit. The current bridge has two wing walls that are about 1 ½ feet. Sidewalk will be added to create the curve for the drop off lane. The width is about 3-4 feet narrower and a little shorter. The canopy is 8 ½ feet. The material is aluminum facia painted to match the light grey concrete trim. Mr. Kapitan asked what the roof of the storage room will consist of. Mr. Fakelis stated that it would be concrete planks with waterproof membrane and concrete on top. The side of the vestibule will look similar to what it is now but the arches in front will be deleted. It will be slightly smaller too. The drive will be resurfaced. The landscape will be replaced with landscaping that is similar to what is there now. Chairman Kundla moved to approve the application as submitted. Mr. Kapitan second. No further discussion. Roll called. Motion carried 3/0.
- D. **82<sup>nd</sup> Street Grill and Pub.** Chairman Kundla called for applicant. No one present.
- E. **Lazerray Technology, Inc.** Chairman Kundla called for applicant. Mark Streb with Campbell Construction present. Mr. Streb showed the Board a color rendering of the proposed building. It is a manufacturing facility with horizontal steel siding, blue in color. The block is split face white block and the windows are aluminum with grey glass. The trim around the top of the building is a darker lava color. The canopies are the same blue color as the building. The metal wall panel is a little lighter than the sample Mr. Streb provided but the texture is the same. The arched roof on rendering is the same blue color as the building. He then showed the site plan. He pointed out the existing lot, the additional piece which is being incorporated

and where the building is situated on the site. The parking lot is in front and there are two drives coming out from the side and front. Mr. Castrovillari asked if the site plan had been submitted to the building department. Mr. Streb stated that it would be submitted. Mr. Castrovillari stated that the plan is stamped by an engineer, not an architect and he questioned whether the plan is valid. He did not think an engineer could stamp architectural plans. Mr. Streb replied that it could be stamped by either one. Mr. Kapitan stated that Mr. Alvarez could sort it out. Mr. Castrovillari stated that the Code had recently changed and that he was concerned that, if Planning Commission or the building department rejected the plan as invalid, would ARB's approval, if given, be invalid. Mr. Castrovillari went on to say that he has no problem with the building and thinks it looks good. He stated that he just wanted it on record that he had noted the stamp when looking at the plan. Mr. Priest stated that the driveway, parking lot and landscape plan look good. Chairman Kundla stated that it looks like the lot consolidation is only done to provide two ways into the building. Mr. Streb stated that was true. Mr. Priest stated that they are only on the agenda for site plan approval and lot consolidation so he has to return to ARB for approval on the building elevation. Chairman Kundla confirmed that they are only before the ARB for lot consolidation and site plan. Mr. Streb wanted to know what was missing on the application. Mrs. Babinec stated that she had copied the entry from Planning Commission's agenda. Mr. Sandora stated that they are due to go to Planning Commission on Wednesday and Mr. Streb should bring his elevations and samples to that meeting. Mr. Priest asked if the applicant would have to return to ARB since the board had reviewed the elevations he presented tonight. Chairman Kundla stated that the Board could review the application without the applicant present. Mr. Streb stated that he would return to ARB. Chairman Kundla moved to approve with notes that the application is only being approved as to site plan and lot consolidation and contingent on the building department accepting the plans which have been stamped by an engineer. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

- F) **KFC Restaurant.** Chairman Kundla called for applicant. Jack Burge present for Premier Restaurant Management who operates KFC Restaurants. He said the application is for a sign face change. Mr. Castrovillari asked Mr. Streb if, when KFC first came for building renovation, was their monument sign replaced. He went on to say that Joe Hartmann had said that the replacement sign was larger than the existing sign and he was looking into it. Mr. Burge stated that he has spoken to Joe

Hartmann at great length. The face had changed. Mr. Burge is with the sign company and the general contractor on the project told them that they had pulled all permits but it was only for the building sign. When the face on the ground sign was changed, Premier came to him and asked him to run permits for the ground sign. There is no change at all to the size of the sign. The base of the cabinet was painted black by the general contractor. Mr. Castrovillari asked about a problem he recalled with putting the colonel on the building sign. Mr. Priest stated that he recalled that was one councilwoman who wrote a letter asking that the colonel be left off the building sign. Mr. Kapitan stated that he is not in favor of changeable copy, especially in the downtown area. He had expressed that in relation to Tonight Tonight's recent ground sign and wanted to be consistent. Mr. Castrovillari stated that, since this sign falls into TCD5, aren't the rules more strict. Chairman Kundla stated that he thought ground signs weren't even permitted. This is a replacement sign. Mr. Castrovillari stated that he agrees with Mr. Kapitan and feels there are several issues. First, is the sign even allowed? Mr. Burge asked if that is in ARB's jurisdiction. Mr. Castrovillari replied that he didn't know yet. He went on to say that, as to changeable copy, he doesn't think it is allowed in TCD5. Mr. Priest stated that he didn't think it was allowed anywhere. Mr. Burge stated that they interpreted the Code to mean that changeable copy is allowed if it is under 25%. They even eliminated one row of copy to stay under 25%. The Board then took a moment to review the Code. Mr. Burge stated that he was told that the sign was in TCD2. He went on to say that he had a letter from Rito Alvarez regarding changeable copy which states ".3B manual changeable copy should be limited in size to not more than 25% of area of permitted pylon or ground signs." He also referenced Section 1284.05(1). Chairman Kundla asked if the red color on the sign matched the red on the building. Mr. Burge replied that it was the same red and that the "KFC" is smaller than it used to be. He stated that the corporation who owns KFC is making changes on a nationwide basis. The colonel has an updated face from the old comic face. There is no change in the landscaping - it has been trimmed a bit so as not to obscure the sign. The Board took another moment to review the Code. Chairman Kundla advised Mr. Burge that there are several parts of the Code that have changed due to the new TCD project. Mr. Burge asked what TCD stood for and Chairman Kundla replied Town Center District and it has it's own rules based on the TCD area in which the business is located. Mr. Kapitan stated that the Board giving changeable copy would be blank check approval as the Board doesn't know what would appear on the sign. Mr. Kapitan also said that there are separate codified ordinances for TCD and other areas of the City. Chairman Kundla posed a

question to the other Board members on making a motion that my be contingent on the Board's findings as to the Code. Mr. Castrovillari stated that, since the sign is already in place, it doesn't cause a loss to applicant one way or another. Mr. Burge stated that he would return to ARB since he goes to Planning Commission on Wednesday. Chairman Kundla moved to table KFC's application so that the Board can further investigate the sign ordinances. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

Mr. Burge asked if the sign is being tabled for design or code - what does the ARB review? Mr. Priest stated that the sign should be going to Planning Commission first and then to ARB. Mr. Priest went on to say that he wants ARB to review applications only after approval at Planning Commission and thinks the ARB can control that by only putting approved applications on the ARB agenda. Mr. Sandora stated that everything on ARB's agenda tonight will be going to Planning Commission this Wednesday. Everything was pushed back due to the election. Mr. Priest then said that it appeared to be a temporary situation.

## 2. **Old Business.**

**Tanland.** Chairman Kundla called for applicant. Mr. and Mrs. Grimes present. Chairman Kundla asked why they wanted reconsideration. Mr. Grimes replied that, when they were investigating their appeal process, they realized that they are unsure as to what they are appealing. He made a list of what the ARB wanted and they have complied. After talking to people at the building department, he was told that the ARB shouldn't have voted on two signs when Planning Commission only approved a single sign. Mr. Castrovillari stated that, at the last ARB meeting, Donna Vozar from legal was present and even she stated that it should have been two signs. Mr. Grimes said that he met with Joe Hartmann and Rito Alvarez together. After that meeting, he made the change to the Gearin Up sign so that it is now 8 feet long instead of 14 feet so both signs are in compliance with single store front signs. At the meeting, they looked up the Code for size allowance. When it is two separate businesses, it becomes 1 square foot per store front instead of 1.2 plus 20 so he made two signs for that allowance. Now they need ARB to vote on one sign. If ARB votes no - he can then appeal rejection of one sign since that is what was approved by Planning Commission. Chairman Kundla then asked if ARB should vote on something that they never considered for approval. Mr. Grimes stated that, since Planning Commission never saw two signs, he can't appeal two signs.

When they appeared at ARB, ARB asked for changes on two signs and never voted on one sign. Chairman Kundla stated that ARB needs to vote on one sign and, if denied, vote on two signs and, if approved, Mr. Grimes will have to return to Planning Commission for two signs. Mrs. Grimes stated that Mr. Castrovillari wanted two equal signs but, based on the Code, the storefronts don't allow for it. Mr. Priest stated that he thought a motion should be made for one sign only. Mr. Grimes stated that he still wants ARB to vote on two signs. Mr. Kapitan asked Mr. Sandora what he thought Planning Commission might do with two signs. Mr. Sandora replied that he didn't remember Planning Commission mentioning two businesses at all - it was never addressed. Mr. Sandora asked Mr. Grimes if the store had two bathrooms. Mr. Grimes replied that they do not have two. There are, however, two doors in front of the building. Mr. Castrovillari stated that, since there are two doors, two businesses can go in. He then asked if the businesses use one checkbook. Mrs. Grimes replied that they did use one and that the IRS recognizes it as one business. Mr. Priest stated that it is like BP selling gas and food. Mr. Castrovillari stated that, from the outside, it looks like two businesses no matter what it looks like inside. Mr. Grimes stated that he doesn't know how he can get any kind of approval if no one can agree on what the building is. Mr. Priest stated that, when Planning Commission looked at one sign showing Gearin Up in one color and Tanland in another color, wasn't it questioned that it was one or two businesses. Mr. Sandora stated they didn't address it. Mr. Kapitan stated that he thinks ARB should vote on the two new signs and have Mr. Grimes return to Planning Commission if approved at ARB. Chairman Kundla asked Mr. Grimes what he wanted the Board to consider. Mr. Grimes stated that, after the last ARB meeting, it appeared that ARB wanted two signs. He thinks he should have ARB vote on the two signs and he'll go back to Planning Commission. He feels that he is caught between two Boards. Chairman Kundla stated that he doesn't know why ARB is being asked to reconsider the two signs since nothing has changed. Mr. Grimes stated that the size has changed on one sign. Chairman Kundla stated that Mr. Castrovillari's problem with the signs was proportion. The signs are still 36 inches high. Mr. Grimes stated that he doesn't own the sign cans and he thinks that is a misconception. His sign company is only UL approved to produce 36 inch signs. Mr. Castrovillari stated that was not what he told the Board before and he should use another sign company. Mrs. Grimes stated that the single sign is their sign can. Chairman Kundla stated that the Board uses their discretion as to how signs relate to the building as a whole. Chairman Kundla said, if the only change is to the width of the sign, the Board may still feel it is not proportionate. Mr.

Grimes stated that, if he has to go for an appeal, he wants that Board to know that he has made every effort to make this work. He has shrunk the signs by 45% and he doesn't see how shrinking the height of the sign will make it more proportionate. He doesn't think, with the colors of dark purple and framing, the 6 inches won't make a difference. Chairman Kundla said he wants to be specific with the applicant in the event he may have to go for an appeal. Mr. Grimes stated that, if the Board wants him to go over what they have already done, he will. They have done everything the Board has asked except shortening the height of the signs. Mr. Castrovillari stated that the Board should vote first on a single sign, if denied, they can then vote on letters E and F as two signs. Mr. Kapitan stated that he can then go to Planning Commission for two signs. Mr. Kapitan moved to approve the single sign design for Gearin Up and Tanland as submitted. Mr. Castrovillari second. No further discussion. Roll taken. Chairman Kundla, nay; Mr. Kapitan, nay; Mr. Castrovillari nay. Application denied. Mr. Kapitan then moved to approve two signs with the revised submission for letters E and F. Mr. Castrovillari second. No further discussion. Roll taken. Chairman Kundla aye; Mr. Kapitan, aye; Mr. Castrovillari nay. Application approved 2/1. Mr. Priest asked Mr. Sandora if they can get in this Wednesday for Planning Commission. Mr. Sandora stated that they should talk to Brenda.

Mr. Marzella present for **82<sup>nd</sup> Street Grill & Pub**. He stated that he had the wrong time for the meeting and apologized for the error. The application is for a building sign and ground sign. Both signs use the frames for the existing signs. He is only putting on a new skin on each. The old colors were green and white. The new colors are red, green, white and blue. The old ground sign was sandblasted 3D. There's a bus stop near the sign and people are sitting on the sign and damaging it. Chairman Kundla asked if Mr. Marzella had samples. He replied that he didn't have anything but color samples and they weren't with him but he could get them. The colors are hunter green, red and royal blue. The letters are 24 or 30 inches high. He wanted to put changeable copy on sign but Brenda told him he couldn't. He is under time constraints since he wants to open as soon as possible. The old business was destroyed by fire. Since they are reopening, they decided to change the name from Main Street to 82<sup>nd</sup> Street. Mr. Kapitan asked if the interior color blue and border blue are the same as they don't look the same in the picture. Mr. Marzella replied that they were. The sign is internally illuminated. The ground sign will have the same brick bed. Chairman Kundla moved to approve both the building and ground signs changing the business name from Main Street to 82<sup>nd</sup> Street Grill & Pub as

submitted. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

**Mount Royal Villa.** Chairman Kundla called for applicant. Mike Williams with Superior Sign Company present representing Consolate who owns Mount Royal Villa. He stated that he wanted to get color copies for the Board but his GPS took him to an Office Max that was closed. Therefore, he only had the color picture on his laptop. He stated that he was there for the landscape plan. They took a plan that they had previously gotten approval on in Columbus where their headquarters are located. When submitted, they were advised that burning bush would not be acceptable. The landscape company that Consolate uses is in Florida and they weren't comfortable advising a plan for Ohio. They suggested he ask the City for a sample plan. He received a plan from Brenda and they have decided to go with Jimi Madison or Jimi shrubs. The base of the sign can be no more than 15 inches from grade. They thought a brick base would look better. Mr. Priest stated that burning bush is deciduous and the ones in his yard grow to 8 feet so they would be too tall. Mr. Priest went on to say that he thinks they mean Juniper. He recalls that the application had only three bushes so they added some and changed them to juniper. Mr. Priest asked where sample landscape plan came from. Mr. Williams replied that he had received it from Brenda. It was the sample plan and Mr. Priest said that he had prepared the sample and used made up names so that applicants wouldn't just use the plan. Chairman Kundla moved to approve the landscape plan with a note that they use 10 junipers instead of jimi shrubs. Mr. Kapitan advised Chairman Kundla that the entire sign had been tabled so the sign should also be voted on. Chairman Kundla amended his motion that the color, size, brick base of the sign and landscape plan are approved as noted in prior motion. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0. Mr. Williams stated that he would have the color copies made and would give them to Brenda to give to ARB.

Chairman Kundla called for MA-KRA. No one present. He stated that the application is for fence approval. Since no one present, he moved to table the application. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

**Ohio Catholic Credit Union.** Chairman Kundla stated it is still under review with Planning Commission. The two meeting extension given to them expires at this meeting, however, due to fact they are still tabled in Planning, he is moving to table Ohio Catholic again. Mr. Castrovillari

second. No further discussion. Roll taken. Motion carried 3/0.

**Salon Pink.** Chairman Kundla then moved to table Salon Pink for the same reason. The sign is currently in place. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

**Timber Ridge.** Mr. Kapitan stated that they were tabled for no sign plan. Chairman Kundla moved to table the sign. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

3. **Miscellaneous.**

Chairman Kundla asked if there is anything for Miscellaneous. Mrs. Babinec stated that Finance has asked Board to review their budget for 2008 and asked for a response no later than end of November. Chairman Kundla asked other members if they knew of anything upcoming on Town Center project. Mr. Kapitan stated that he thought that this year's budget had additional funds in the event the ARB needed to have additional meetings. Mrs. Babinec stated that Finance also wanted a 5 year capital plan. Chairman Kundla moved to table the budget to allow Board members to give further consideration prior to next meeting. Mr. Kapitan second. No further discussion. Roll taken. Motion carried 3/0.

4. **Approval of Minutes of 10/22/07 Meeting.**

Chairman Kundla asked if anyone had comment on the minutes from the 10/22/07 meeting. No one had comment. Chairman Kundla moved to approve the minutes of the October 22<sup>nd</sup> meeting as submitted. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 2/0.

5. **Adjournment.**

Chairman Kundla moved to adjourn at 7:43 p.m. Mr. Castrovillari second. Roll called. Meeting adjourned.

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

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

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