

ARB MINUTES

November 26, 2007

The ARB held a regular meeting on Monday, November 26, 2007 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Kundla at 6:03 p.m. Roll called.

Members Present: Ed Kundla, Joseph Kapitan, Frank Castrovillari and Ray Priest  
Donna Babinec (Secretary)

Members Absent: None

Others Present: Donna Vozar and Tony Sandora

**1. New Business:**

A. **Iannelli, Antonio and Maria.** Chairman Kundla called for applicant. John Mahall present. Mr. Mahall stated that the application is for replacement of a facade on the building which is old and outdated. He showed the Board samples of the stone to be used. He stated that the existing roof shingles are dark green. There are white brick accents and the doors are dark brown. There is a mansard which is 7 feet high and at a 45 degree angle. The building is located on State Road near CVS. The roof will not be changed at this time, it has recently been re-shingled, however, they may change their mind after the facade is changed. The store front window frames are brushed silver. The white brick is more of a grey color now. Mr. Kapitan asked if the roof was similar to the color of Cleats. Mr. Mahall agreed that it was. Mr. Castrovillari asked about the color of the mortar. Mr. Mahall stated that it would be a putty color and there will probably be one-quarter inch between. Mr. Kapitan stated that the stone he plans to use is good because it goes with warm and cool colors so it picks up the stainless and brown doors. Chairman Kundla asked about landscaping. Mr. Mahall replied that there was none. Chairman Kundla then moved to approve the Iannelli facade change with the following colors: Owens Corning Cultured Stone Vintage Brown Lime Rock, white brick accents for existing pilasters, brushed aluminum anodized store front system, brown painted door complimentary to stone with existing hunter green shingles. Mr. Castrovillari second. No further discussion. Roll called. Motion carried 3/0.

B. **Sprint Com. Inc.** Chairman Kundla called for applicant. No one present

for applicant.

- C. **Stucco, Inc.** Chairman Kundla called for applicant. Architect, Don Grossenbaugh and Brian Stucky, President of Stucco, Inc., present. Mr. Grossenbaugh stated that they were before the ARB last year for approval on an expansion for an office building. This is for a new storage facility behind the existing building and all colors will match the existing structure. They will be doing a built structure instead of a pre-engineered steel. The colors, trim, siding, shingles and brick base are all the same. Mr. Grossenbaugh showed the plans to the Board but stated that they had not yet been approved by Planning Commission. The proposed facility is a simple gabled building strictly for storage use. The rendering was not in color but he presented samples for the Board. There are skylights on the roof and the building will have wall sconces matching the previous submission. Mr. Priest asked the size of the building. Mr. Grossenbaugh stated it is 48.8 feet by 48 feet deep with a maximum height of 29.6 feet. The doors will be white like the trim. They were before ARB last year for the building in front and are matching it. That building was a one-story ranch which was expanded out the back. Planning Commission wants a total civil engineering drawing and a retention basin is needed. They were told to come to ARB first. They will have some overhead spotlights over the doors. Because this is a contracting company, they need outside lighting. They also have parking lot lights that were previously approved with prior submission. The siding, trim, shingles and brick will all be the same. The storage building will be within the natural tree line of the woods and is not visible from street or neighbors. There is a non-conforming residential unit to the north that has a natural evergreen buffer between the property line. To the south is an office, landscape company, hair salon. Chairman Kundla asked where the fence stops and the woods begin. Mr. Stucky stated that it elevates 15 feet from the road surface. Mr. Kapitan asked about the number of lights. He noticed that there was lighting on the side of the building. Mr. Grossenbaugh stated that those lights had been removed and there would only be lights at the doors. Mr. Priest stated that the agenda only states site plan approval so they will have to return for the building. Mrs. Babinec stated that she had spoken with Brenda and was advised that the ARB should review and vote on buildings along with the site plans. Mr. Priest asked what the space was between the parking areas. Mr. Grossenbaugh stated that it is an existing gravel area - compacted gravel and there is no grass on the site. Some of the gravel area will be paved as zoning requires a loading area in the back. Mr. Priest asked why they didn't continue the

fence all the way. Mr. Grossenbaugh stated that the fence stops where the woods begin. The south side of the property is a landscape business and will not be developed. The other side is a house and lawn the same distance. The other side is the cemetery. Mr. Grossenbaugh stated that if Planning requires a retention/detention basin, it will be in back behind the storage building and not visible. Chairman Kundla asked if equipment was being stored in the building. Mr. Stucky replied that the building is being built to clean up the area and would be used to house safety equipment, barrel, concrete barriers, reinforcing steel. Mr. Priest suggested that a note be made with the motion so that the retention basin must be in the back. Mrs. Vozar mentioned that the motion can be made in the affirmative based on the contingency that there are no modifications. If there are modifications, they will have to return to ARB. Mr. Grossenbaugh asked if they would have to return to ARB if it is determined that they need a retention basin. Mr. Priest replied that, if the basin is in the front or on the side it would have to be reviewed for aesthetics. Chairman Kundla advised them that they could have ARB review the retention plans without being present but if the Board has questions, it would be tabled. Chairman Kundla moved to approve the application contingent on the plans remaining as submitted, dated November 13, 2007. He further stated that there is a question regarding a retaining pond on the back if one is required. The colors and materials are to match the existing structure previously approved by ARB and a list has been submitted with the application which is made part of the record. Mr. Castrovallari second. No further discussion. Roll called. Motion carried 3/0.

Chairman Kundla again called for Sprint Com., Inc. No one present.

2. **Old Business.**

- A. **MA-KRA Construction.** Chairman Kundla called for applicant. Bill and Diane Mastronicolas present. This is their first time appearing before ARB. Mrs. Mastronicolas stated that their business is located at 8810 Akins. They want to erect a vinyl fence which is 6 feet tall - no lattice. Mr. Mastronicolas stated that their side lot is like a cul-de-sac. They have a problem with people using it as a turnaround and they find things such as beer cans, etc. Part of it is obscured by shrubbery. There is an existing fence. Donna Vozar stated that she believed that the application was going before BZA next month because the fence is protruding into the front yard and they need a variance. The fence is along the street and there will be a gate. Both lengths of fence are about 100 feet. The gate is 16 feet. Along

Akins it is 100 feet and there is 100 feet going back. Along Akins there is a natural mound with trees and shrubs. Their patrons will access the parking lot via the drive. Most of the old fence will come down and be replaced with the new fence. The color of the fence is wood colored. The zoning inspector suggested they use a gate at the drive but Mr. Mastronicolas stated that he wants to be able to just drive in. Mr. Castrovillari stated that he has no problem with the proposed fence. He would like, however, to see two drawings showing what is existing and what will be new. Mr. Mastronicolas stated that the gate will be new. Donna Vozar stated that the drawing being presented could be modified for the record. Mr. Castrovillari suggested marking the drawing. Mr. Mastronicolas stated that they will be removing the old fence but probably won't erect the new fence until the weather breaks. Mrs. Vozar stated that they should keep in mind that they don't go to BZA until next month. Chairman Kundla made notes on the drawing. The new fence will be along the south of the property line following and parallel to Akins Road. It will be a 6 feet high fence. It will then make a right hand turn and go due north dividing an existing parking lot and driveway for approximately 100 feet to 24 feet from the building and turn parallel to Akins Road. A 16 foot gate will be added to match the fence submitted. Mr. Kapitan asked about the color of the building. Mr. Mastronicolas replied that the building was a beige, pinkish color brick with a dark brown mansard. Mr. Castrovillari stated that he thought a cedar color on the fence would go with many different colors. Mr. Mastronicolas stated that there is a tree line to the west of the property. Mr. Castrovillari stated that it's about 20 feet back from the street so the landscape should be okay. Chairman Kundla noted on the plan that the driveway and parking lot are gravel. He also noted where there is grass, trees and shrubs. Mr. Castrovillari asked the applicants to sign the drawing with the changes made. Both applicants agreed to the changes and signed the drawing. Mrs. Vozar told them that they would be given a copy of the signed drawing so they could take it to BZA. Chairman Kundla moved to approve the application contingent upon receiving a variance from BZA and further stated that the application has been marked on the site plan dated November 26, 2007 which shows a fence of 100 feet parallel to Akins and another 100 feet dividing an existing driveway and parking lot and traveling north another 100 feet with an additional 24 feet traveling east to west with a new 16 feet wide gate. They will be demolishing the existing fence and all existing landscaping and grass areas will remain as is. The new fence will be made of EON Pro Series 6 feet high composite vinyl and the style is "privacy panel" with no lattice work at top, the color is cedar. Mr. Kapitan second. No further discussion. Roll called. Motion carried 3/0.

- B. **Lazerray Technology, Inc.** Mr. Streb present. He stated that he is returning because the building was not voted on when the ARB approved the site plan. He stated that he brought his samples again. Mr. Castrovillari stated that he had commented on the engineer stamp on the site plan but he has checked into it and it is okay. Chairman Kundla asked Mr. Streb if everything was the same as reviewed at the last meeting. Mr. Streb replied that it was. Mr. Priest asked if they had been approved at Planning Commission and he replied that it was. Chairman Kundla moved to approve the building design as submitted. Mr. Castrovillari second. No further discussion. Roll called. Motion carried 3/0.
- C. **KFC Restaurant.** Chairman Kundla called for applicant. Mr. Burge present. Mr. Kapitan stated that he had researched the Code since changes had been made to the Code since the original signage. He went on to state that Mr. Burge had mentioned the sign statute 1284.05(h) at the last meeting which addressed changeable copy, stating that no more than 25% is allowed on a permitted pylon sign. Mrs. Vozar then asked if she could comment and stated that Planning Commission already told the applicant that they would not be allowed to have changeable copy. Mr. Burge stated that the entire face of the sign will be removed and changed to cover the area that was previously changeable copy. Mr. Castrovillari asked whether it is a problem having the Colonel on the pylon sign. Mr. Priest stated that the problem was only a letter from a council member and it was not a problem with Planning Commission. Mr. Priest asked if the landscaping would remain the same. Mr. Burge replied that it would. Mr. Kapitan moved to approve the ground sign as revised removing two lines of changeable copy. Chairman Kundla second. No further discussion. Roll taken. Motion carried 3/0.
- D. **Ohio Catholic Credit Union.** No one present. Remains tabled.
- E. **Salon Pink.** Chairman Kundla called for applicant. Owner, Renee Wosloski present. She stated that this is her first time appearing before ARB. She had appeared at Planning Commission and they told her there was a color issue and that she also needed a variance for size. The building sign needs the variance and she will be going to BZA tonight. She asked to give some background about her business. She stated that the business had an ad in the Royalton Recorder. She is an advocate for breast cancer. Her godmother is a survivor. This is her third salon. She had two in Independence and she moved to North Royalton so she would like to do something for this city. She has been open since July 1<sup>st</sup> and has raised

\$1,000 which was donated to Ohio Breast Cancer Coalition. She donates 10% monthly to either American Cancer Society, Why Me or the Ohio Breast Cancer Coalition or Look Good Feel Better. She is a wig bank and she provides wigs to women for free who have been through chemotherapy. Her sign is pink because she is an advocate for breast cancer. Chairman Kundla asked her if anyone would know these facts about her business. She replied that she has been written up in the Royalton Recorder and does weekly ads with them. She has also been written up with the Sun Courier and will have an ad in the Plain Dealer. She's a small business owner with only five employees. She doesn't want any problems with the City. She was part of the Merchants Association in Independence. She doesn't want to have to take down her signs. Mr. Castrovillari stated that he doesn't have a problem with the color pink, his problem is that, with so much white on the sign, it makes the pink look twelve times worse than it is. He went on to say that he has a problem with a business coming into the City and putting up a sign and the ARB has to deal with it. Had she come to ARB with the proposed signs, he probably would have told her that he didn't have a problem with the color pink but she would have to do something about the white; either use off white or a different color to mute it. Mrs. Wosloski stated that the white was there before. Myers was almost the same with green and white. Mr. Castrovillari stated that the ARB is a new board and there are new rules for new signs. He still says the pink is okay. She asked what she can do about the white. Has the Board heard of any complaints about her sign? She went on to say that, if she changes the white to black it would stick out even more. She is offended because she believes Mr. Castrovillari's opinion is due to fact he is male. Mr. Castrovillari stated that he cannot design her sign for her. She is supposed to hire a sign company to design her signs and propose them to the Board. She stated that she did hire a sign company and he never told her that she had to come before the Board. Mr. Castrovillari said that she should go back to her sign company and have them start the process over. He doesn't have a problem with pink; the problem is so much bright white. She should have her sign person do a rendering with one or two options and present it to ARB. Mrs. Wosloski asked if the ground sign would also have to be changed. Mr. Castrovillari said yes. He said that the building sign is about 60% white - if it was 20% white it wouldn't be so bad. She suggested making the letters larger. Mr. Castrovillari stated that he can't tell her anything without seeing the proposed signs. Mr. Priest stated that there are three board members and she only needs two members to get approval. Mrs. Wosloski stated that she thinks this is Mr. Castrovillari's personal opinion and why aren't there any women on the Board. The Board is

making it very difficult for her. She will do what she has to do but when her lease is up in three years, she will reevaluate staying in North Royalton. They should be supporting small business owners. She asked Mr. Castrovillari if he was a small business owner. He replied that he was. Chairman Kundla stated that there are many things that can be done to the signs. She stated that she made the sign plain so it would be simple. 237 people have already been through her salon from North Royalton. Mr. Castrovillari told her she should return to her sign person. He should have known what was required or should have found out. He should present a new sign proposal. Mr. Priest stated that Mr. Castrovillari is only one member of a three member board. She could get approval tonight. Mr. Castrovillari agreed that this is his opinion. She asked how the members got on the Board. Mr. Kapitan stated that they are appointed by the Mayor and verified by Council. Mr. Castrovillari stated that he has had a complaint about the sign. They complained about the pink but he has a problem with so much white. Mr. Kapitan stated that he doesn't have a problem with the pink; he thinks something more can be done to make a better looking sign. Chairman Kundla stated that she may have to reduce the size of her building sign. Mrs. Wosloski stated that she had no problem with her sign in Independence. Mr. Kapitan stated that some cities don't have an ARB and they just need approval from their Planning Commission. Her sign maker should know the sign codes for each City. She should have her sign person do various renderings for her signs. Mrs. Vozar stated that the zoning and building inspector will be at the BZA meeting and may be able to give her some suggestions. Chairman Kundla showed Mrs. Wosloski a copy of the various signs presented to the ARB by Tanland as an example. He told her she could return to ARB on December 10<sup>th</sup> for further review. Chairman Kundla then moved to table the signs for further review pending approval by BZA and further design ideas. Mr. Kapitan second. Chairman Kundla asked for further discussion. Mr. Priest told the applicant to ask her sign maker if he had ever done a sign in North Royalton and that he should look at the Code. Mr. Kapitan stated that she may have to come back with a smaller sign if not approved by BZA. Roll called. Motion carried 3/0.

No other applicants were present.

### 3. **Miscellaneous.**

Chairman Kundla asked if the members had reviewed the budget for 2008. He suggests re-doing the same budget. Mrs. Babinec reminded Chairman Kundla that

Finance wants a five year capital plan. He asked Mrs. Babinec to contact Karen to find out exactly how to do that since the members are only appointed for three years. She agreed to do so. Mr. Castrovillari asked if they had more money available for hiring. He replied that they were only given \$200 extra.

**4. Approval of Minutes of 12/10/07 Meeting.**

Chairman Kundla asked if anyone had comment on the minutes from the November 10<sup>th</sup> meeting. No one had comment. Chairman Kundla moved to approve the minutes of the November 10<sup>th</sup> meeting as submitted. Mr. Castrovillari second. No further discussion. Roll taken. Motion carried 3/0.

Chairman Kundla stated that his one year term is now over and they will address the issue at the next meeting.

**5. Adjournment.**

Chairman Kundla moved to adjourn at 7:27 p.m. Mr. Castrovillari second. Roll called. Meeting adjourned.

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

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

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