

ARB MINUTES

January 14, 2008

The ARB held a regular meeting on Monday, January 14, 2008 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Castrovillari at 6:00 p.m. Roll called.

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

Members Absent: None

Others Present: Mayor Stefanik, Donna Vozar, Tom Jordan and Tony Sandora

1. New Business:

A. **Breyley Yamaha, Inc.** Chairman Castrovillari called for applicant. David Liddy present. The application is for an illuminated sign on front of the building facing State Road. The sign is made of lexan plastic. The face of previous sign will be removed and the new sign will go in the same sign box which is aluminum. It will be higher on the building than the old sign. The size is within limits and has already been approved by Planning Commission. They will keep the building sign that is currently facing Wallings which they plan to replace in the future. The current sign is yellow with black letters. The proposed signage will be blue which is Yamaha's corporate color. The color of the sign matches the roof of the building. Chairman Castrovillari moved to approve the application as submitted. Mr. Kundla second. No further discussion. Roll called. Motion carried 3/0.

B. **Grubb & Ellis - Fast Signs.** Chairman Castrovillari called for applicant. Paul Gergash with Fast Signs is present. He stated that the application is for a 48 inch round standard Grubb & Ellis sign to be located at 5895 Royalton Road. It has the same specs as signs in the past - plywood with two posts. Mr. Kundla asked how the sign will be placed in concrete paving. Mr. Gergash stated that Planning Commission told him they could put it on the building if they couldn't put it in the ground. Chairman Castrovillari stated that the application calls for wooden posts in concrete in the ground. Chairman Castrovillari moved to approve the application as submitted. Mr. Kapitan second. No further discussion. Roll called. Motion carried 3/0.

C. **Georgio's Pizza.** Chairman Castrovillari called for applicant. Gary Wilkes

present. He stated one of the signs is a monument sign which will have Georgio's at the top and other tenants of the center underneath. Mr. Kapitan asked Mr. Wilkes if he had permission of the landlord for the sign and he said he did. The monument sign cannot be put on the treelawn due to the 25 foot setback requirement. Mr. Priest asked if it will be put into the asphalt. Mr. Wilkes replied that they would use landscape timbers. He showed the rendering to the Board. The sign will take up a parking space. Chairman Castrovillari asked Mr. Priest if he had a problem with the proposed plan using rug junipers. Mr. Priest asked Mr. Wilkes if the number of plants are as shown on the rendering. Mr. Wilkes stated it was. There will be 12 junipers and the oval shaped area on the lower bed will be perennials. Chairman Castrovillari asked Mr. Priest if the juniper will only be 6-8 inches high. Mr. Priest replied that they would. Mr. Kundla asked Mr. Priest if they will remain viable being put in landscape timbers on asphalt. Mr. Wilkes stated that they will chip out the asphalt and raise up with topsoil. Chairman Castrovillari asked about the height restriction. Mr. Wilkes replied that it is 7 foot from grade. Mrs. Vozar stated that the Building Commissioner will require him to be in compliance. Chairman Castrovillari stated that one drawing says two feet and one says 33 inches. Mr. Sandora stated that it must be 7 feet from bed. Mr. Wilkes showed the Board which drawing applied - 7 foot from grade. Mr. Kundla stated that he thought monument signs were only supposed to have the name of the Center. Mr. Kapitan stated that requirement is only for monument signs in the TCDs. Chairman Castrovillari pointed out to Mr. Wilkes that the picture shows a black background and the other picture shows a white background. It will have to be a white background. Mrs. Babinec advised the Chairman that Georgio's application had been tabled at Planning Commission. Mr. Wilkes stated that they will go before Planning Commission on January 16th. Mr. Kundla asked Mr. Wilkes the reason for the change in the font on the building sign. Mr. Wilkes replied that it will now match Georgio's corporate font. The building sign is individual letters. Mr. Priest stated that if someone parks next to the sign you won't be able to see the landscaping or the bottom four tenant names. Chairman Castrovillari moved to approve the application contingent on approval from Planning Commission. Mr. Kundla second. Mr. Priest asked Chairman Castrovillari to also make the approval contingent upon the bottom four spaces on the sign being for tenant names only. Chairman Castrovillari amended the motion to allow for tenant names only - no advertising. Mr. Kundla second. Mr. Priest asked Chairman Castrovillari to also add the designation of twelve junipers spaced evenly around the sign with perennials in the lower bed area. Chairman Castrovillari amended the motion to add twelve junipers spaced evenly around sign with perennials in the lower bed area. Mr. Kundla second. No further discussion. Roll called. Motion carried 3/0.

D. **Maria Gardens.** Chairman Castrovillari called for applicant. Tim Flury present. The application is for a hanging basket display behind the building between it and the retaining wall for storage of mulch. Schedule 40 metal pipe will be used for the supports with a cypress frame for rafters - no walls. The roof is black screening. Chairman Castrovillari stated that he did not think it was visible from the street. Mr. Kapitan stated that they may only be able to see the top. Mrs. Babinec advised Chairman Castrovillari that their application was tabled at Planning Commission. Mr. Flury stated that Planning Commission has some issues regarding other items on the site. It was contingent on the owner meeting with the Building Inspector regarding the other issues. Chairman Castrovillari asked if it involved anything that was being presented to ARB and he replied that it did not. Chairman Castrovillari moved to approve the application as submitted contingent on approval at Planning Commission. Mr. Kapitan second. No further discussion. Roll called. Motion carried 3/0.

2. **Old Business.**

Chairman Castrovillari stated that he would go out of order to address Timber Ridge first.

A. **Timber Ridge Plaza.** Chairman Castrovillari called for applicant. David Harala with DHA Architects present. He stated Timber Ridge is getting a facelift. He showed the Board elevations and samples of the stone for the columns and paint color samples and stated that they are applying new synthetic plaster and getting rid of the gables with the little holes cut out. They will put large fypon caps at the top and repainting stucco the colors of the samples provided. Mr. Jordan asked if the current poured concrete would be stucco. Mr. Harala stated it would with the exception of the rounded area which would be stuccoed and painted. The columns will be clad with stone. Mayor Stefanik introduced Mr. Jordan to the Board members as the new economic development director. Mr. Harala stated that the caps are fypons - high density plastic. It will be the same on all three buildings. The site plan itself will not change. The storefront will stay dark bronze frame and glass. Some of the glass will be changed at Blue Moose taking out the blue and putting in smoked glass. Mr. Kapitan asked if the green on the roof on the drawings would stay. Mr. Harala said that it would to match the tops of the columns which have a four inch band in the same green color. He went on to state that the inset area on the buildings is fluted block. Some will be left and painted. There is no signage package at this time. It will be done later. Mr. Kundla asked if the green banding is on all the columns. Mr. Harala stated that it is only on the ones where there is a separation between the columns which only occurs where they are underneath the canopy. The Blockbuster building and building B won't have columns. He went on to state that the color

rendering is not exact but the samples he brought are a true representation. The fypon will be a combination of white and the color Sundew. Mr. Kapitan asked if Regos' had seen the elevations. He went on to say that he liked the other colors by themselves but is concerned about the seafoam green. Chairman Castrovillari stated that he is surprised that they wouldn't change the green color as it isn't used on any of their other buildings. Mr. Jordan asked if the green color on the roof is an aged tin look. Mr. Harala replied that it's an aged copper look. Mr. Kapitan thought it was a pre-finished Kynar - solid green not a patina, just monotonous painted green. Mr. Kundla asked if the green sample is the same as the green on the roof. Mr. Harala stated that the sample is a soft green and the roof is a seafoam green. Chairman Castrovillari stated that the green roof will be very prominent. Mr. Priest asked if it can be painted. Mr. Harala replied that it could. Chairman Castrovillari stated that he would have preferred to see drawings showing the exact shade of green of the existing roof. He went on to say that he liked everything but that. Mr. Kapitan agreed. Mr. Kundla agreed with Chairman Castrovillari and Mr. Kapitan. Mr. Harala stated they would make the change. Chairman Castrovillari asked Mr. Harala if he had to return to Planning Commission. Mrs. Babinec stated that Brenda has told her only that Timber Ridge has made a presentation. Mr. Sandora stated that they were not required to appear at Planning. They only went to them as a courtesy. Mrs. Vozar stated that it was on the ARB agenda as tabled for a signage package and there has been no action on that so the Board will have to amend the agenda as to what is actually being presented. Chairman Castrovillari stated that the Board can deny the previously submitted signage application and they can then resubmit. Chairman Castrovillari stated that he will make a motion to approve what has been submitted tonight except for the roof color. If they get a sample of the new roof color and send it to ARB, the Board will look at it at the next meeting. Mr. Harala stated that he would not use the green of the sample as it is too muted but it won't be as bright as the existing green. Mr. Kundla asked about the stucco. Mr. Harala showed the Board where they will paint the existing stucco and other areas where some will be added. Mr. Kundla asked about lighting. Mr. Harala said that they currently have adequate lighting in the parking lot. There is some lighting in the soffits but no new lighting. Mrs. Vozar stated that there could be a problem with the approval of part of the application and tabling another part. She would like them to come up with a final decision today. Mr. Priest asked if it could be worded that it is one or two shades darker than the rendering. Mr. Kapitan stated that there is nothing on the market that has the mottled look that's on the rendering. Mr. Harala said it would be a solid color. Mr. Kapitan said he wants to see a sample. Chairman Castrovillari agreed. He suggested approving the design with the exception of the color scheme. He told Mr. Harala to get a sample of the new roof color and the Board will look at it again with the color sample. Mrs. Vozar agreed. Mr. Nickell from Ward 1 asked to comment.

He said that the residents are asking him to get something in at Topps. He wants this expedited. Mr. Harala stated that he feels he can get a color that the Board will like. Chairman Castrovillari moved to approve design work as presented as to location of stucco, stone, fypon and other materials with the exception of the color scheme which will be addressed in two weeks. Mr. Kundla said he wants the color scheme to stay as presented and only the roof color needs to be presented. Mr. Kundla second. No further discussion. Roll called. Motion carried 3/0.

Chairman Castrovillari moved to approve the sign package for Timber Ridge Plaza as submitted in September 2007. Mr. Kundla second. Mr. Sandora suggested just tabling it so the applicant isn't charged to reapply. Mrs. Vozar stated that, in the past, BZA has waived fee to reapply and that can be done. Roll called. Application denied 3/0. Mrs. Vozar stated that when the application comes forward again to ARB, since it was denied due to many changes with the new tenant, the Board has no problem with waiving the fee. Chairman Castrovillari stated that it wasn't up to ARB. Mrs. Vozar stated that she just wanted it on the record.

B. Salon Pink. Chairman Castrovillari called for applicant. Renee Wisnoski , business owner present. Mrs. Wisnoski stated that she is there with her son and husband. She stated that one of the Board recommendations was to put a ribbon on her sign. She stated that she doesn't only take in breast cancer patients, therefore, it wouldn't be appropriate. She went on to say that she had talked to several councilpersons and they felt that her sign was fine. Her problem is that, financially, she cannot afford to change her sign. She contacted her sign maker who stated that he didn't know the requirements, etc. He sent her some black and white drawings (which was not what she had requested) and the prices on them were very high. She's now before the Board to see if she has to take her sign down - if she can put one in the window - and hopes the City can see this in a different light because she works with the Cancer Society, that the wigs are donated and there is no profit gain. She is hoping that the City will help her out as a new business doing a lot of community service projects. Chairman Castrovillari asked Mayor Stefanik if he wished to make a comment. Mayor Stefanik stated that this problem is cropping up a lot recently - the whole sign issue. He is addressing it and Mr. Jordan is going to try to streamline the process with the Building Department, BZA, Planning Commission and ARB to make it more user friendly. That doesn't help with the issue this evening. He stated that he felt that there are three important points to this issue. First, when someone applies for something at the Building Department, there isn't enough information given out for some reason. Also, when a sign company comes to the Building Department, they should be told what is required of them when they start to put up a sign. He went on to say that he has heard mention of requiring registration of sign companies. He

doesn't know if other communities do that but they should visit that option. Also some responsibility should be given to owners of buildings that rent to tenants. It's a combination of all of these things that brings Mrs. Wisnoski here tonight. He recognizes that this is not an easy situation for new business owners trying to start a business in North Royalton. He wants to make North Royalton a business friendly community and with this problem he would hate to tell someone to take down their sign and start from scratch. He hopes to improve this in the future. He understands that the Board is not satisfied but they have to make the decision whether it is good enough. Chairman Castrovillari stated that the situation is that this is probably the twelfth sign that has come before the Board that was put up without coming to ARB. Where do they draw the line? If there was a permit pulled for this sign, the person who got the information should have received something saying that they should appear before ARB. He knows others who have gotten that package. That's why he told the applicant to return to her sign maker. He thinks it's their fault. He went on to say that he is sorry that she is stuck in the middle of this but the Board is also stuck. There are signs popping up all over North Royalton that the Board hasn't seen yet. Mrs. Wisnoski stated that she understands that there is a problem and that she is part of it. Would it be feasible to say that anything done in the calendar year 2007 is done and anything done from 2008 forward ...? She cannot afford this. She only has three employees and wants to stay in business. She doesn't want to abandon her lease. Chairman Castrovillari stated that he appreciates everything she does and understands what she is saying but he see signs every day that need to come to ARB. Mrs. Wisnoski stated that there has to be some stopping point somewhere. Chairman Castrovillari said that, for him, this is the stopping point. This application has been here for a long time. Mrs. Wisnoski said that she has only been before the Board one time before. Chairman Castrovillari stated that her application was tabled quite awhile ago and an extension was given. Mr. Priest asked the Mayor how long it will take the Building Department to give applicants the correct information - can it happen in a week or two weeks? The Mayor stated that there will always be people that will erect their own signs. Mr. Priest said that the problem was with the Building Department not giving the proper information. Will that be corrected quickly? The Mayor said that he felt they should be able to do it in 60 to 90 days. Mr. Kundla said that there are three architects and one landscape architect on the ARB board. All of them go before Boards in other cities and those cities don't care whether they've read all their rules - they just tell them sorry, you have to follow the rules. The onus shouldn't be on the business owner, it should be on the sign person. Mr. Jordan said, in this instance, it's probably on the property owner. Mr. Kundla agreed since there is another tenant who put a sign up without approval. Mrs. Vozar stated that this property has had issues before BZA who granted a variance before when permits were issued incorrectly. This is a unique situation and she hopes, in the event the Board

wants to stand firm, they should look at the whole picture. Mr. Kundla stated that the Board's decisions are based on the current codified ordinances. Mrs. Vozar agreed. Mr. Kundla went on to say that he hopes the party in front of them understands that. He is emphatic about this because he was chairman when the application was presented and he inferred that the applicant thought the Board didn't like certain colors and that was the criteria as opposed to knowing the ordinances and judging the sign on that basis. Mrs. Wisnoski said she was told there was a problem with too much white and the pink. Chairman Castrovillari stated that he did not say that. He specifically said that he didn't have a problem with the pink - three months ago or today. There is too much white. Mrs. Wisnoski stated that she wants to know what the Board wants. She can take down the sign - put a sign in her window if permissible. She cannot afford to revamp her sign. When she was informed there was a problem, she immediately went to the City and made application. Mr. Nickell stated that he became involved because he read the minutes from the ARB meeting and he was very irritated. He thought it was a personal exchange. He thinks it's going somewhere he doesn't like. He asked various people to look at the sign and tell him what they thought. He said they said to put a phone number or a pair of scissors on it. Look at the marguerita sign with that yellow. It looks crappy to him. She was relying on her vendor. He thinks there are enough empty buildings and the City is getting a bad reputation. Make a decision, yes or no. Mr. Kundla stated that the El Charro sign never came before ARB. He went on to say that, in reading the minutes did Mr. Nickell note that the Board was, in essence, called chauvinist pigs because men don't like pink. The discussion was two ways. Mr. Nickell replied that it got farther than it should have. If it was no they should have probably voted no. Mr. Priest said that the Board has to make a decision based upon their professionalism. Whether you ask someone who isn't a professional in design is irrelevant. Mr. Nickell said that he is elected to represent the people so he asked other opinions. He addressed the Board members by stating that they have approved other signs with white backgrounds and maybe approving this sign won't bury the City. Mr. Jordan stated that she cannot amend her application so it's really a yes or no on the application. There no point in further discussion. Mr. Kundla asked Mrs. Wisnoski if her business went well, would she consider a new sign or is she happy with it as it is. She stated that she is an advocate for the City and would like to help new business owners so they are treated in a manner where they are comfortable and are happy they opened their business here. She did that in Independence. Her problem is not the ARB's request for change and she would be fine with coming before the Board when she can afford to. Mr. Kundla asked about a temporary sign. Mrs. Vozar stated that this is not a temporary sign. Chairman Castrovillari stated that once this sign goes up it will not come down. He went on to say that, because of her position with the city of Independence, she should have known better but he thinks the Board has no choice.

Mr. Kapitan asked if there is a legal basis to put a time limit on a permanent sign. Mrs. Vozar stated that signs do have a life span - they will deteriorate in time and have to be replaced. The ARB is not BZA where they can put conditions or limitations on it. The Board must either approve it or not. Theoretically all signs have time limits naturally. She feels it is unreasonable to put a time limit on it. Mayor Stefanik said that the last administration has done nothing and he administration is compelled to take care of this. He needs a couple more months. One of Mr. Jordan's top priorities is the sign problem. Mrs. Wisnoski asked if she put just a pair of scissors on the sign, would that be sufficient? Mr. Priest said he thought the Board recommended bigger letters or a border. Chairman Castrovillari moved to approve the sign as submitted. Mr. Kapitan second. Mr. Kapitan stated that he likes Mrs. Wisnoski and everything she does and he hopes her business succeeds - he just doesn't like her sign. Chairman Castrovillari asked Mrs. Babinec to call the roll and not to call him first. Mrs. Babinec called the roll. Mr. Kapitan asked for the motion to be repeated and after it was, voted nay. Mr. Kundla voted nay. Mr. Castrovillari voted nay. Motion denied 3/0. Mrs. Wisnoski asked what happens now. Does she have to come back. Mrs. Vozar told her that Building will send her something to remove her sign. She can appeal to BZA. Chairman Castrovillari stated that she might as well appeal to BZA, leave the sign up, they'll overrule ARB and she'll have her sign. Mrs. Wisnoski stated to Mr. Kundla that she did not use the language chauvinist pig - she would never say that. Mr. Kundla stated that he used that term because that was the feeling he got - he did not say she used that term specifically.

3. **Miscellaneous.**

Mrs. Babinec showed Chairman Castrovillari an email the Board had received. He reviewed it and stated that it was under Mr. Jordan's purview.

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

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

5. **Adjournment.**

Chairman Castrovillari moved to adjourn at 7:15 p.m. Mr. Kundla second. Roll called. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____