

## ARB MINUTES

February 11, 2008

The ARB held a regular meeting on Monday, February 11, 2008, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Castrovillari at 6:02 p.m. Roll called.

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

Members Absent: None

Others Present: Donna Vozar

1. **Approval of Minutes of January 28, 2008 meeting:**

Chairman Castrovillari asked the Board if they had an opportunity to review the minutes from January 28<sup>th</sup> meeting. The Board members replied that they did. He then asked if there was any comment. The members replied no. He then moved to approve the minutes of the January 28, 2007 ARB meeting as submitted. Mr. Kundla second. Roll called. Motion carried 3/0.

2. **Old Business:**

None.

3. **New Business.**

A. **Fahim Gemayel, Platinum Park Plaza.** Monument Sign. Chairman Castrovillari moved to approve the application as submitted. Mr. Kundla second. Chairman asked for discussion. Mr. Gemayel showed Board members samples of the material being used for the center and columns of the sign. He said that it will match the material on the building. Two courses red and two courses white to match the columns of the building. The background of the sign will be white split face and the letters will be metal, zinc in color. The cap on the sign is metal roofing and about two and a half feet high. He went on to say that he is allowed 7' total for height of sign. Chairman Castrovillari stated that, on the drawing, it states 1' 4" for the cap and asked Mr. Gemayel if the sign size had been reduced.

Mr. Gemayel stated that the height depends on the grade level. He can go 6'8" to 7'. The total sign will be 6' 8" to 7'. Mr. Priest asked if the sign is 6'8" or 7'. Mr. Gemayel stated that they said 6'8" so he can stay under 7'. Mrs. Vozar said that, when a plan is submitted it must have specific numbers so the Board can make a determination based on the colors, placement, area, etc. of sign. Mr. Gemayel said it depends on the coursing and the grade. Chairman Castrovillari asked if it is fair to say that he will get as close to 6'8" so if he is a half inch off it will be okay. Mr. Gemayel replied, yes, as long as he under 7'. Mr. Kapitan asked Mr. Gemayel if he has photos of the existing building. Mr. Gemayel replied that he did not have them with him - they were on his camera. He then checked his cell phone to see if any were on there. They were not. Chairman Castrovillari asked if he is using ground lighting. Mr. Gemayel replied that he was. Mr. Priest asked if he had any information regarding the lighting - will it be 1,000 watts or 100 watts - what is he proposing? Mr. Gemayel stated that he will use two spotlights on each side 200-250 watts so 500 watts total for each side. Chairman Castrovillari said that the Board would like some information on it. Mr. Gemayel asked what the requirements are. Mrs. Vozar recited the Code at 1224.09, Standards and Criteria (h) Lighting. She went on to say that the Board needs specific information regarding the lighting so they can determine whether it complies with the Code. Mr. Gemayel said 200-250 watts each side. Mr. Kundla stated that Mr. Gemayel should be able to get a cut sheet for the lighting but the site plan doesn't show where the lights will be placed. Mr. Gemayel asked if he is allowed to have his sign lit. Mr. Kapitan stated that it is his choice. Mr. Gemayel asked if he is allowed to have it lit per Code. Mrs. Vozar cited the Code at Section 1284.06 and advised that the ARB needs information as to the brightness and size. Mr. Kapitan said, yes he is allowed lighting but the Board needs the detailed information to make its determination. Chairman Castrovillari said that he must provide a drawing or picture of the light fixture and indicate on the drawing the location and how many. He then went on to say that the landscape plan is too small with insufficient detail. Mr. Gemayel said that he brought a revised landscape plan per a letter he received from the Board. Chairman Castrovillari suggested that Mr. Priest review the plan. Mr. Gemayel said that he has no problem with providing the Board with a cut sheet regarding the lighting but, truthfully, he had not selected the fixtures yet. He wants to use two round lights shining on the sign on each side 200-250 watts each side. Chairman Castrovillari asked Mr. Gemayel the color of the cap on the sign. He replied teal. Mr. Kapitan stated that Mr. Gemayel had been before the ARB before and he did not recall any blue on the building. Mr. Gemayel replied that the blue is the color of the canopies on the building but they are not up yet. Chairman Castrovillari stated that, in his opinion, the striping on the sign is not very attractive. Mr. Gemayel showed the

Board a sample of the teal cap material. Chairman Castrovillari stated that he had no problem with the teal color but he does have a problem with the red and white striping on the sign. Mr. Gemayel said it matches the columns on the building. He did it that way so it would match the columns. Chairman Castrovillari stated that there isn't that much striping on the building. Mr. Gemayel said that, on the building columns, it is three white and three red. Mr. Kapitan asked about having the bottom of the sign red. Mr. Gemayel drew on the drawing where the red would be at the bottom of the sign. He would be using two courses of white and two courses of red depending on the grade. He also showed on the drawing where it is recessed either 8" or 12" depending on the block. Chairman Castrovillari said that the application says 1'4". Mr. Kundla said that the drawing he provided doesn't reflect what he is saying. Mr. Gemayel said that the inside of the sign will be recessed and it will be white split face with metal lettering. Mr. Kapitan said that what works on a large scale building won't work on the small scale sign. Mr. Kapitan suggested maybe 4 or 5 red on the bottom and 4 or 5 white at the top. Chairman Castrovillari suggested doing the columns red and the inside white. He only needs both colors to tie the sign to the building. Mr. Gemayel said he has no problem with that. Mr. Kundla asked if the cap will be smooth or will there be an overhang. Mr. Gemayel replied that it is standing seam and will be recessed at the bottom. The white part of the sign is smooth (showing the back of the white sample). Chairman Castrovillari made notations on the drawing. Mrs. Vozar suggested that Chairman Castrovillari have the applicant sign the revised drawing. He can then make a motion to amend the motion to approve to reflect the changes being made on Exhibit A. Mr. Kapitan stated that the landscape plan needs to be addressed. Mr. Priest stated that from ground to face is 24" and the burning bush he has noted will grow to six feet. Mr. Gemayel said that they will trim it each year. Mr. Priest said that it would almost cover the sign when planted. There is one daylily on each side which will be eighteen inches high. He suggested reversing the burning bush to the sides and daylilies in front. He also suggested using an evergreen like arborvitae on the ends instead of burning bush. Mr. Gemayel said that he will follow Mr. Priest's recommendation. Chairman Castrovillari stated that he believes that the Board has resolution on the sign but not on lighting. Mrs. Vozar asked Chairman Castrovillari if it is the Board's intention to table and have Mr. Gemayel return in two weeks. She believes the Board should have everything before making their decision. Chairman Castrovillari asked Mrs. Vozar if Mr. Gemayel has to sign the amended drawing if he brings another corrected submission. Mrs. Vozar said it can be either way so long as the applicant agrees to the changes and the Board accepts the changes. Mr. Priest reiterated that he would like to reverse the daylilies and burning bush but he prefers the arborvitae. Mr. Kapitan. agreed. Chairman Castrovillari moved

to table the application until the next meeting in two weeks to have the applicant provide a revised drawing showing red columns and base, white background with zinc colored metal letters and a teal colored cap. Also he should present a landscape plan larger than the one submitted showing location of the sign, landscape bed, where the plants will go with their proper names and a cut sheet of for lighting. Mr. Kundla suggested Mr. Gemayel bring pictures of the existing building as well. Mr. Gemayel asked if he can show pictures on his camera and Chairman Castrovillari stated it would be okay. Mr. Kapitan second. Roll called. Motion carried 3/0.

4. **Miscellaneous.**

None.

Chairman Castrovillari moved to adjourn at 6:33 p.m. Mr. Kundla second. Roll called. Meeting adjourned.

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

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

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