

ARB MINUTES

March 24, 2008

The ARB held a regular meeting on Monday, March 24, 2008 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Castrovillari at 6:01 p.m. Roll called.

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

Members Absent: Ed Kundla

Others Present: Donna Vozar, Tom Jordan and Tony Sandora

1. Approval of Minutes of March 11, 2008 meeting:

Mr. Castrovillari asked the Board if they had an opportunity to review the minutes from March 11, 2008 meeting. The Board members replied they had. Mr. Kapitan moved to excuse Mr. Castrovillari from voting on the minutes as he was absent from the March 11th meeting. Mr. Priest second. Roll called. Motion carried 2/0. Mr. Kapitan then moved to approve the minutes as submitted. Mr. Priest second. Roll called. Motion carried 2/0.

2. Old Business:

- A. **Italgranite.** Mrs. Babinec called for applicant. Christina Lunaccui present. Chairman Castrovillari moved to approve application as submitted. Mr. Kapitan second. Discussion: Chairman Castrovillari asked the applicant if there is a sign already up. She replied that the building is L shaped and their unit is in back. One other tenant has a sign - Sportstown. Chairman Castrovillari stated that he did not see a landscape plan attached to the application and asked if there was one. Applicant replied that she had given a plan to Brenda and she did not have one with her. Mrs. Vozar suggested that the Chairman explain what a landscape plan is. He did and the applicant stated that no landscape plan had been submitted. Chairman Castrovillari asked the other Board members if they should table the application until a landscape plan is submitted. Mr. Kapitan said that they should table for a landscape plan, however, he was concerned that the

proposed sign looked like a temporary sign in that it's on 4x4 wooden posts. Mr. Priest told the applicant that most signs have some type of columns or masonry. Temporary signs are on wooden posts like on her application. The applicant stated that there are three businesses in the building and each have a sign. There is one sign already there. This would be the second sign she wants approval for. Her unit is unit C. The business for unit A is Sportstown and they have a sign already. Her unit is in the back. Mrs. Vozar asked the applicant if she had been to BZA on this sign. She replied that she had. Mrs. Vozar asked if she had received a variance and she replied that she had. Mrs. Vozar asked Mr. Sandora if this application had been to Planning. Mr. Sandora stated that he believed that it was tabled at Planning. Mr. Jordan asked the Chairman if the Board could provide the applicant with some feedback on the improvements needed to get approval at ARB. Mr. Jordan suggested the Board table the sign but give recommendations regarding the 4x4s and the landscaping. Chairman Castrovillari stated that he is concerned about giving recommendations for a ground sign that isn't even legal. Usually there is a ground sign with tenants listed. Mrs. Vozar agreed with Mr. Jordan that this is the point where the applicant needs input as to what ARB wants aesthetically for the sign. She went on to say that, whether or not she has been granted a variance at BZA, whether she has to go back to Planning, whether or not the Building Commissioner gives a permit – the ARB can just review for design aesthetics pursuant to 1224.01. Once they give their criteria, it goes back to BZA, Planning or Building to make certain it is in compliance which each of them. Chairman Castrovillari said it's difficult to do that since the proposed signage looks like a temporary sign. Addressing the applicant, he then said that he was sure she had driven around North Royalton and seen that some signs have brick faces with an arch or some have structures on both sides with the sign in between, others have a bar going across and a sign hangs from it. There are many styles. The ARB wants something that looks permanent with a nice base to it along with it being either internally lit or spot lights shining on it. The applicant stated that they would like the sign lit. Chairman Castrovillari went on to say that there has to be a planting bed around the sign and the ARB needs to know the type of landscaping they will use. Mr. Kapitan said that the proposed sign is like every temporary real estate sign around the city. It's not constructed as a permanent sign. She may want to use materials from the building for the base to make it look like it goes with the building. Mr. Jordan asked the applicant if she is a tenant or if she owns the building. She replied that she is a tenant. He said it he would give her his card and he will talk to the owner. He thinks there is a building sign

there as well as a sign for one of the tenants that looks temporary. He'll tell the owner that he should develop a master sign plan. Mrs. Vozar said ARB should table the sign for more information. The applicant asked if it could be tabled until May since the owner is in Florida until then. She said she didn't know she needed to have sign approval before she moved there. She ordered a banner which cost her \$800 and Brenda told her she can't use a banner in North Royalton. Chairman Castrovillari said they can't tell her to put the banner up because technically she can't have it. He asked Mrs. Vozar if there was something in the Code about temporary signage for new businesses. Mrs. Vozar told the Applicant to talk to the Building Commissioner for advice on what she can use. Chairman Castrovillari moved to table the application. Mr. Kapitan second. No further discussion. Roll called. Motion carried 3/0.

3. **New Business:**

- A. **Cleats.** Mrs. Babinec called for applicant. Mr. Krusoe present for sign company. Mr. Castrovillari made a motion to approve the application as submitted. Mr. Kapitan second. Discussion: Mr. Castrovillari asked if it is a direct replacement of the existing face only. He replied that it was. They will be taking the old insert out and putting a new one in. The existing frame will be painted a dark brown. Chairman Castrovillari asked Mr. Krusoe if he would tell the owner or tenant that the ground sign is not landscaped and ARB would like a time table as to when that will take place - just a reminder. Chairman Castrovillari said that he has no problem with the proposed sign. The color is nice and it matches the ground sign. Mr. Krusoe said that the green on the sign is darker than the green on the application. Mr. Priest asked if they can get the electrical cord closer to the sign. Mr. Krusoe said they can paint it for sure but maybe move it behind the sign. Mr. Kapitan said that's probably where the electrical was for a previous sign. They may be able to move it by just removing some ceiling tiles. Mr. Castrovillari moved to approve the application with the electrical box and whip behind the sign. The applicant said he thought it was a shingled roof. Mr. Castrovillari thought it was a black speckled shingle. Mr. Kapitan said he thought it had been reshingled green. He told Mr. Krusoe that he can always take a shingle from behind the sign and swap. Mr. Kapitan second. No further discussion. Roll called. Motion carried 3/0.
- B. **Timber Ridge Plaza:** Mrs. Babinec called for applicant. Mr. Haddad present. He stated that the plaza is undergoing a facelift and he showed the

Board a color rendering of the design elements and color scheme. He said that he had spoken with the architect and was told the three colors being used are Sherwin Williams Stonebriar, Sundew and Cargo Pants. They incorporated these colors in the proposed signage. They'll be replacing two existing ground signs, unifying and redecorating six existing directional signs and would like to be considered for a third non-existing ground sign on a separate parcel on the corner. Mr. Kapitan asked if the small Rego signs are also part of his submission. Mr. Haddad replied that they are. Those signs are also existing. He pointed out where they will be on the site plan. Mr. Priest asked if there are six directional signs. Mr. Haddad replied that there are two at each entrance. Mr. Priest said that there are five entrances and Mr. Haddad is saying there are three entrances. Mr. Haddad pointed out the entrances on the plan where the signs will go. Mr. Kapitan then recapped for Chairman Castrovillari a previous appearance at ARB for Timber Ridge. He said another sign company was before the Board recently for Rego's signage. They proposed building signage and three small ground signs. The building signs were fine but the other three signs were non-conforming signs. To get approval, that applicant withdrew the three ground signs and the two building signs were approved. Mr. Haddad said he was unaware of the potential non-conforming status of the signs. Mr. Jordan said he was also at the previous meeting and recalled that they were withdrawn but it had nothing to do with non-conforming signs, it was about aesthetics - they were refacing the building and left the signs with the brickwork from the old building and hadn't updated the signs. There were asked to use similar paint and materials on the signs so there would be a unified look to all the signs. He said he spoke to the owner and they had two sign companies and the one before ARB tonight was to handle the entire sign package. Mr. Kapitan asked if this submission had been to Planning. Mrs. Vozar stated that it had not but ARB needs to review it pursuant to 1224.02 as to their powers. It's about aesthetics - another Board has to make a determination as to compliance, either BZA or Planning or the Building Commissioner. Mr. Priest said the issue is about ARB reviewing a sign that may or may not be legal. That should be determined before it comes to ARB. Mrs. Vozar stated that they should keep in mind that the applicant is coming to ARB to get an idea whether or not this Board will approve their plan aesthetically. Mr. Nickel asked to address the Board. He stated that he is the councilman for Ward 1 and the residents are dying to get this store in there as quickly as possible. They want it to look as good as possible but want to be business friendly. Chairman Castrovillari said the signs won't hold up construction. He likes the Timber Ridge ground sign but he thinks the small ground signs are a poor attempt to resemble the Timber Ridge sign. He understands that the

red is there to resemble the red on the building sign. He would rather see the background be modified to a lighter background. The landscaping is also an issue. In looking at their submission, he likes "B" for the signs. Mrs. Vozar said that the applicant can specify color scheme now so that it doesn't have to be tabled. Chairman Castrovillari asked how the signs are lit. Mr. Haddad said they are internally illuminated. Chairman Castrovillari made written notes on the application for the columns on the signs to be Sundew and the panel would change from red to Sundew. The caps would be Stonebriar and the letters would be "Rego Red." The word Supermarket is green on the plan but Mr. Haddad said he would rather make it Rego Red as well. The columns will be Sundew as well as the trim on the signs and the caps are Stonebriar - all lettering will be Rego Red. All other issues should be addressed by other Boards. Chairman Castrovillari then moved to approve the application with the stated modifications which will be labeled as Exhibit "A" contingent on approval by other Boards. Mr. Kapitan second. Mr. Priest asked if it goes to Planning and they say the size needs to be changed, does it have to come back to ARB. It will change the shape of the sign. Mr. Jordan said, if there are substantive changes, it will have to come back but just shrinking the size shouldn't be a problem. Roll called. Motion carried 3/0. Mr. Haddad gave Mrs. Babinec the color samples for the application.

4. **Miscellaneous:**

Americopy present. A gentlemen from Designwise Construction was present for Randy Matejka who was on vacation. He was present to show the Board the materials being used. He stated that the base is split face rose red and the field is Quick Brick smooth scored. The bands will also be Quick Brick. He showed sample pictures of other buildings they have done using Quick Brick. Since Chairman Castrovillari was not present at last meeting Mr. Kapitan advised him that the original submission used split face for the whole addition and ARB suggested that Quick Brick be used. Mr. Jordan said that everything was approved but ARB wanted to see samples of the Quick Brick. Chairman Castrovillari moved to approve the samples of Quick Brick - Desert Sand and Northern Rose split face and smooth face Quick Brick color. On the sample board it said Earthtone Blend and Heritage Blend. Mr. Kapitan second. No further discussion. Roll called. Motion carried 3/0.

Chairman Castrovillari moved to adjourn the meeting at 6:55 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____