

## ARB MINUTES

APRIL 28, 2008

The ARB held a regular meeting on Monday, April 28, 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, Joe Kapitan and Ray Priest  
Donna Babinec (Secretary)

Members Absent: None

Others Present: Donna Vozar, Tom Jordan

### 1. Approval of Minutes of April 14, 2008 meeting:

Chairman Castrovillari moved to approve the April 14, 2008 meeting minutes as written. Ed Kundla second. Joe Kapitan abstained from voting as he was not present at April 14<sup>th</sup> meeting. Roll called. Motion carried 3/0.

### 2. Old Business:

A. **Italgranite.** Mrs. Babinec called for applicant. No one present.

B. **Firehouse Sports Bar & Grille and Firehouse Pizza.** Mrs. Babinec called for applicant. Mr. Richard Baker present as owner. Chairman Castrovillari took a moment to bring Mr. Kapitan up to date on applicant's attendance at last meeting then moved to approve both applications as submitted. Mr. Kundla second. Discussion: Mr. Baker presented the Board with new renderings of the signage. The new renderings showed the fonts, letter size and colors. Mr. Kundla stated that there is still an error and asked Mr. Baker if there will be an "e" at the end of Firehouse and Grille. Mr. Baker replied that there would be an "e" at the end of both. Mr. Kundla also asked if he is using the existing sign boxes and Mr. Baker replied that he was. Chairman Castrovillari asked if both signs are only black and red, no green. Mr. Baker said yes. Roll called. Chairman Castrovillari, aye; Mr. Kapitan, aye; Mr. Kundla Nay. Motion carried 2/1.

3. **New Business:**

- A. **Rego's.** Mrs. Babinec called for applicant. Mr. Greg Harris, Global Signs and Graphics, present for applicant. Chairman Castrovillari moved to approve the application as submitted. Mr. Kapitan second. Discussion: Chairman Castrovillari asked if these were the signs that were withdrawn earlier in the year. Mr. Harris replied that they were. He stated that these signs will now be using the same colors as those used on the new Rego's building. Chairman Castrovillari asked if the same sign boxes are being used and Mr. Harris replied yes, that they are in compliance. Mr. Priest asked the other Board members if they had talked about painting the block. Mr. Harris stated that he would be concerned about painting the block as it probably wouldn't look very good in a year. Chairman Castrovillari said that the Board had not discussed that issue. He went on to say that he thought the color of the block in the picture is darker than the actual color. He also asked Mr. Harris if the caps were metal. Mr. Harris could not recall. Chairman Castrovillari stated that, if they were, could they be painted the color of the frame and, if they are dark stone, leave as is. Mr. Harris stated that the frame is dark grey. Mr. Kundla asked if the red in the sign is the same as that in the original submission. Mr. Harris replied that it is but looks better because there is much less of it. Chairman Castrovillari asked Mr. Priest if he was okay on landscape and he replied he was. Roll called. Motion carried 3/0.
- B. **Royalton Indoor Practice.** Mrs. Babinec called for applicant. Mr. Steve Costa present. He stated that he is a tenant. Chairman Castrovillari moved to approve the application as submitted. Mr. Kundla second. Discussion: Chairman Castrovillari moved to remove himself from voting due to his personal involvement with the company and applicants. Mr. Kapitan second. Roll called. Motion carried 3/0. Mr. Kundla asked if he was only there for the upper portion of the sign. Mr. Costa replied that was correct. He said the sign is 2 foot by 6 foot. The lettering is 7 or 8 inches high for "Royalton Indoor Practice" and the phone number is 5 inches. The sign is red, white and black with a shadow. Royalton is black with a red shadow. The material is omegaboard which is hard plywood with a formica like surface, very smooth and durable with a plastic channel around the sign to protect the edges. Mr. Kundla asked if this is a reface. He said that when a tenant is replaced, they remove the old tenant sign and drop in the sign for the new tenant. The sign is two sided. The two lines beneath are other tenants. Mrs. Vozar told the Board that they were given a letter from Building regarding the sign. The letter stated that the sign meets Code.

Mr. Kundla asked about landscaping. Mr. Costa said it is landscaped, it has been there for some time. Mr. Kundla asked Mr. Priest if it was okay and he replied that it was. Roll called. Motion carried 3/0.

- C. **Tony D'Abramo.** Mrs. Babinec called for applicant. Jen Dotson and Allan Derby present as architects for building. Mrs. Vozar asked the applicant if they had received approval from Planning Commission. Ms. Dotson replied yes, with one exception that the owner had to return to Planning to assure them that the building would not be used for storage. Mrs. Vozar advised the Board that they could make the motion to approve the application as submitted contingent on approval with Planning Commission. Chairman Castrovillari moved to approve, contingent on approval at Planning. Mr. Kundla second. Discussion: Mr. Kapitan stated that this application had been around for some time and asked the applicant to give some background. Ms. Dotson stated that it is for a 17,500 square foot facility for lease with ten tenants, each about 1,700 square feet. There are some issues that Mr. D'Abramo was in Planning Commission for some time and has now asked them to assist him in completion of the rest of the plans. A rendering had not been submitted for the building and they are before ARB tonight to discuss materials and colors. Mr. Kapitan asked what the issue was with Planning Commission. Ms. Dotson believed that the site issues were good to go and they were released to start civil engineering but there was a request by Planning for the owner to appear before them to advise that the facility would not be a mini storage or for storage use and he was using it for tenants. Chairman Castrovillari stated that they are on the agenda for site approval so they can only review for site plan. Mrs. Vozar stated that the Board should look at the materials. Mr. Jordan asked the applicants if they are ready to go forward on approval for elevations. Ms. Dotson replied yes and they are prepared to discuss landscape as well. Mr. Jordan stated that, due to the complexity, they may only address the site plan tonight. Chairman Castrovillari stated that he was okay with amending the application but this is a brand new building so the Board needs time to go over it. Mr. Jordan said that they should probably do the site plan now and provide input to the applicants on elevations. Mr. Priest stated that he thought the landscaping was very sparse for a new building - only a few shade trees, a few ornamental trees. He went on to say that there is an opportunity to do so much more across the parking lot. Ms. Dotson stated that she agrees - there is residential to one side with buffering required and there were three retaining walls to meet grade so it was hard to plant there so she proposed a 6 foot high board on board fence with evergreens on either side. Around the building,

because of ten potential tenants, it is all concrete sidewalks to get to ten entries. Therefore, there is no opportunity for planting along the building. She did put some small arrangements of trees. She went on to say that there will be ten signs on the building itself and she can't block the signage with trees. Chairman Castrovillari said there are low growing shrubs and other items that can be done. He asked if the buffering issue has been approved at Planning. Mrs. Vozar stated that they are tabled at Planning. Chairman Castrovillari said that, if the building was to become smaller, it will change the elevations and allow more room for additional landscaping. Mr. Jordan asked if Building had provided some direction regarding buffering. Mrs. Vozar said they may have issued something but she didn't have anything. Mr. Priest stated that from the street, the parking lot is up on a grade so you have an opportunity to put plant material there that would not screen building signs at all. Ms. Dotson asked Mr. Priest if he was saying he wanted a little row along the front of the parking lot to which he replied not just a row but some creative plantings. Mr. Kapitan asked Mr. Priest if he meant between the two groups of trees on the corners and Mr. Priest replied yes. Ms. Dotson agreed. Mr. Kundla stated that he did not see a building sign. Ms. Dotson stated that all the signs are on the building. Mr. Kundla asked - not even an address sign? Ms. Dotson replied no - it is up to the engineer to assign numbers on the building but there is no sign for a building address. Chairman Castrovillari stated that he agrees with Mr. Priest that there is not enough planting but, without 100% approval at Planning, he thinks there are changes they may require that would change the submission. He has a problem with the tiny sliver of grass because they are trying to get a larger building in there. He would like to see more buffering than the small area of grass on the east side. Ms. Dotson stated that obviously the owner want to get as many tenants as possible. Chairman Castrovillari said that he thinks there is a lot of parking. He also thinks they should look into an address sign. Mr. Priest asked what is to the east, there is residential to the west. Ms. Dotson believed it was more commercial. Mr. Kundla asked how they are on parking counts - can they consider taking spaces away for an island or two? Ms. Vozar stated that there are apartments to the west. Chairman Castrovillari said his question is concerning the buffer - is there enough. He stated that they have 86 parking spaces now. Mr. Kundla said - depending on the tenants- they may have more than they need. Mr. Jordan said that Planning only has an issue with storage, the Building Department would address the issues regarding buffering and parking. Mrs. Vozar stated that Building would provide information such as that to Planning. Mr. Kundla inquired as to the samples and storefronts. Ms. Dotson said that the board on board fence she

proposed would be the same for the dumpster area unless the City required something else. She went on to say that they had only applied for Planning Commission and had somehow gotten referred to ARB and that's why ARB didn't get elevations. Mr. Kundla said that there has been a change in the process and she may have gotten caught up in that. He also said that ARB can offer a lot of information regarding building and site issues. Chairman Castrovillari asked if there is any further discussion regarding the site. Mrs. Vozar said the Board can move to table the site plan until complete information can be obtained from other departments. Chairman Castrovillari moved to table the site plan application for more information. Mr. Kundla second. Roll called 3/0. Chairman Castrovillari then said the ARB can offer some suggestions and advice for colors if the applicants wished. Ms. Dotson said yes. Chairman Castrovillari said they would advise but still would need elevations for all four sides of the building. He stated that the samples are very neutral but, without seeing the elevations, it's hard to visualize. The ARB would need to know the color of the concrete, metal, color of glass on the storefront and color of precast columns. Mr. Kapitan stated that he agrees that the colors are neutral and non-offensive. As to the storefront - the panels they have for the tenant signs probably won't work - depending on the tenants. It should be flexible. Chairman Castrovillari stated that, if you put the sign above the tenants' door, it doesn't matter if they take more than one space. The Board members had a brief discussion regarding possibilities for signage. Mr. Kapitan again stated that he believes the sign band is inflexible. Mr. Kundla asked if there is a canopy. Ms. Dotson stated that the precast hangs out about 5 feet. Mr. Kundla asked if he could walk from one storefront to another under the canopy. Ms. Dotson said it would be very tight. Chairman Castrovillari said it's a good start but there are too many holes in it. The Board needs to see something more developed. Mr. Kundla asked if she had questions for the Board and Ms. Dotson replied no.

Mr. Jordan then said that the Board should do something about Italgranite and to call the applicant again. Mrs. Vozar stated that they are on the agenda for BZA tonight but she didn't know if someone would be there. She said to table them again. Mr. Jordan said they should submit another application since there will be a lot of changes. Chairman Castrovillari moved to table Italgranite as submitted. Mr. Kapitan second. Mr. Priest said that they have already been granted an extension to the end of May. Mrs. Vozar asked if the applicant had asked for the extension and Mrs. Babinec replied that the applicant told the Board that the property owner was in Florida until the end of May and she wanted to wait until he returned. Chairman Castrovillari withdrew his motion. The application remains tabled.

5. **Miscellaneous:** Mr. Priest commented that he thought the Work Session today was good but there are more issues - should they have another one to discuss other issues such as landscaping on upgrades for ground signs. Mrs. Vozar said that when Planning Commission had the applications, the owner had to sign off on that and that the ARB applications should be the same. She stated that she would like another work session. Mr. Jordan suggested that the ARB board members email him with suggestions as to issues they want addressed. He would like to address certain issues about policies and procedures, how they take in applications, frequency of schedule and work sessions versus regular meetings. He suggested using something similar to the package that Mr. Alvarez uses. Mr. Kapitan said that the two issues her would like to discuss are replacing panels on ground signs and changeable copy on other places in the City. Once again, Mr. Jordan asked the members to email him with that information.

Chairman Castrovillari moved to adjourn the meeting at 6:50 p.m. Mr. Kundla second. Meeting adjourned.

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

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

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