

ARB MINUTES

May 28, 2008

The ARB held a regular meeting on Wednesday, May 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, Joe Kapitan, Ed Kundla and Ray Priest
Donna Babinec (Secretary)

Members Absent: None

Others Present: Donna Vozar

1. Approval of Minutes of May 12, 2008 Regular Meeting

Chairman Castrovillari moved to approve the May 12, 2008 meeting minutes as written. Joe Kapitan second. Mr. Kundla abstained from vote as he was not present at May 12, 2008 meeting. No further discussion. Roll called. Motion carried 3/0.

2. Old Business:

A. **Italgranite.** Mrs. Babinec called for applicant. Tenant, Cristina Lunaccui and building owner, Peter Bruckner present. Mrs. Vozar asked Ms. Lunaccui if she had appeared at BZA. She replied that she had. Chairman Castrovillari asked Mr. Bruckner if he had something new to present. Mr. Bruckner asked the Board to tell him why the application was rejected. Chairman Castrovillari replied that the application had not been rejected - it was tabled for additional information. Mrs. Vozar advised Mr. Bruckner that the ARB had not made a decision - the application that was originally submitted had insufficient information and the applicant had asked for additional time to come back with that information. She went on to say that it was her understanding that the community development director had spoken to both of them in an effort to resolve their problem. Now the ARB needs them to present a plan as to what the sign will look like and then the Board will make its decision. Mr. Bruckner said that he owns a multi-tenant business. He said that the ARB had no right to issue a permit to Sportstown without his permission. Mrs. Vozar said, if he has a problem with a permit being issued to a tenant, it's not an issue for the ARB. The ARB is going to review the application for this tenant as to color, material, design only so he should present

whatever he can at this time as to how the sign will look. As for the number of signs on his lot - he must appeal that to BZA. Mr. Bruckner showed the ARB Board pictures of how the sign will look and how it looks now. He said he read the minutes of ARB meeting where the tenant appeared and they wanted to know the size of the sign. Chairman Castrovillari looked at the pictures and replied that they are no different than the ones submitted with the original application. He went on to say that he recalled an issue of more than one tenant ground sign - he has to have a multi tenant ground sign. Mr. Bruckner stated that Sportstown should not have been given a permit for a sign without his permission and now they are saying that they don't want a building sign and will move out. It's the City's fault for the mess they are in. Mrs. Vozar cited Section 1284.15 - Sign permits and went on to say that she needs to clarify that the ARB can only hear information regarding the design or aesthetics of the sign. Whether or not it is permissible by Code, since there is already one sign, is a matter for BZA. Any decision made by the ARB, if approved, would be contingent on BZA approving two ground signs. She also advised Mr. Bruckner that this matter was tabled to allow the applicant to return with something that is an improvement over what already exists. That was the reason that Mr. Jordan was attempting to assist the applicant and property owner. It appears that the applicant is only submitting today what was originally produced to the Board so the only thing to do is to review the application and vote on what was originally submitted. Chairman Castrovillari asked if there was anything else. Mr. Bruckner stated that the question before the Board is not about a second sign so why did Chairman Castrovillari bring up the second sign issue - he has no authority to do so. Mr. Kundla advised Mr. Bruckner that, when ARB looks at a sign, they take into consideration the surrounding area and what other signs on the building look like. In this case, they are only considering this sign but are acknowledging that there are two signs. Mr. Bruckner said that the Board can't consider more than one sign. Chairman Castrovillari said they will only consider this sign. He then moved to approve as submitted. Mr. Kundla second. Mr. Priest said that the landscape plan is not year round. He only sees hosta - they need something evergreen. Mr. Bruckner said that there is ground cover. Chairman Castrovillari said they need to know how many plants. Mr. Bruckner stated that at least 60-70% of signs in North Royalton have no landscaping. Chairman Castrovillari said, as they come before the Board, that issue is addressed. Mr. Priest asked Mrs. Babinec to give Mr. Bruckner a sample of a landscape plan. He went on to say that he is unfamiliar with something on the plan and he needs to know the Latin name, common name, size and number of plants. Chairman Castrovillari said as to the sign, it is plywood with text on three legs - it's poorly designed and cheap looking - it has too much verbiage, the color looks light purple. Mr. Bruckner then showed the Board a picture of the sign with the correct color. Mr. Kapitan said that he agrees with Chairman Castrovillari and he doesn't believe that it meets

the requirements of Section 1284.17(i) which states that a permanent sign must be made of durable materials. This sign is constructed like a temporary real estate sign which has a one year life span. Mr. Bruckner said that he can use plastic posts - 90% of signs are constructed the same way. Ms. Lunaccui said that she paid \$900 for the sign. Chairman Castrovillari said she should have come to the ARB first. He isn't going to tell her what to put up or not put up - he believes the entire sign looks like a temporary sign which should only be up for one year. Ms. Lunaccui asked if she changed the frame, would that help? Chairman Castrovillari said that the text, the box, the frame, the lighting - it's held up with screws. Mr. Bruckner said every sign is held up with screws. Ms. Lunaccui said they can change the legs. Chairman Castrovillari replied that she would then have to come back. Mrs. Vozar said that this application has already been continued for the applicant to make changes. Chairman Castrovillari asked for further discussion. Mr. Bruckner said he wanted to discuss color since Chairman Castrovillari mentioned color before and he gave him a picture. Chairman Castrovillari said that color isn't really an issue right now. He asked for Mrs. Babinec to call the roll. Roll called - Chairman Castrovillari nay, Mr. Kapitan nay, Mr. Kundla nay. Motion denied 0/3.

Chairman Castrovillari said Mr. Bruckner could talk to Tom Jordan to see what else he can do but he would suggest hiring a sign company. Mrs. Lunaccui said that she needs to know if they can have two signs. Mrs. Vozar stated that only BZA can hear that issue - the ARB doesn't have that authority. Mr. Kundla said that he can get the minutes from this meeting which will refer to the applicable Code sections. Mr. Bruckner asked when the minutes will be available. Mrs. Babinec replied that the unofficial meeting minutes would be available in about a week and she would send a copy of the unofficial minutes to him.

B. Tony D'Abramo. Mrs. Babinec called for applicant. Jen Dotson and Alan Derby present. Chairman Castrovillari asked if this is approval for site plan only. Mr. Priest said there were issues regarding landscaping as well. Mrs. Babinec said she had been told by Brenda that site plan approval includes building approval. Mr. Kapitan said it was a terminology issue which was addressed before - the intent is for both site and building. Ms. Dotson said that she had given the City new elevations and a landscape plan. Mr. Priest said, as to the landscape plan, there is no plant list - no sizes. He would like to see the Latin names if it includes some obscure plant but the ones they are proposing are recognizable. He went on to say that they can make the spruce 6 foot, the spirea are 36 inches, the daylillies are #1 containers, the maples are 2 inch caliper - those are all standard sizes. He also said that the original submission had nothing in the middle. Chairman Castrovillari said he thought there was an issue regarding the one side. He asked Mrs. Babinec for the minutes from that meeting. Ms. Dotson had a copy of the

minutes which she had highlighted. Mrs. Dotson said that they had discussed the buffer on the east side being only three feet but the fire lane was put in at the request of the fire department. They put in the 12 foot wide lane which took up the majority of their setback of 15 feet or less - which was originally more than what was required by Code for set back. When the Fire Department asked for a fire lane, they only had 3 feet. Mr. Kundla said you are right on the line. Mr. Castrovillari asked if it is commercial or residential. Ms. Dotson replied commercial. Mr. Priest said the landscape plan has greatly improved. Chairman Castrovillari asked what the curved line was on the plan and Ms. Dotson replied that it is the edge of the mulch bed. She also said they created a center portion for a sign with address numbers for the Fire Department. It's a small 2 foot sign that only identifies house numbers. Chairman Castrovillari said he likes Mr. Priest's idea about putting sizes on the landscape plan. Mr. Kapitan asked Ms. Dotson if she has the authority to speak to the sizes. She said she has no problem and repeated Mr. Priest's suggestions for sizes. She asked for suggestions on the crab and viburnum. He said viburnum is 36 inches and the crab can be 1.75 inch caliper. Chairman Castrovillari asked Ms. Dotson to make notations on the plan itself and initial it. Chairman Castrovillari opened the discussion as to the building. Mr. Kundla asked if they are putting doors for ten tenants. Ms. Dotson replied that there will be ten doors on the front and ten on the back. Ms. Dotson showed the Board samples of the building block material and colors of the precast painted front sections, columns and insets. The tops of the walls and soffits are metal, putty in color. She also provided samples of the window material and frame material. Mr. Kundla asked if the columns are precast and she replied that they are. Mr. Kapitan asked if the precast insets are in/out or flush. She replied that they are recessed in. She said she had a discussion with the owner about what would happen if the signage gets off. He liked the look of the offset color so he said if the signage gets off he will come back to ARB and paint it all one color. She stated that it seemed with the Italgranite application, there is a limit as to signage on the building. Chairman Castrovillari said that only means more than one ground sign for a building. There can be more than one sign on a building. Mr. Kapitan asked, if there is an issue about a tenant sign being off somewhat, the band would be painted out for a sign which spans an inset and flush area? Ms. Dotson said, or he could paint the recessed area to match the light color. Mr. Kapitan asked if any thought had been given to a signage package for a multi-tenant building so that all the signs are uniform? Ms. Dotson stated that she would suggest he do that. Mr. Kundla asked how far the panel is inset and Mr. Derby replied less than an inch. Mr. Kundla asked about the glass. Mr. Kapitan stated that reflective is not for TCDs but this is not TCD. Chairman Castrovillari asked about the building design. He said the elevations are throwing him off. Ms. Dotson presented the Board with new elevations with the correct colors. The

Board took a few moments trying to determine the exact location of the site and who the neighbors are. Mr. Derby suggested they look at another part of the plan which shows who the neighbors are. Chairman Castrovillari moved to approve the site, building and landscape plans as submitted with notations as to plants. Mr. Kapitan second. Roll called. Motion carried 3/0.

C. **First Chair Music Programs.** Mrs. Babinec called for applicant. Ms. Tammy Deastlov present. She told the Board where the building was located and that they are in a three tenant building. They had the center and right units but have reduced their size. The other tenant is "For Sale By Owner" whose sign is black and white with a possible small red swirl. The Board looked at the sample of the actual sign and determined that it is a composite panel. Mr. Kapitan asked about how she determined the colors. Ms. Deastlov stated that they had proposed the same color scheme four years ago, they were asked to tone down the colors and they did. They had heard from many people that they did not even know they were at their location. They wanted to use stronger colors so they went with the colors from the literature. They use the primary colors since their business is children oriented. Mr. Kundla asked the applicant about the lettering on the signs questioning whether the bottom line of text is readable. He seemed to think that a driver passing by could not read the bottom line. Chairman Castrovillari asked the size of the letters- she did not know. She said there is a lot of traffic that stops outside their business and she wanted the bottom text as it would clarify that the business is not a retail operation. She thought the color would attract attention. Chairman Castrovillari has no problem with smaller letters and the font is fine - he has a problem with the color - a 20" by 8' section of yellow is a lot of yellow. Ms. Deastlov said she used Next Day Signs. Mr. Kundla asked if that is the only shade of yellow they had. Ms. Deastlov replied that she asked for yellow and that's what they showed her - she doesn't know what other shade of yellow they may have. Chairman Castrovillari was looking at a small sample of the sign which he asked Mr. Priest to hold up as he was seated a few feet away. Mr. Priest held up the sample and Chairman Castrovillari thought the words "First Chair", which are in blue, looked the same as the bottom line of text which is black. He thought it was the yellow color that made it look that way. Mr. Priest said he thought it made the blue look purple. Mr. Kapitan suggested incorporating the yellow and blue into the letters using one as a outline color and using another color, like white, for the background color. Chairman Castrovillari thought the yellow was too intense. He thought there may be a shade lighter that would be perfect. Mr. Kundla suggested taking the bottom line of text off and center the First Chair Music Programs and then using a white border around the yellow. Ms. Deastlov asked if First Chair would be in the border because 20 inches doesn't allow much space for the name. Mr. Kundla said he was just looking at a way to keep the yellow by changing the

design - that would reduce the amount of yellow. Chairman Castrovillari thought she would lose important information, being the bottom line of text. He thinks another yellow color would be better so she doesn't lose the primary blue color that she wants. Mr. Priest said that it looks like school bus yellow. Mr. Kundla said that the Board could table the application tonight and she can provide the Board with a revised submittal. She doesn't have to come back but he believes that she should in case the Board has other questions or concerns. Chairman Castrovillari said she should have the sign maker give her all the yellows he has and perhaps come back also with another sign design using Mr. Kundla's suggestion of a border. Ms. Deastlov asked if she should ask about the black border of the sign - the cap- to see if it comes in white. Chairman Castrovillari suggested maybe the cap being wider but still in black. Ms. Deastlov said she will return with possibly a wider cap and other yellow colors. Chairman Castrovillari said she could reword the sign but he really doesn't have a problem with it. Mr. Kundla said she should also return with sizes for the letters. Chairman Castrovillari moved to table the sign until the next meeting. Ms. Deastlov asked if she has to reapply and she was told no, just bring back what was discussed. Mr. Kundla second. Roll called. 3/0. Application tabled to next meeting

3. **New Business:**

None.

4. **Miscellaneous:**

Mr. Mazella was present to provide the Board with final plans for his patio. Chairman Castrovillari moved to add 82nd Street Grille to the agenda. Mr. Kapitan second. Roll called. Motion carried 3/0. Mr. Mazella showed the Board plans which he said he provided to Mr. Alvarez yesterday. They now have a metal roof, they changed the T111 to vinyl siding and put solid walls where the lattice was previously. The walls, and posts will be burgundy to match the building and the roof will be hunter green. Chairman Castrovillari moved to approve the plans as submitted. Mr. Kundla second. Roll called. Motion carried 3/0.

Mrs. Babinec gave the Board the landscape plan provided by Golubic for their sign. Mr. Priest said that when the landscape plan was originally reviewed, the sign was not included in the application at that time. The size of the sign has bearing on whether the landscape plan is appropriate. The plan was never reviewed for that. Chairman Castrovillari reviewed the plan and stated that there is a rectangle on the plan with no dimension. Mr. Priest said the recent sign submittal was approved contingent on a landscape plan for the sign. Chairman

Castrovillari asked Mr. Priest if the plan for the site plan is okay? Mr. Priest replied that it was fine and he would approve it as submitted. Mr. Kapitan said that the landscape plan is drawn for a 10 foot sign but he recalls the sign itself was an 8 foot sign. Either way it is fine. Chairman Castrovillari said that the Board was justified in asking to see the landscape plan which was originally presented to them five months ago. The Board agrees that it is approved and it should be noted on the plan and given to Brenda.

Chairman Castrovillari moved to adjourn the meeting at 7:08 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____