

ARB MINUTES

October 13, 2008

The ARB held a regular meeting on Monday, October 13, 2008 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Frank Castrovillari at 6:00 p.m. Roll called.

Members Present: Frank Castrovillari, Joe Kapitan and Linda Watkins
Donna Babinec (Secretary)

Members Absent: None.

Others Present: Donna Vozar and Tom Jordan

1. **Approval of Minutes of September 22, 2008 Regular Meeting**

Chairman Castrovillari moved to approve the minutes of the September 22, 2008 meeting, Mr. Kapitan second. No discussion. Roll called, motion carried 3/0.

2. **Old Business:**

None.

3. New Business:

A. **Balanced Fitness:** Mrs. Babinec called for applicant. Susan Novak present. Chairman Castrovillari moved to approve the application as submitted. Mr. Kapitan second. Discussion: Chairman Castrovillari asked Ms. Novak if this is an existing sign. She replied that it was and that they were just putting a magnetic sign on their portion. It will attach to the existing ground sign which is externally illuminated. Chairman Castrovillari stated that the picture on the application was not clear and asked exactly where the sign would go. He then made a notation on the picture which Mrs. Vozar asked the applicant to sign and date. She did. Mr. Kapitan asked Ms. Novak what the orange color on the sign looked like. She replied that it is not a bright orange. She showed the Board one of her business cards and stated that it is the same orange and the lettering

is a very dark blue which looks almost black. Chairman Castrovillari asked the other members for input. Both agreed that the sign was okay. Roll called. Motion carried 3/0. Ms. Novak was advised by Mrs. Babinec that the Building Department would be notified the next morning that the sign had been approved.

- B. **Tony Maloney's.** Mrs. Babinec called for applicant. Fred LoSchiavo present as owner. Mr. LoSchiavo stated that this application is for signage and for a patio which he wants to add to his business. He purchased the former Blue Moose in TimberRidge and has done extensive remodeling. Mrs. Vozar stated that the Building Commissioner had approved the signage and that the patio plan had not yet gone before Planning. She stated that the ARB should treat this as two separate applications - one for signage and the other for the patio. Chairman Castrovillari moved to approve the signage application as submitted. Mr. Kapitan second. Discussion: Chairman Castrovillari asked Mr. LoSchiavo if the color rendering was accurate. He stated that it was and that at night the lettering would be white instead of the black appearance in daylight. Chairman Castrovillari asked about the rendering showing some additional lettering above Maloney on the sign which Mr. LoSchiavo stated would not be on the sign. Roll called. Motion carried 3/0.

Chairman Castrovillari then asked the Board to review the patio plans. Mr. LoSchiavo showed the Board a sample of the stone he wanted to use on the patio. He had samples of cultured stone and split face block. One was the same as the existing stone on the building, the other was the one he had priced out but he had no problem with using the existing stone if that was the Board's preference. He also showed the Board a picture of the lights he planned to use on the patio. The picture was of the wall mounted lighting. He said there would be the same lighting on posts. Chairman Castrovillari stated that he would rather they use the stone which matches the building. Mrs. Watkins and Mr. Kapitan both preferred the stone and Mr. LoSchiavo stated that he would check the price. Chairman Castrovillari stated that he did not care for the lights. He thought they should use a more contemporary looking light. Mr. Kapitan stated that he thought the lights looked too colonial and would look out of place on the renovated center which has a contemporary look. Mrs. Watkins agreed. Mr. LoSchiavo stated that he wanted the lighting to have a Irish pub look. Chairman Castrovillari stated that he wouldn't mind them being on the patio but he wanted a different light for the building. Mr. LoSchiavo stated that he

would talk to his wife, who had picked the lighting, and ask her to find something else and he would return to ARB with different lighting. Chairman Castrovillari mentioned the gate location and stated that Mr. Alvarez would have to address that issue when Mr. LoSchiavo goes to Planning. Mr. Kapitan asked Mr. LoSchiavo about the benches on the drawing. He asked what material was below the benches as it looked like there was an empty space on the drawing. Mr. LoSchiavo said he would bring it to the attention of his architect and would try to have it addressed before going to Planning on Wednesday. Mr. Jordan said that the Building Commissioner would have his findings regarding the plans at Planning Commission and that all the ARB could do at this point was to offer their input as to the materials that he presented to them and should table the application until he has gone to Planning. Chairman Castrovillari moved to table the application so Mr. LoSchiavo can return with the new lights, the bench/under bench area, the stone and the gate location. Mr. Kapitan second. Roll called. Motion carried 3/0. Mrs. Babinec advised Mr. LoSchiavo that he should return to ARB on October 27th and to appear at Planning on October 15th.

- C. **Towne Tavern.** Mrs. Babinec called for applicant. Larry Scullin present. There was another gentlemen present whose name was illegible on the sign in sheet but Mr. Scullin stated that he had poured the cement for the handicap ramp. Mr. Scullin stated that the application was for a fence to go in front of their building and a fence and railing for the handicap ramp. There was a question as to whether or not the ramp handrail will be built into the fence or attached to the wall of the building. The applicant was advised to discuss it with Rito Alvarez and return then to ARB. Chairman Castrovillari stated that he has no problem with the appearance of the fence they want to use - black aluminum - but thought there may be other issues which may affect the appearance of the fence so he would have to return to ARB after approval at Planning. Mr. Jordan agreed that the Building Commissioner can address those issues at the Planning meeting and advised the applicant to contact the Building Department if he has questions prior to appearing at that meeting. Chairman Castrovillari moved to table the application. Mrs. Watkins second. Roll called. Motion carried.

4. **Miscellaneous:**

None.

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

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____

STATE OF OHIO)
) SS. A F F I D A V I T
CUYAHOGA COUNTY)

I, DONNA M. BABINEC, being first duly sworn according to law, depose and state as follows:

1. I am the secretary for the North Royalton Architectural Review Board.
2. I was present at the October 13, 2008 which took place in City Hall Council Chambers and began at 6:00 p.m.
3. The recording system failed to record the meeting.
4. I have prepared minutes for the meeting which are to the best of my recollection.

Further, Affiant sayeth naught.

DONNA M. BABINEC

SWORN TO BEFORE ME and subscribed in my presence this ____ day of October, 2008.

Notary Public