

ARB MINUTES

February 23, 2009

The ARB held a regular meeting on Monday, February 23, 2009 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman, Frank Castrovillari at 6:03 p.m. Roll called. Board members, Joe Kapitan and Linda Watkins absent with cause.

Members Present: Frank Castrovillari and Laura Tworzydlo
Donna Babinec (Secretary)

Members Absent: Joe Kapitan and Linda Watkins

Others Present: Donna Vozar, Tom Jordan and Councilman, Ward 5

1. **Approval of Minutes of February 9, 2009 Regular Meeting**

Chairman Frank Castrovillari moved to approve the minutes of the February 9, 2009 meeting, Ms. Tworzydlo second. No discussion. Roll called, motion carried 2/0.

2. **Old Business:**

A. **Manorcare Health Service.** No one present.

B. **Butch's BBQ.** Mrs. Babinec called for applicant. Owner, Butch Stewart present. Chairman Castrovillari moved to approve. Ms. Tworzydlo second. Chairman Castrovillari said he liked the application. It has all the dimensions and it's a lot different from the former application. It puts everything in proportion. Ms. Tworzydlo agreed. Roll called. Motion carried 2/0. Mrs. Babinec advised Mr. Stewart that the Building Department would be advised Tuesday morning that the application was approved and he could then secure the permit.

3. **New Business:**

A.. **City of North Royalton, Akins Road, General Industrial Zoning, Roadway Access Approval to the City of North Royalton's expanding Recreational Baseball Park System located at 14875 York Road.**

Mrs. Babinec called for applicant. Mr. Tom Jordan, Development Director, present for the City. He stated that the City is proposing to install a driveway and parking lot for the expanded baseball complex located on York Road. It will provide extra parking for added fields as well as alternative ingress and egress on Akins Road. The reason the City is bringing plans to the various commissions is for their comments but also for the public if there were neighbors who would have comments about the fence, etc. He went on to say that it doesn't look like anyone is here tonight. Mrs. Vozar stated that some residents did show up to the Planning Commission and made comments. Chairman Castrovillari asked, if there were issues regarding the fencing and landscaping, would they return to ARB. Mrs. Vozar stated that it had already been addressed at Planning. Mr. Jordan asked Mrs. Vozar if they had talked about types of fencing. He assumes it is all chainlink. Mrs. Vozar stated that she had hoped someone from Planning would have appeared tonight with specifics as to the fencing and shrubs discussed at Planning. Perhaps it is best to table the application and have someone from Planning come to the next meeting and get the ARB's input on types of evergreens to use and perhaps have a draft of the Planning Commission minutes for ARB. Chairman Castrovillari said that, looking at the plans having parking is a great thing to have and he doesn't mind the roadway, but are they going to leave this as a construction entrance with gravel at the first 70 feet? Mr. Jordan said it has to be asphalt all the way out to the right of way. This is an industrial part of the City and it abuts the turnpike so he assumes the fence it is all chainlink. Mrs. Vozar stated that the property owners requested fencing but only to keep people from parking on their property. Mr. Jordan said the entryway is the only thing that really impacts the neighborhood. Where the fence stops relative to the building setbacks and what landscaping they are calling for, he's not sure. Mrs. Vozar said the landscaping was for across the street to block the lights coming into the two neighboring homes when people leave the park at night. The residents across the way had those concerns. Mr. Antoskiewicz, councilman for Ward 5 said the neighbors, the Strauses, talked with the engineer and suggested Norway pines since they are already on their property so it would match. The other neighbor, he doesn't think was present. Mrs. Vozar stated, for the record, it was the councilman from Ward 5 speaking. He went on to say, he did not know if it was 100% agreed upon but as long as they weren't asking for \$1,000 shrubs the City would work with them. Chairman Castrovillari said if the neighbors have no problem with chainlink it's not an issue. Ms. Tworzdo said she agrees, it is a general industrial zone so they should accept that. Chairman Castrovillari said the whole park is chainlink. Ms. Tworzdo said as long as the City protects their property with a fence,

chainlink should be okay. Chairman Castrovillari said his only real concern is the first 70 feet of the roadway being asphalt or concrete and would like the final plans to call that out as a hard surface. Mr. Jordan said he can probably return with that. Mrs. Vozar stated that the next meeting is in two weeks so it would give time to have the final specifics as well as a draft of the planning commission minutes. Chairman Castrovillari moved to table the application. Ms. Tworzdo second. Motion carried 2/0.

- 4. **Miscellaneous.** Mr. Jordan said he has some forms for ARB to review and he will get them to Mrs. Babinec for distribution.

Chairman Castrovillari moved to adjourn the meeting at 6:15 p.m. Ms. Tworzdo second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____