

ARB MINUTES

March 23, 2009

The ARB held a regular meeting on Monday, March 23, 2009 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, Joseph Kapitan, Linda Watkins and Laura Tworzydlo
Donna Babinec (Secretary)

Members Absent: None

Others Present: Donna Vozar and Tom Jordan

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

Chairman Frank Castrovillari moved to approve the minutes of the March 9, 2009 meeting, Mrs. Watkins second. No discussion. Mr. Kapitan stated that he was absent and will abstain from voting. Chairman Castrovillari moved excuse Mr. Kapitan from voting. Mrs. Watkins second. Motion carried. Motion to approve minutes carried 3/0 with Chairman Castrovillari, Linda Watkins and Laura Tworzydlo voting.

2. **Old Business:**

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

B. **Liquor Agency.** Mrs. Babinec called for applicant. Mr. Ron Rhan from Euro Neon Signs present. Mr. Castrovillari moved to remove application from table. Mrs. Watkins second. Motion carried. He then moved to approve as submitted. Mrs. Watkins second. Discussion: Mr. Rhan provided the Board with copies of the revised application. He stated that he had spoken to the Building Commissioner who advised him that as long as he has 3 feet on either side of the sign, it will meet Code. Mr. Rhan advised that the font size is the same as Royal Park Fine Wine. Chairman Castrovillari stated that he would like the applicant to make sure that the channel of the raceway is painted to match the background as is not noted anywhere on the revised plan. Mr. Rhan made note on the revised plan and signed and dated it as the corrected submittal. Mr. Rhan stated for the record that the submittal is corrected to reflect the changes. Roll called. Motion carried 3/0.

3. **New Business:**

A.. **Asian Impressions Groceries and Gifts**, 9383 Sprague Road, General Business Zoning. Sign Approval. Mrs. Babinec called for applicant. Mr. Greg Harris with Global Signs present. Chairman Castrovillari moved to approve as submitted. Mr. Kapitan second. Discussion. Mr. Harris stated the business is in Timber Ridge shopping plaza. The signage is channel letters. There is a tag line under the business name to clarify what the business is. It meets the criteria of the center. Chairman Castrovillari stated that Mr. Alvarez has advised that it meets Code. He asked Mr. Harris if Asian will be the same size as Impressions. Mr. Harris replied it would. Mr. Kapitan stated that he would like them to remove their window signs now. Mr. Harris stated that they already have. Roll called. Motion carried 3/0.

B. **Taco Bell Restaurant with Drive-Thru**, 6447 Royalton Road, TCD-1 Zoning. Site Plan Approval/Building Design. Mr. Tom Jordan asked to address the Board. He stated that the representatives are here from GPD Architects who are proposing construction of a Taco Bell facility where a dilapidated residence currently exists on Royalton Road. They have been to Planning and were granted a conditional use. The site plan was tabled until a variance would be granted by the Board of Zoning Appeals. They are before this Board tonight as they have extensive signage, new construction and have site plan issues. BZA will address, in part, four to five variances. Reviews by Engineering and Building have found four to five areas of concern. As this is new construction in TCD it is a learning process for City employees and the applicants. They are attempted to identify issues early on even before applying. The major areas are signage where there are three different variance issues. Mr. Jordan went on to say that they want to get an understanding on elevations, site plan and signage and asks ARB to give some feedback to applicants in these areas. They will be before BZA in two weeks and then will go back to Planning. Chairman Castrovillari moved to approve application as submitted. Mr. Kapitan second. Applicants present were Todd Huntington and Kira Kabo, both from GPD Group and Bernard Hoffmann from Pacific Bells, Inc., business owner. Discussion: Mr. Kapitan stated that he has reviewed the drawings and is unclear as to their intent for a street sign. Are they looking for a pylon or ground sign as both require variances. Mr. Huntington said their submission is for a 64 square foot , 20 foot high, pylon sign which is what they prefer. Mr. Jordan stated that neither a pylon or monument sign is allowed in TCD. Mrs. Kabo stated that they are not asking for the largest sign. A standard Taco Bell sign is 93 square feet, 35 feet overall height but driving through the City, they feel the smaller sign would fit better. Mr. Kapitan stated that the bigger one is probably for a highway exit. Mrs. Tworzydlo asked if the sign is a perfect square. Mr. Huntington said it is 80 inches by 122 inches. Mr. Jordan said the concept of TCD was that the buildings would be moved forward and the signs on the buildings would take the place of ground signs. Ms. Kabo said the road widening discussions have caused them to be asked to move the building back from the street to allow for the widening. They need a free standing sign so they aren't at a disadvantage to

surrounding businesses who have pole signs. Chairman Castrovillari said he would not want to see any pole signs in TCD - a monument sign could be discussed if they receive a variance. He tried to recall what businesses currently have pylon signs and Ms. Kabo replied Arby's and Pizza Hut. Chairman Castrovillari restated that he doesn't want pylon signs. He understands that they are widening the road so it will be closer to the building. Ms. Kabo said no one knows when - Planning Commission said it may take years. Ms. Tworzydlo asked how far back the building is now. Ms. Kabo stated right now it is 25 feet from the right of way. Per TCD it has to be between 10 and 25 feet. Mr. Jordan said the current position would not require a variance but the City may ask it to be put back farther. A typical road widening is between 10 and 15 feet and if they did widen it they would be okay and still have maybe 10 feet. There is also an issue regarding the exit lane which has some traffic engineering involved in it. Right now they comply with TCD in their current location. Mr. Jordan asked the Board if he is correct in sensing that the Board, if a variance is granted, would rather have a monument sign. Chairman Castrovillari stated that he is recalling Kentucky Fried Chicken. They wanted a pylon sign and the Board said no, they came back with a monument sign that was changeable and the Board said no - so they settled on what is there now. Mr. Jordan stated that he would like the Board to finish their comments on the signage before they go on to another area. Mr. Kapitan said he would prefer a well done ground sign than a pylon sign. Mr. Castrovillari said it's not a very big city and the public will know they are there. Ms. Kabo asked if they could discuss the height because when they go back to the drafting board, they would like to know what feelings the Board has in that regard. Mr. Kapitan said the ground sign height, including base is seven feet. They must also have a solid base, lighting and landscaping. Ms. Tworzydlo asked about enter and exit signs. Ms. Kabo said the signage package consists of building signage, free standing sign, menu board and directional signs. Mr. Jordan said the only other significant signage is the menu board. He asked if the Board has seen the signage on the building. Mr. Kapitan and Chairman Castrovillari said they did not have an issue with that. Ms. Tworzydlo said that the Board has to take that all signage into consideration. Mrs. Vozar stated that this is just an opportunity for the applicant to come before this Board with their submission and they understand that they need variances. Ms. Tworzydlo stated if they have Taco Bell on the north, east and west sides of the building, that would take place of some of the square footage. Mrs. Watkins said that is why they need the variance. Mr. Jordan said the Board should take into consideration the entire signage package. Ms. Tworzydlo asked what is the total allowable? Mr. Huntington said it's 56 square feet and they are asking for 87, an additional 32 square feet. Each facade has 29-30 square feet. Ms. Tworzydlo asked if the bell is included in the signage. They replied it's both. Ms. Kabo said the bell is on the wall and the Taco Bell letters are on the canopies. Ms. Tworzydlo asked is the 87 square feet just on the building? They replied yes, wall signs. Ms. Tworzydlo asked, with their location, do they need all that on the east and west side. Ms. Kabo said on the front they definitely need it and the right side where the main entrance is they need it. It's always good to have it on

the drive thru side but, there was a discussion at BZA if they would be willing to omit some signage and they will probably talk about the drive thru side. Chairman Castrovillari said he would be more willing to give leeway on the building signage rather than a pole sign. He said he has seen this prototype and it's well done. He has no problem with three signs on the building. He has a problem with the pole sign. Mrs. Watkins agreed. She would rather see signage on the building and maybe a small monument sign for awhile to get them established and then, when the road is widened they would have to remove it just like the other businesses on 82 but she does not want a pole sign. Mrs. Vozar added that this Board does not have the authority to grant a variance regarding the Code and any comments are not binding or have any precedence with BZA. They are merely to let the applicant know the feelings this Board has. Chairman Castrovillari said, if they are going for a variance on a sign, he would hope the other Board would ask the ARB's opinion aesthetically and he would rather see a variance on the building than a pole sign. He also said the enter and exit signs have their logo and that will be at the street so he feels the pole sign is unnecessary. Mr. Kapitan asked if the bell symbol needs a variance as well since it is above the cornice line. Chairman Castrovillari said it is above the cornice line but the decorative wave above it is probably the cornice line. Ms. Kabo said it looks better this way. They had been asked at other locations to move it and it doesn't look as good. Mr. Kapitan said he doesn't have an issue with the building signage either and if BZA does, maybe they will consider the drive thru elevation be removed. Ms. Tworzydlo said the Building Commissioner said no advertising should be permitted on the directional signs. Mr. Jordan said it's a judgment call. Ms. Tworzydlo said it's included in the square footage. Mr. Huntington said the only thing calculated in the wall signs is the three swinging bells and the three channel letters on the canopy. Any additional sign on the site, directional signs, pole signs are all separate signage there's no dictating the maximum overall square footage. There's wall signage and a pylon sign which they are not permitted but they're pushing for it. Ms. Tworzydlo said they said the 87.6 square feet on the building included the bells. Ms. Kabo said the bells on the building, not the directional signs or menu board. Ms. Tworzydlo said the Code said there is no advertising on the directional signs and the proposal shows the bell on those signs so that, in fact, could be considered their monument sign. Ms. Kabo said if a variance is needed for that there is a fall back option where it just says enter and exit in Taco Bell colors with no bell. Chairman Castrovillari said there are a lot of variance issues and other issues so the only thing they can do is table it. Mr. Kapitan asked if the Board should also be reviewing the architecture. Mrs. Vozar said it's all one application and it has to go to BZA and back to Planning. Ms. Kabo asked if they will also have to return to ARB. Chairman Castrovillari said they will have to return to ARB depending on what is resubmitted. He went on to say if they get a variance for a ground sign, they will have to return to ARB so they can see the ground sign. Ms. Kabo said they also have building related variances for which they would like ARB input. Chairman Castrovillari said he likes the building. He's seen this prototype before. Ms. Kabo said it's not a prototype building but they extended windows as much as

they could. She said TCB requires all facades have 50% or more glazing but it's impossible on the sides since half of the building is a kitchen. They tried to maximize the front of the building which you can see from the street. They started the windows as low as possible-started at 3 feet. Mrs. Watkins asked if the colors are the exact colors they are using. Ms. Kabo said yes. She said it's river stone on the bottom. Chairman Castrovillari said he doesn't have a problem with colors. Mrs. Watkins agreed. Mr. Kapitan said he wanted them to be certain there is no reflective mirror glass. Ms. Kabo there is no mirror glass. Mr. Jordan stated this is a rectangular building and a rectangular site. They originally had the building farther back and there was some discussion with the architect about putting a wing to the east and a wing to the west and a small stone wall on the other side of the driveway however, for financial considerations this is the submission as it is today. They would need a significant variance to accomplish that site plan and their hope is to reduce that variance request. They need some feedback on this issue. That's the most significant remaining one. They are in compliance with the setback with the exception of the City asking them to move it back farther. The landscaping may change if further wings were put on the building. A monument sign would also change that. Ms. Kabo said they use a lot of landscaping and she thinks City will be pleased and it will be well taken care of. Mr. Kapitan asked if the trash enclosure is masonry. They replied it was. Mr. Jordan stated they tried to get the parking as much as possible to the rear. Ms. Kabo said, as to the width of the building, the client himself submitted a drawing of a building where there is an arch above the drive thru lane which would give the look of a wider building. It wasn't a bad idea but they were unsure if it would be structurally safe and the cost was prohibitive. They want to get a variance for the width as it is and want ARB feedback because she feels BZA will listen to ARB on this. Mr. Kapitan said he prefers just the building and no extension. Chairman Castrovillari agreed. He thinks the front elevation has a lot of elements to it and there's no need for anything more. Mr. Jordan asked about a small wall on either side and an arch over the driveway. Mr. Kapitan said he would have no problem with a small wall but the entry arch or canopy he doesn't like. He thinks it would make things worse. Chairman Castrovillari agreed. He also likes the landscaping, he thinks they are hardy plants and hope that the maintenance of the seasonal flowers will be kept up. There's plenty of year round greenery. Mr. Jordan said there are some variances in the back, windows and menu board. Ms. Kabo said they are looking for a variance for the height of menu board but there is an option to eliminate the top portion and stay within Code. There is one large menu board with no preview board. Mr. Kapitan asked about site lighting. Mr. Huntington said they submitted a lighting plan but it's only for metrics not a picture of the actual fixture. They can bring it when they come next time. Mrs. Watkins said she likes the building. Ms. Tworzydlo mentioned an issue with signage and Mr. Jordan said the signage will come back to ARB. Chairman Castrovillari said he would rather have BZA say they will grant so many total square feet and have the applicant come back with another signage plan. Ms. Tworzydlo said the purpose is to set standards. Mr. Jordan said they are trying to make TCD as attractive as possible. Chairman

Castrovillari said he would have more of a problem with the menu board if it was up front instead of in back. Mrs. Vozar stated that the application will go before BZA a month from now. Therefore, there will require a significant continuance since it wouldn't come back to ARB for at least six weeks. She asked applicants if they have authority to continue this matter with ARB for at least six weeks. She also stated that Mr. Jordan, on behalf of the City, could state on the record that he would not have an objection to the continuance. Mr. Jordan said the City would like to take that opportunity to sort out all the details and that would then be the final meeting and they can get under construction. Ms. Kabo said stated that she thinks they are going to BZA on April 27th and will then have to return to Planning Commission. Do they go to ARB before Planning Commission. May 11, 2009 is the next ARB meeting so they could come to ARB and, if the variances were granted, they could get contingent approval from ARB and could then go to Planning on May 13th since that is the first Planning Meeting in May. Mr. Jordan wanted to recap the issues. If they get the variances at BZA they can get approval at ARB contingent on Planning approval. Ms. Kabo stated that she wants to get the dates straight because, once they have final approval on May 13th, they need to design the building which takes one month so that would be mid June. If they submit in mid June, they have to be under construction by August 1st so she doesn't know if 45 days is enough time for the City's review. Mrs. Vozar stated that there are ways to expedite the process but you need to request special meetings, things like that. Those are things within their control. The ARB tonight needs to determine if they have the authority to agree to table this matter for longer than thirty days. Ms. Kabo said that the owner is here tonight. He signed in and stated his name for the record, Bernard Hoffmann. Mrs. Vozar then stated that she recommends tabling tonight to give them time to go before BZA and Planning. Chairman Castrovillari moved to table the application. Mr. Kapitan second. Roll called. Motion carried 3/0.

4. **Miscellaneous.** Chairman Castrovillari asked what is allowed and not allowed on the A frame signs. Mrs. Watkins said those are sidewalk signs. Chairman Castrovillari said the sign he is thinking of is a menu. Mrs. Vozar stated that he should give her the names of any business he thinks may be violating the ordinances and they will look into it.

Chairman Castrovillari moved to adjourn the meeting at 7:56 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____