

ARB MINUTES

April 13, 2009

The ARB held a regular meeting on Monday, April 13, 2009 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman, Frank Castrovillari at 6:01 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 Tony Sandora

1. **Approval of Minutes of March 23, 2009 Regular Meeting**

Chairman Frank Castrovillari moved to approve the minutes of the March 23, 2009 meeting, Mr. Kapitan second. No discussion. Roll called. Motion carried 3/0.

2. **Old Business:**

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

B. **Taco Bell.** No one present.

3. **New Business:**

A.. **State Road Community Church of the Nazarene.** 8600 State Road, Public Facility Zoning. Site Plan Approval for an addition. Mrs. Babinec called for applicant. Mr. Garold Purvis and Philip H(?) present. Chairman Castrovillari asked Mr. Purvis if they had been approved by Planning Commission. He then moved to approve the application as submitted. Mrs. Watkins second. Discussion. Mr. Kapitan asked applicant to state his name. He replied that his name is Garold Purvis but he goes by Gary and he is from Ashley, Ohio. Mr. Kapitan stated that the application is for an addition for purposes of accessible entrance and accessible restrooms. Mr. Purvis replied there is two different purposes. He showed on the plans where the two buildings intersect there is a roof structure that needs repair, the steps also are in need of repair and a planter needs repair. They are partly updating what needs repair and to get handicap access, with two handicap restrooms and a nursery on the first floor. The current restrooms are in the basement. A restroom on the first

floor was put in a number of years ago for handicap access but it has a 7 inch step up into it. This facility is also used for voting and they've had some situations where there have been some injuries from individuals falling. Ms. Tworzydlo asked how they will be eliminating that problem. Mr. Purvis said the entrance on the north will now be the main entrance and because of the contour of the ground the entrance will now be at grade level. Ms. Tworzydlo asked if they will be eliminating the south entrance which has nine steps to access. Mr. Purvis said it will be used as an emergency exit. Mr. Purvis pointed out where a house used to be on the property and stated that they are contemplating expanding with a sanctuary so, the way they are building the addition, this would be the main entrance for not only this facility but also the entrance for any new facility. Mr. Kapitan asked if the brick sample the applicant brought matches the existing building. Mr. Purvis replied it did. Chairman Castrovillari said the entrance works well with the rest of the church. It has columns with a gabled roof. Mr. Kapitan asked about a discrepancy on the front roof line on the plan and drawing and it was determined the roof drawing was incorrect. Chairman Castrovillari stated that is an existing condition so it has nothing to do with the addition. Philip H produced a shingle sample for the roof and stated that it is a sample of the existing shingle which is a standard color. They will use thirty pound paper and thirty year shingles. Mr. Purvis went on to mention the contractors being used for the inside improvements but Chairman Castrovillari stated that ARB is only concerned with the outside of the building. Roll called. Application approved 3/0.

B. **Italgranite, LLC**, 11683 Royalton Road, Unit C., General Industrial Zoning. Sign Approval. Mrs. Babinec called for applicant. No one present. Chairman Castrovillari moved to table Italgranite as there is an issue on an existing sign until the Board has further information. Mr. Kapitan second. Roll called. Motion carried 3/0.

C. **Pfister Insurance**, 11807 Royalton Road, General Industrial Zoning. Sign Approval. Mrs. Babinec called for applicant. Mr. Chuck Zingale and Edward Pfister present. Chairman Castrovillari moved to approve as submitted. Mrs. Watkins second. Discussion: Mr. Zingale stated that the sign consists of three separate elements. There is a shield on top which is a logo that Mr. Pfister will be using on all his stationery to tie it in with his printed advertising and business forms. That is a single sided lexan face sign with a black graphic, lighted internally with florescent lamps. The Pfister Insurance portion is individual lighted letters similar to a sample he brought, black aluminum cabinet with red faces that will be lighted with red LEDs which are more green friendly, less energy consumption and operate on low wattage and cooler. The letters are mounted to a raceway which is where the power supply is located and it's mounted flush to the wooden front of the building. The last part of the sign is a tag line, single sided sign with white copy on a black background and lighted the same as the shield is lighted. It's a band sign with opaque black background and the cabinetry is black. At night just the lettering is lighted and it will be on

a timer to cut off at 1:00 a.m. or midnight. Mr. Kapitan asked about the projection of the letters. Mr. Zingale stated it is five inches. He went on to say the raceway that houses the transformers is about four inches by four inches and the letters are mounted to that so the total projection is about nine inches. The cabinet signs are about six inches projection. Chairman Castrovillari said he doesn't mind the top sign but wonders if the black and white will be pretty bright at night with all the white. The bottom sign has a lot of black around it so there won't be so much white. Then you go back to a red band and back to black and white. Is there a way to spruce up the top sign, add some color or do something so only some of it will show up at night. Mr. Zingale stated that the signage being in the gable area there will be some shadowing on it during the day so he wanted to keep it light in color. Chairman Castrovillar said his concern is more for nighttime. There will be seven square feet of white light with a black image. Mr. Zingale said it's five square feet. Chairman Castrovillari said he was guessing at the size. Mr. Pfister stated he didn't think it was big enough to be a problem and asked him if he is concerned with the brightness for cars going by. Chairman Castrovillari stated that was not the problem he was concerned that there was no color to it at all and thinks they could keep the same design but add something to it. Ms. Tworzydlo stated that she doesn't believe there is a reason for a logo, red and something big and black. It just isn't cohesive. The last few signs before the Board have been all red and the Board is trying to get all the buildings cohesive. She believes the logo and "providing a shield of protection" is too much stuff. She just likes Pfister Insurance, it tells the way it is by itself. She doesn't see what the logo and tag line will do for it. Mr. Zingale said they are a marketing device, the shield and "providing the shield of protection" reinforces the logo. Mr. Pfister said that McDonalds has the arches and they are incorporated in the sign. Ms. Tworzydlo agreed they are incorporated into the sign. Here they are not incorporated, it's black, then white then red. She personally doesn't like it. Mr. Pfister asked what colors the Board would like them to use. Chairman Castrovillari said he looks at this and sees three separate signs. He doesn't see one sign package. If it was all in one big box, it would be easier for them to match it all together but it's in three separate boxes. You have the top sign, black and white and you see the middle is red and then black and white again. Do they have to have red, is there another color they can use. Mr. Pfister said it would be the same thing if they used yellow or blue, you would still have black and white, a color and black and white. Chairman Castrovillari said certain colors have an intensity and red is a very intense color. The glow of red and white can be seen from quite a distance like from four miles away. Mr. Zingale said you'll actually only see it from 75 feet. Chairman Castrovillari said he can take him right now to three signs that you can see from four miles away. He would like to see this tied into one sign, not three separate signs put together with no continuity. Mr. Kapitan said he understands but doesn't really agree. He asked if the letter sample they brought is the actual color. The letter he brought has a black trim and black side. When looking at the picture, he imagines the red having a black outline and a black return. Mr. Pfister asked the Board if they would like to see the sample letter lit up. Ms. Tworzydlo said

she would. Mr. Kapitan asked Mr. Pfister if the color red has any business significance to him or just that it's a visible color. He replied no business significance just visible. He was thinking of yellow but the sign maker thought red would be better. Mrs. Watkins suggested drawing a more bold black line around the letters on the application. Chairman Castrovillari said they are showing a middle sign of red individual letters with a black outline. Right below that there is a block of letters with no depth to it except black and white period and at the top is another flat sign which will be bright white with black lines. Mr. Kapitan asked Chairman Castrovillari, if it's not the color but the assembly of the signs. Chairman Castrovillari replied yes he's seeing three separate signs. Looking at the shield, he would like to see some color on it, it's very old fashioned, the middle sign is a standard red sign with which he doesn't really have an issue. Then the bottom sign is another flat sign that will have a black background with letters. They don't work together very well. Mr. Kapitan suggested, if the bottom row was white letters on a raceway, would he like it better. Mr. Zingale said he couldn't do that, it would be too small. Mr. Pfister asked about reversing the shield to a black sign with white outline but you would lose it during the day. He really wants the shield as is because he is using the brand on advertising and letterhead. It's so tight at the top, he doesn't know how to arrange it any other way. Usually the shield is to the left of the P in Pfister. Mrs. Watkins asked about changing the tag line to be white background with black lettering. Chairman Castrovillari asked if there is a way to reverse it day to night. Mr. Zingale said it doesn't work well. Chairman Castrovillari asked what other light colors he could use. Mr. Pfister asked about yellow and Mr. Kapitan said it always ends up looking horrible. Mr. Zingale said some blues look okay but most are horrible at night. Mr. Pfister asked about making the knight a heavier black, like around the border. Mr. Kapitan and Mrs. Watkins agreed it would look better. Chairman Castrovillari tried to move the shield to the left of Pfister. He asked Mr. Pfister if they could make a darker border on the shield and make the P on the shield red. Mr. Zingale said he could do it and it would look good. He said it may be a problem if he tries to widen the border as it may make the image too small. Chairman Castrovillari said it doesn't have to be too wide, just double it. Mr. Zingale showed a sample of another sign with the logo next to the name. Mr. Kapitan asked if the elevation is to scale. Mr. Zingale replied it was. Mr. Kapitan said it looks as though, if they moved the name and tag line to the right, it would make room for the logo next to Pfister. Mr. Pfister said that is how it is on the letterhead. Mr. Zingale said it looks like it can be done but he wants to confirm it's possible. Mr. Pfister said he's agreeable to that. Chairman Castrovillari said he thinks if they use a thicker border on the shield and make the P red on the shield and then line it up with the P, it should look good. Mr. Zingale redrew the signage and recalculated the size. Chairman Castrovillari said he would like them to sign off on the revision. Mr. Zingale said he will do a new drawing and send it in to the City. Mr. Kapitan said the approval could be given tonight contingent on the new drawing. Chairman Castrovillari then reiterated the changes to be made, move the shield to the left of the P in Pfister, the P in the shield will be red, the border of the shield

will be a two inch black border and the name and tag line will be moved slightly to the right. Mr. Zingale and Mr. Pfister then signed and dated the changes made on the application. Mr. Zingale then stated that he may have to move the name and tag line down slightly to accommodate the change. Roll called. Motion to approve as amended carried 3/0.

Italgranite, LLC, Mr. Greg Harris arrived late to the meeting due to traffic and the application was again called. Chairman Castrovillari made a motion to remove the application from the table. Mr. Kapitan second. Motion carried. Chairman Castrovillari then moved to approve the application as submitted. Mrs. Watkins second. Discussion: Chairman Castrovillari asked Mr. Harris if the existing ground sign, which has been in violation for several months, has been removed. Mr. Harris said they are in court regarding the sign and Mr. Sindelar told them to do so. Chairman Castrovillari said the wall sign also needs to be removed. Mr. Harris agreed. Mr. Harris then stated that the wall sign will be red faced channel letters with white returns, raceway mounted with it painted to match the brick. Mr. Kapitan asked if this is a regular red, not pink red. Mr. Harris replied it was. Ms. Tworzydlo asked if this is the sign next to the light. Mr. Harris said yes, it will be removed. Chairman Castrovillari asked if these are neon letters, he replied yes. Chairman Castrovillari then asked if a ground sign will be done at this time. Mr. Harris said no. Since it is a unified property that is only entitled to one ground sign, the parties will not agree to share the ground sign. Sportstown has a ground sign now and doesn't want to lessen their visibility. The landlord should have handled this when the issue first came up but didn't. Chairman Castrovillari asked how far the building is from the roadway. Mr. Harris replied that it is on a part of the building that is set back quite a bit, they are in the recessed portion and the sign is more to the left because it is blocked by part of the building. Chairman Castrovillari said he was wondering why the sign is two feet high. He then asked if the sign will be on a timer. Mr. Harris said he is sure it will and doubts that it will be left on at night. Chairman Castrovillari asked if he could make approval contingent that it be on a timer that turns off and on. The board agreed. Roll called. Motion carried 3/0.

4. **Miscellaneous**. None.

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

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____