

ARB MINUTES

May 11, 2009

The ARB held a regular meeting on Monday, May 11, 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 April 27, 2009 Regular Meeting**

Chairman Frank Castrovillari moved to approve the minutes of the April 27, 2009 meeting, Mrs. Watkins 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. **Woodhill Properties, Inc.,** 5895 Royalton Road, TCD-2 Zoning, Building Exterior Paint Approval. Mrs. Babinec called for applicant. Mr. Robert Nottrodt was present. Mr. Kapitan asked the applicant if he is just repainting and if it is the same color. Mr. Nottrodt replied yes basically the same colors, very close. Mr. Kapitan said tan with dark brown trim. Ms. Tworzydlo said the trim will be “French Roast.” He stated yes and that there is some black on the old 82nd Cafe so they will change the black to all brown to match. Mr. Kapitan moved to approve the application as submitted. Mrs. Watkins second. Further discussion. The Board agreed that they all like the colors. Roll called. Motion carried 3/0.

Chairman Castrovillari asked Mrs. Vozar if, in the future, if they are just repainting the same colors, do they have to come before the Board? Mrs. Vozar stated that she thinks this applicant may have come to ARB because there was a slight change from black to brown, she’s have to check with Mr. Alvarez. Mr. Jordan stated that it may be the number

of colors. Mrs. Vozar stated that she thinks it's a good idea for them to come to ARB, especially in the TCDs.

B. Sue Miller, Trustee, 10156 Royalton Road, General Industrial Zoning, Revised Fence Approval. Sue Miller present. Mr. Kapitan moved to approve application as submitted. Mrs. Watkins second. Discussion: Mr. Kapitan asked Ms. Miller to explain her proposal. She stated that she stopped at the Building Department as the fence had fallen down and been replaced three times. She talked to the portable fence people who suggested that she go straight across east/west direction so the wind from the turnpike doesn't blow it down again or an L-shape that doesn't have slats in the north/south direction because when it was being replaced the third time, the fence was wrapped around the man replacing it because the wind was so strong. She prefers the L-shaped with no slats on one side because it's cheaper and it's easier for the cameras to catch anyone coming through because one tenant, Power Equipment, has lawnmowers and so much business. He has put cameras in for security and it would be easier to monitor it. Mrs. Tworzydlo said she went to the property and there is a fence, it doesn't look like the application - it looks like it was already put up. Ms. Miller stated that there is a fence there now but most of the slats are out. Mrs. Tworzydlo asked if it's in the same place. Ms. Miller stated it's not exactly in the same place. Mrs. Tworzydlo said it's for security reasons. Ms. Miller replied yes but it's damaged and needs replacement. She would also like to move the fence south 23 feet because her gate doesn't work correctly due to the slope of the driveway and it would then line up with her neighbor's gate. Mrs. Tworzydlo stated there is an existing gate there. Ms. Miller stated the gate is up but they couldn't put wheels on it because the slope of the drive is so bad. Mrs. Tworzydlo asked if it was being replaced with a new gate. Ms. Miller said no, same gate but with wheels. Chairman Castrovallari stated they will retrofit the gate. Mr. Kapitan showed the applicant the drawing and asked if the new proposal was the blue outline in the application. She replied it was and she wants the L-shaped fence. She stated that, last year, she told Mr. Alvarez that it's going to be a problem with the slats in there with the wind coming off the turnpike. There is nothing to break it and that's why it went down in December and all the way down in January. Chairman Castrovallari asked the reason for the slats. She replied that Mr. Alvarez said it was required by Code but when she talked to him a month ago he said that no one will even see that part. Mrs. Tworzydlo commented that the problem is that the slats that take the fence down due to the wind. Ms. Miller replied yes. Mr. Kapitan said she is proposing moving it, with slats in the front but no slats on the new line. Mr. Kapitan and Chairman Castrovallari agreed no one would see it. Mrs. Vozar stated that she is looking over the application to see if she requested a variance from the Code because she would then have to go before BZA. Ms. Vozar said she is looking at the remarks from Mr. Alvarez and he states that submittal B and C both comply with Building Code. Chairman Castrovallari read from the application that it is L-shaped silver galvanized chain link, front with green slats and north/south section no slats. So it does say that there won't

be slats going north/south. Mrs. Tworzydlo asked if it was grandfathered in because there is a fence east of this that has no slats, it's just a chain link fence. Mrs. Vozar stated that it is up to the building commissioner when he reviews it but when you're making a change like this there's no grandfather indemnity. She suggests that since this Board or the Building Commissioner have no authority to grant a variance she recommends that this Board, if they want to approve, make it contingent on the Building Commissioner making a determination whether a variance is required and if one is, it needs to go to BZA. Chairman Castrovillari said he is not opposed to no slats north and south because it is hidden. Mr. Kapitan agreed and said it will be behind the one that has the slats. The other members agreed. Mr. Kapitan amended the motion to approve option C which includes the relocation and lack of slats on north/south section abutting the turnpike with the condition that there is no variance required. Mrs. Watkins second. Motion carried 3/0. Mr. Kapitan advised the applicant that ARB has approved it as far as their purview will allow. If some variance is required by zoning that is the condition on the approval. Ms. Miller asked what will happen when she goes before Planning in two days. Mrs. Vozar stated that it will be determined whether a variance is needed and, if so, they will table it and she will be referred to BZA. Mr. Kapitan told her, if that happens, she won't have to return to ARB. Mrs. Tworzydlo asked if she was the property owner and Ms. Miller replied she was.

C. **Ganley Auto Collision**, 11000 Royaltan Road, General Industrial Zoning, Building and Monument Signs Approval. Mrs. Babinec called for applicant. Mr. Ron Khan present from EuroNeonsigns. Mr. Kapitan moved to approve the application as submitted. Mrs. Watkins second. Discussion: Mrs. Tworzydlo asked if he is planning to replace both ground signs and Mr. Khan replied yes. Mr. Kapitan said both ground signs are the same and he replied yes. Mr. Jordan asked if the business is owned by the Ganley Auto chain. Mr. Khan said he believes it is because the owner of this business owns the Ganley at Willoughby Heights so he thinks he is one of the owners, Ron is his name. Mr. Khan stated that the building sign will just be raceway mounted white letters. Mrs. Tworzydlo asked about the four signs in the right corner. Mr. Khan replied they will be removed. The former owner had permission for that but this owner does not have authority for that. Mr. Kapitan asked if he will be using the posts on the ground signs. Mr. Khan yes, just the posts for support. He will have a pole cover so it looks better. The grass and bushes will cover it. They have a plan to put a lot of flowers there too. In winter you may be able to see it, that's why he is putting the cover. Mr. Kapitan asked if he is leaving the tops of the post visible as it shows. Mr. Khan replied that they will not be visible. Mr. Kapitan asked if he is doing two signs in a V to use the posts. He said yes and the fact that the business owner wants it visible from east and west. Chairman Castrovillari asked if the black square at the bottom will be there and Mr. Khan replied that is the cover and it will be there. He also stated that the Building Commissioner said it has to be thirty feet from the corner and it is. Mr. Kapitan asked if all material is plexiglass. Mr. Khan replied that the channel letter sign is aluminum sign but the

faces will be plexiglass and neon inside. Mr. Kapitan said the brown panel at the bottom is aluminum as well. Mr. Khan pointed out what is aluminum and stated that the returns are also plexiglass. Chairman Castrovillari said he has no problem with the building sign. He likes the white letters on the building and that they aren't too big. Mr. Khan said they are two feet and the existing are four feet. He went on to say that the ground signs look nicer than what is there now. They will need to cut the tops of the posts off. It already has vegetation and if it is cleaned up and a little added it will look nice. Mrs. Watkins agreed. Mr. Kapitan amended the motion to state that there is no solid background on the building sign, simply white channel letters over the vertical siding, that the proposed ground sign will replace both existing ground signs, that the tops of the posts will not be visible above the sign and that the landscaping will be improved. Mrs. Watkins second. Motion carried 3/0.

Miscellaneous. Mr. Kapitan asked for any miscellaneous. Mr. Jordan, Community Development Director, stated that there will be stimulus money available to the county for storefront renovation. In the past programs, it was only limited to the improvement target area which is State to Ridge on Royalton but now any commercial property in the City of North Royalton will be eligible. Three out of every ten dollars will be rebated to them up to six thousand dollars so if they do a sidewalk, repair to parking lot, sign replacement, etc. There is an exclusion Timberidge would not be eligible because they are a strip center and McDonalds would not be eligible as they are a franchise. One because they have money and two because they would eat up all the money. It's designed for single use buildings. That's why he asked about Ganley. Chairman Castrovillari asked what about buildings that have two tenants. Mr. Jordan said he is submitting something for that because there are a lot of buildings like that. He used French Quarter as an example, it is two stores dominated by Drug Mart. They want to do outdoor dining. Mrs. Tworzydlo asked about the new applications. Mr. Jordan stated that he needs to get together with Donna to get a draft for the Board's input. Chairman Castrovillari stated that there hasn't been a work session in two years and ARB has two new members. Mrs. Vozar stated that she has mentioned doing one with Planning or BZA. Mr. Jordan asked what the slow time is. Mrs. Vozar stated that would be August but they don't want to schedule it then because they're in recess. Mr. Kapitan stated that the next meeting is 5/18 not 5/25.

Mr. Kapitan moved to adjourn the meeting at 6:30 p.m. Chairman Castrovillari second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____