

ARB MINUTES

May 18, 2009

The ARB held a regular meeting on Monday, May 18, 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

1. **Approval of Minutes of May 11, 2009 Regular Meeting**

Chairman Frank Castrovillari moved to approve the minutes of the May 11, 2009 meeting, Mr. Kapitan second. No discussion. Roll called. Motion carried 3/0.

2. **Old Business:**

A. **Manorcare Health Service.** Mrs. Babinec called for applicant. Kathleen McGervey from RE Warner present with James Smith from Manorcare. Chairman Castrovillari moved to approve application as submitted. Mr. Kapitan asked what had occurred since last appearance. Ms. McGervey stated that there were residents concerned about the lighting and that the existing lighting was not down-lighting per Code. They agreed to change the existing lighting and the proposed lighting will also be down-shield lighting. In addition they submitted a revised landscape plan with many more additional trees. Ms. McGervey said the entire detention pond is shielded with trees as well as the parking lot. Chairman Castrovillari asked how big the trees will be when planted. Ms. McGervey stated that they had a landscape architect do the plan. Chairman Castrovillari said the plan says six feet high. She stated it was her understanding that is the planting height. Chairman Castrovillari stated that should shield the headlights immediately. Mr. Kapitan agreed. Mr. Smith stated that the spruce will be much larger as they mature. There are some bayberry bushes as well. Chairman Castrovillari stated the plan calls for fifty at twenty-four inches. He also said there are red maples and Colorado spruce. Mr. Kapitan said there are three maples. Ms. McGervey stated they are just to break up the spruce. Chairman Castrovillari said there are thirty eight spruce. Mrs. Vozar addressed Chairman Castrovillari and advised him, if there is anyone in the audience who wants to be heard on this matter, he should invite them to do so. Chairman Castrovillari asked if it is after discussion but prior

to the vote and Mrs. Vozar stated that is correct. Mrs. Watkins asked Ms. McGervey if they brought a picture of the lighting. She replied that there should be electrical drawings in the packet. They had a picture for the residents to view at Planning Commission and she didn't expect anyone to be here tonight. Mrs. Watkins asked if they are the same as the existing lighting. She stated that she went by the property in the winter and the lights then looked to be a colonial style. Ms. McGervey said the residents said that they was too bright. They will be taking out those lights and making sure those and the new lights have down shielding. Chairman Castrovillari said the bulbs are only 200 watts each. He went on to say the new mounting height is twelve feet high so he didn't think they would get spillage off of that. Ms. McGervey said the calculations said it is zero at the property line. Mr. Kapitan asked what they look like. Mr. Smith said they look like a shoebox. Ms. McGervey said she neglected to bring a picture. Mr. Kapitan said they didn't bring a picture the last time they were here. Chairman Castrovillari said ARB will need to see a picture of the lights and asked what their status was with Planning Commission. Ms. McGervey replied that it was passed basically as is. The fence had not been painted yet and they told her to have ARB advise as to the color of the fence. Mr. Smith stated there is another retention pond on the property and that fence is painted black. It's chainlink as is the new fence. Ms. Tworzydlo asked if the application is to decide the color of the fence. Chairman Castrovillari stated that is to satisfy Planning Commission but ARB also needs to approve the lighting and the landscaping. Mr. Kapitan said the last time they were at ARB the Board was concerned with shielding the neighbors with landscaping and lighting. Ms. Tworzydlo said she would like it tabled as she doesn't want to make a decision without seeing the lights. Chairman Castrovillari said the Board can approve a paint color and the landscaping so they can move forward with this. The number of lights is not an issue, the style is the issue. Mrs. Vozar stated that the application is submitted as a whole so they either approve or deny the application in its entirety. You can indicate to them what the Board likes as to the landscaping or fence but it is submitted as a whole. Mrs. Watkins asked if they can provide a picture. Mr. Smith drew a picture of the shoebox lighting. Chairman Castrovillari said there aren't many styles that have down shielding. Mr. Smith said the current lights are colonial and they can't be down shielded. If the Board has something they would like them to use, they will. Chairman Castrovillari asked if anyone in the audience wanted to be heard. Mrs. Karen Kara came forward and stated that she lives on Royalhaven Drive. She's about the third house in from the back of the facility. She said she had gone to a nursery to inquire about the light and noise factors. She was advised plantings should be eight foot on center and the plan is stating twelve foot on center. If a spruce grows three to six inches a year and at twelve feet apart she feels she will be dead by the time her house is shielded. In the summer it looks okay but in the winter you'll see everything. She said the parking lot is supposed to only be used for overflow. It is used constantly so they have a lot of traffic in there and there will be more so now that it will be bigger. Ms. Tworzydlo asked if it was only in that one area that they need twelve foot on center. Chairman Castrovillari showed Mrs. Kara the plans. Ms. McGervey

said they had a landscape architect do this and she gave him no direction about minimizing the trees. She told him to do something that made sense and that will make the neighbors happy. He came up with this layout as a standard layout and with regard to the health of the trees. She said she has a big tree in her front yard and she planted a small tree near it. Now, several years later, the big tree completely overshadows the tree. She said that was the reason that had a landscape architect do this properly for the trees and the way they grow. They are not making an effort to minimize it. Chairman Castrovillari said they will need to table the application for the lighting style and cut sheet so since it's being tabled they can look at the landscaping for spacing purposes and between now and next meeting they can make calls to various nurseries. Ms. McGervey said, if you call a nursery, they will try to get you to buy more. Chairman Castrovillari said he has a landscape architect that he deals with and he can pick his brain so there will be a third party that is not biased. He asked Mrs. Vozar if that is okay to pull resources that way. She replied that it would be okay and asked if the applicant is able to speak on the record to agree to table again for an extension of time to provide more information to the Board. Both Ms. McGervey and Mr. Smith agreed to table. Ms. McGervey asked when the next meeting would be. Mrs. Babinec stated June 8th. Mrs. Vozar asked if that is a problem with planting issues. Mrs. Kara stated that Planning said they cannot use the parking lot until the landscaping is in. Ms. McGervey agreed. She said the lot needs to be constructed and the trees planted. Chairman Castrovillari then stated that he is amending the motion to table the application by consent of the owner and its representative. Mrs. Watkins second. Roll called. Motion carried 3/0. Mr. Kapitan reminded the applicants to bring a cut sheet and pictures of the lighting.

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

3. **New Business:**

A. **Salon Synergy.** Mrs. Babinec called for applicant. Mr. Dwayne Cook from ABC Signs and Graphics present. Chairman Castrovillari asked if this is the old Salon Pink. Mr. Cook replied it is. They are changing the name and color scheme, same owner. Mr. Kapitan asked why the building sign and ground sign different. Mr. Cook replied that the owner had requested the layout as it is. She wanted the building sign straight across but he can suggest a change if necessary. Chairman Castrovillari moved to approve as submitted. Mrs. Watkins second. Further discussion: Mrs. Watkins asked to see the colors. Mr. Cook showed them one is burnt orange, Pantone 1565, an earthy tone. He showed the Board a color picture which is the exact proportion of the sign. Ms. Tworzydlo asked about the small Salon Pink sign in the picture. Mrs. Vozar stated that the sign is not an approved sign. Mr. Kapitan said it is not part of the application. Mr. Cook said it was there the day he took the picture. He discourages customers from using those signs as they are usually illegal. Mrs. Watkins asked why they didn't use red in the signage so it would fit in more with other

signage. Mr. Cook said she wanted to duplicate the inside color scheme. Chairman Castrovillari said he likes the building sign better than the ground sign, however, he still thinks they are very plain, there's too much white and there's too much blank space. With the exception of the letters, different words, it's the same sign that was applied for a year ago. He would like to see less white, maybe a border. Mr. Cook said they could expand the letters to fill the sign and it will take up some of the blank space. Chairman Castrovillari said he likes one better than the other but he's not thrilled with either one. Ms. Tworzydlo said the sign next to the right of this business has a lot of white as well. Chairman Castrovillari said the Board will address that sign if they come before ARB. Ms. Tworzydlo said that ElCharro is dark – black and red. Mr. Cook said that sign is a full color print. It probably costs double what the Salon Synergy sign does. He presented both solutions to the customer but she wanted the cut vinyl lettering. Chairman Castrovillari there are two different extremes. One sign is very colored and very full and the other is just a white background with some letters. Ms. Tworzydlo said she thought the goal of the ARB was to keep the community more uniform – do we do it now or later? Chairman Castrovillari said he didn't think the entire City will never be uniform. She agreed, however, for this building shouldn't that be the goal. If each plaza can look the same, it would be the ultimate goal. She went on to say that the plaza that has the wine store is all red and it looks nice. She thinks that should be the goal of ARB. Chairman Castrovillari asked which should they pick. Here they are replacing one of three signs and the two signs are on opposite spectrums. Do you pick something in between? Ms. Tworzydlo said that ElCharro has been there forever. When was the last time they changed their sign? Chairman Castrovillari said about six years ago. She then asked when the travel agency changed their sign. Everyone agreed it's been quite awhile, maybe twenty years. Chairman Castrovillari said the proposed sign goes more with the travel agency sign but that doesn't make it right. The Board has to try to do both. They have to envision what the center could look like with three new signs and try to get this one closer to that so that when the other two come in they can bring those up to date. He said he knows that may never happen. He repeated this sign is just too plain. Mrs. Watkins asked about putting the phone number a little bigger to take up some space. Chairman Castrovillari said the last time they were before the Board he suggested putting some sort of border, maybe a double border around it. If they have a symbol or logo, like a pair of scissors, it would jazz it up a bit. He is not going to design the sign for them but it is just too plain. The comments he made a year ago are the same now. He has no further comment. Ms. Tworzydlo asked Mr. Cook if he had any other suggestions or could show the Board what was presented to customer. He said the initial estimate was done to do a full color print, similar to ElCharro or cut vinyl. There was a substantial difference in price. The customer had already paid for the polycarbonate sign and it's new, white and clean. All he has to do is heat up the vinyl and peel it off. Chairman Castrovillari said he's asking for more vinyl stickers to be put on the sign. Mrs. Watkins asked if a border is a big expense. Mr. Cook said he can have a discussion with her but with the proposed sign he can make the changes

while it is in place. The border would involve taking the sign down and putting on the border making sure it is straight - it's more labor intensive. Chairman Castrovillari said the border was just one suggestion – there are other things that can be added, a logo, etc. Mrs. Watkins asked if it would be labor intensive to add, say a pair of scissors. Mr. Cook said it would just be another sticker. He will discuss that with her but he's not big as a salesman to his customers he just wants to service their needs. He gave her a quote for both types but she just wanted to get the color scheme in place. Mr. Cook said by making the letters larger to fill in more space, it could become disproportionate. Chairman Castrovillari said it may be as simple as moving it up an inch or two, moving the phone number to one side and adding something to the other side. Ms. Tworzydlo said the travel agency sign is really dull – it's been there for twenty years. She said she believes that Mr. Cook understands the need for cohesiveness. Mr. Cook said he does understand. When he consults with his clients he takes into consideration the distance from the road and the speed of traffic. If you add too much information, you're unable to read what's there. He hires a professional graphic designer who asks those questions to make sure it doesn't become a blur. Chairman Castrovillari said they will see the ground sign which is fifteen feet from the street. Chairman Castrovillari moved to table the application for more information can be submitted. Mrs. Watkins second. Motion carried 3/0.

4. **Miscellaneous**: A short discussion was had as to the dates of the next two meetings.

Chairman Castrovillari moved to adjourn the meeting at 6:42 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____