

ARB MINUTES

June 8, 2009

The ARB held a regular meeting on Monday, June 8, 2009 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman, Frank Castrovillari at 6:02 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 18, 2009 Regular Meeting**

Chairman Frank Castrovillari moved to approve the minutes of the May 18, 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. Chairman Castrovillari moved to remove the application from the table. Mrs. Watkins second. Roll called. Application removed from table. Chairman Castrovillari moved to approve the application as submitted. Mrs. Watkins second. Discussion: Ms. McGervey stated that the lighting cut sheets were already given to the Board. Chairman Castrovillari asked about the height of the lights. Ms. McGervey said they are twelve feet in height and she believes the color is black. Ms. Tworzydlo asked if this is a shoebox light. Ms. McGervey replied that although it isn't shaped like a shoebox, it is considered a shoebox because it directs the light down. Mrs. Watkins stated that she attempted to view a "shoebox" light on the internet with great difficulty. Mr. Kapitan stated that a lot of the shoebox lights are square, like the Walmart parking lot lights, but some are not. The term just refers to the light being directed down. Ms. Tworzydlo asked if the lights are 200 watts each. Ms. McGrevey said that she believes they are. Mr. Kapitan looked at the original submittal and stated it says 150 watts. Chairman Castrovillari said that some of the lights will have two heads on them and others will have single heads. Ms. Tworzydlo, reading the cut sheets, said they say 175 watts. Mr. Kapitan said that is the maximum wattage. Their plan says 150 watts each. Ms. Tworzydlo asked if the Board can make that a contingency. Chairman Castrovillari said its only a small difference and it would be difficult to police that if a bulb burns out and is replaced with the wrong wattage. Mr.

Kapitan said it would be hard to enforce. Ms. Vozar stated that the application stated 150 watts so they cannot deviate from that. Ms. Tworzydlo asked if the lights can be tilted at all. Ms. McGrevey said she didn't think so. Chairman Castrovillari said he didn't think they can be tilted - most are made so they can't. Mr. Kapitan agreed. Ms. Tworzydlo asked if they are silver or black. Chairman Castrovillari said he thinks they are black now. Ms. Watkins agreed. Mr. Kapitan stated that most are black because they disappear. Chairman Castrovillari said he would like to specify black but then noted that it already said black on the cut sheet. Chairman Castrovillari asked about the landscaping. Ms. McGrevey said that the landscape architect was supposed to appear tonight. He hasn't arrived yet but she can show the Board the plan. She went on to say that an email from the landscape architect was sent to the City which they were copied on. Chairman Castrovillari stated that he talked with a landscape architect that he has done business with for several years and he told him that 12 feet on center is good but it will take about 20 years to get the screening effect as there will be huge gaps with 6 feet trees. He suggested doing two rows zigzagged. Mr. Kapitan said that was his suggestion to add a third row to plug the gaps but keep the spacing they want. Chairman Castrovillari said that his architect recommended that to fill in the gaps. You may get crowding in about 20 years but you can cut them down then. Ms. Tworzydlo said that there appears to be a huge ravine - do they have room? Ms. McGrevey said there might be an issue on one corner because of the creek. There is one area that can't be disturbed. Ms. Tworzydlo that 12 feet was proposed and the neighbor who appeared at last meeting said 6 feet. What about making it 9 feet in just that one corner. Chairman Castrovillari said he would rather see if they can do multiple rows. The landscape architect, Jim McKnight, arrived and apologized for being late. Mr. Kapitan said that he understands the recommendation for spacing for what is best long term for the trees. He went on to say that he is concerned with short term screening. This ideal may not be achieved for years and they may have fairly large gaps. Mr. McKnight said they have a double staggered row. Mr. Kapitan agreed that is true at one point on the plan but it becomes a little thinned out to a single row in one corner. Chairman Castrovillari said the drawing is small so it's hard to see if there is room. Ms. McGrevey stated that the ravine is the real issue and the southeast corner of the parking lot seems to be the problem so they can be bunched together closer in that section. Mr. McKnight said there is a very significant ravine there. Ms. McGrevey said they need to be 25 feet with all of their disturbance. Ms. Tworzydlo asked if they could lose one parking space to allow room. Chairman Castrovillari stated they might need the spaces per Code. Chairman Castrovillari stated that he thinks putting a hedge in may solve the problem. A three foot high hedge will block the car lights because the houses are lower than the lot. Mr. McKnight agreed. Chairman Castrovillari asked if the bayberry loses its leaves in the winter. Mr. McKnight stated that it thins out but it doesn't lose them entirely. Chairman Castrovillari said they could then thin out some of the trees. He marked the plans in red ink to show where the hedge would be located and what trees could be eliminated. The height of the hedge would be 24 inches and should grow to about four feet. A neighbor,

Karen Kara, came forward to view the plans. She stated that the bayberry in her yard are not that tall but they spread out. Chairman Castrovillari stated that there are two rows and they're staggered. That should give 80% coverage for the first year and in 1 or 2 seasons you could get 100% coverage. Mr. Kapitan said then there would be the evergreens and a hedge row. The bushes would be every three feet on center and staggered so basically every 18 inches. Ms. Tworzydlo asked how large you can get the bayberry. Mr. McKnight said they are probably available about 3 to 4 feet in height. Mrs. Kara asked what the trees will be on center. Chairman Castrovillari said they would be left at 12 feet on center because there is now a screen which will take care of the gaps until the trees grow. Mr. McKnight said because they are staggered they are 6 feet apart. Mrs. Kara said she would still like to see the trees closer together because in the winter it will be much lighter looking. Mr. McKnight said they use the bayberry for 70% opacity screening. Mr. Kapitan said it will then lose 30 % in the winter. Ms. Tworzydlo said there are two rows of the shrubs too. Mrs. Kara said okay since the shrubs are staggered too. Ms. Tworzydlo said she thought the 25 foot range will not allow room. Chairman Castrovillari said that's why they will remove three of the trees to allow room to put the two rows of hedges in. Ms. McGrevey, Mr. McKnight and the Board members all agreed this was a good solution. Ms. Kara asked who from the City oversees these changes which they are approving. The time they okayed the last parking lot for Manorcare, they didn't use the right trees or the right lighting. Ms. McGrevey said there was a communication issue because no one complained to the City or Manorcare. Chairman Castrovillari said it was probably done before the ARB existed. If something isn't done as agreed, call the building commissioner and he will investigate it. Chairman Castrovillari said the Board has been discussing the southeast corner of the proposed parking lot and landscape area. He asked Mrs. Vozar to assist him in the wording for the motion. Mrs. Vozar stated these are agreed upon changes submitted by the applicant to the Board for their consideration. She asked Ms. McGrevey if she had authority to make these changes and she replied that she did. Mrs. Vozar then continued that the application has been amended to include these additional items and those must be listed in the motion for approval. Chairman Castrovillari then listed the changes: To continue the northern bayberry double row zipper pattern effect going on the south side of the parking lot, then north, east and then north again, to 25 feet from that corner (he marked the drawings) so the row of northern bayberry would continue around the jagged corner on the southeast corner as well as the Colorado spruce trees planted 12 feet on center in a zigzag pattern but eliminating three of the spruce trees to give room for the bayberrys. The bayberry height will be modified from 24 inches to somewhere between 3 to 4 feet. As to the lighting issues, the Monterey shoebox light fixture, black in color the MON-1 model number, maximum 175 watts but the drawing states 150 watts will be used. The lights will be 12 feet high. Roll called. Motion carried 3/0. He then asked the applicant to initial the plans. Ms. McGrevey then asked if she could repeat the changes to make certain she understands. She stated the changes are to continue the northern bayberry zipper pattern to the east then northeast and north to 25 feet from the corner and

then also keep the Colorado spruce at 12 foot on center on the zigzag pattern eliminating 3 trees for space considerations and the bayberry height will be 3 to 4 feet. Mrs. Vozar then again asked if she had authority to agree to those changes and again she stated she did. Mr. Kapitan second. Roll called. Motion carried 3/0. Ms. McGrevey then signed and dated the plans. Ms. McGrevey then asked about the fence color for the chain link fence. Chairman Castrovillari said he thought they had already agreed to that. Mrs. Vozar asked if it was in the original submission. Ms. McGrevey said Planning had wanted ARB to decide on color. Mrs. Babinec said it was addressed at the last meeting. They agreed on black so it would match the fence elsewhere on the property. The application was tabled however. Chairman Castrovillari then moved to reopen the application. Mrs. Watkins second. Chairman Castrovillari moved to amend his motion to add the fence color black as discussed at the last ARB meeting. Mrs. Watkins second. Roll called. Motion carried 3/0.

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

C. **Salon Synergy.** Mr. Dwayne Cook from ABC signs present. Chairman Castrovillari moved to remove the application from the table. Mrs. Watkins second. Roll called. Chairman Castrovillari then moved to approve the application as submitted. Discussion: Mr. Kapitan stated that a border, black/orange/black has been added. Mr. Cook replied yes and went on to say that they have changed the color from orange to poppy red which will go better on the ground sign in front. Mrs. Watkins agreed it would blend in better with the other signs. She asked if there is also a border on the ground sign. Mr. Cook replied no and said that they are asking to leave the format the same as originally submitted last meeting rather than a straight line. He did say that the owner agreed, however, to abide by the Board's decision. Ms. Tworzydlo said that they just added the border to the building sign. Mr. Kapitan stated yes, just to the building because none of the other signs have a border on the ground sign. Mrs. Watkins said, the building sign will be straight with the border but the ground sign is still staggered. Ms. Tworzydlo stated that she didn't want to add scizzors, etc. Mr. Cook replied that she did not want anything like that. He suggested other borders as well but she doesn't have a logo, doesn't want one and wants to keep it simple. Mr. Kapitan said the building sign is okay now and the border has helped a lot. As to the monument sign, he's not against it not being in a straight line but he still thinks the upper right corner is too bare. Mr. Cook said he can go back to the owner and suggest centering it more so there's not so much blank space. Mr. Kapitan said he understands that it may have some business meaning to her that it is a little dropped down but he thinks bringing Synergy up a little will help the situation. Mr. Cook said he will move it up and make sure there's not a huge gap there. Ms. Tworzydlo asked will he then come back with another submittal. Mr. Cook asked the Board to tell him what they want. If it is a straight line she gave him authority to agree to a straight line but she wanted him to ask the Board to allow it to be staggered. Ms. Tworzydlo asked if he brings up the Synergy will the phone

number be moved over to center it. Mr. Cook said it would probably stay where it is so it isn't too crowded. Mrs. Watkins said she likes the sign staggered but she suggests there be less white on top and more white on the bottom. Mr. Cook said it sounds like the Board wants the white space to be the same on the top and bottom which he can do and still keep it staggered. Mr. Kapitan said he's okay with staggering the sign. Chairman Castrovillari said he doesn't understand why both signs can't be the same. They are very close together. He doesn't mind the monument sign not having a border because the other signs on the monument don't have borders. Ms. Tworzydlo asked if there is enough room on the building sign to make it staggered. Mr. Cook said she wants the building sign to be straight. She wants them different because the current building sign is staggered and she wants it straight. Ms. Tworzydlo said she's trying to picture the Royalton Travel Services sign - she knows it's faded. Mr. Cook said it is faded blue and red and has an emblem. It doesn't have any black. Mrs. Watkins said looking at the picture, it has the roof looking blue but it is actually green. The Board agreed it is green. Ms. Tworzydlo asked if the cost is the same whether the sign is straight or staggered. He replied that the cost is the same but she will be paying more for the border. Mrs. Watkins asked the dimensions of the building sign. Mr. Cook stated 3 foot tall and 7 foot wide. The monument sign is 28 inches by 48 inches. Chairman Castrovillari amended the motion to approve with the ground sign having less of a stagger as submitted, that there will be more white above Salon and more white below Synergy. He then stated that on the word Salon, the bottom of those letters will line up with the remaining lower case letters of Synergy. Mr. Cook stated that there will be 1 and a half to 2 inches across the top and bottom. He'll overlap them and can resubmit the new drawing to the building department before installation but he will fill up the space so it's uniform. He will make sure the bottom of the N lines up with the top of the Y which will push the S up. Mrs. Vozar then stated that once the Board votes on it, it's off the agenda so if there is a problem with it meeting criteria, he will have to come back. Mr. Cook agreed. Mr. Kapitan second. Roll called. Motion carried 3/0.

### 3. New Business:

A. **El Charro Restaurant.** Mrs. Babinec called for applicant. Owner, Mr. Ron Borchert present. He stated that this is for a patio out front of the business. Chairman Castrovillari moved to approve as submitted. Mr. Kapitan second. Discussion: Mr. Kapitan stated that it looks like they are losing two parking spaces. Mr. Borchert agreed. Mr. Kapitan stated, since it was approved by Planning, they had two spaces to spare. Mrs. Vozar asked if Planning specifically addressed the parking issue. Mr. Borchert replied that they had. Mrs. Watkins asked how many tables there would be. Mr. Borchert showed the Board a plan reflecting the tables. Mr. Kapitan asked if the brick will match the building. Mr. Borchert showed the brick sample which was as close as they could get. There will be stone caps on top of the pillars. The spacing is 6 feet or less. He stated there is a 3 ½ inch curb

to step up onto the main sidewalk but they will raise the floor to match that. The rails will be black commercial grade aluminum no spikes on top. He showed a picture to the Board. Ms. Tworzydlo asked about someone jumping over the rail. He stated that the rail will be 42 inches and the columns will be 48 inches. Ms. Tworzydlo asked if it will hold people sitting on it. Mr. Borchert replied it would. The caps will be sandstone which matches the mortar on the brick. Roll called. Motion carried 3/0.

4. **Miscellaneous:** Mr. Kapitan stated that he will not be present for the next meeting and asked Ms. Tworzydlo if she will be present. She said she would. Ms. Tworzydlo asked if there was any word on a work meeting for ARB. Ms. Vozar said she would check with the Community Development Director as he is working on it.

Chairman Castrovillari moved to adjourn the meeting at 7:05 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: \_\_\_\_\_  
Chairman - Architectural Review Board

Attest: \_\_\_\_\_  
Secretary - Architectural Review Board

Date: \_\_\_\_\_