

ARB MINUTES

September 8, 2009

The ARB held a regular meeting on Tuesday, September 8, 2009 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Joseph Kapitan at 6:01 p.m. Roll called.

Members Present: Joe Kapitan, Linda Watkins and Laura Tworzydlo
Donna M. Babinec, Secretary
Members Absent: Frank Castrovillari - Motion was made by Joseph Kapitan to excuse Chairman Castrovillari for cause, Mrs. Watkins second, Motion carried 3/0.
Others Present: Donna Vozar, Tom Jordan

1. Approval of Minutes of July 27, 2009 Regular Meeting

Mr. Kapitan moved to approve the minutes of the July 27, 2009 meeting. Mrs. Watkins second. Roll called. Motion carried 3/0.

2. Old Business:

None.

3. New Business:

A. **Cristiano's Pizza.** Mrs. Babinec called for applicant. Mr. Robert Hennis present as applicant. Mr. Kapitan asked if they were taking over the Arabica space and he replied yes. Mr. Hennis stated that they want to make the face of the roof black. The red brick will remain the same. The trim between the windows will be light to medium gray. He didn't bring samples. He didn't know he needed to do so. Mrs. Tworzydlo asked if he had a photo of the building or a visual of their proposal but he said he did not. He could take a picture and email it. He didn't know he needed it. They will be basically changing the front of the building from maroon to black. Mr. Kapitan stated that the brick will remain the same and the windows the same. He replied yes. The whole building needs to be repainted. It has T11 siding which they want to change to light to medium gray. Mrs. Vozar said that the Board could approve the black portion subject to him providing the Board with color samples of the other colors. Mrs. Watkins asked if the doors will be changed to black. Mr. Hennis said they would like to replace the doors entirely but they will be black. Mr. Kapitan said that the letter with the application indicates white letters on a sign but this is not

a sign application. Mr. Hennis asked if the Board could at least look at the material and advise if the material could be used. Mr. Kapitan said they have seen that material a lot and it's fine. The other Board members agreed. Mr. Hennis said he will then submit it to the Board in a signage application. Mrs. Tworzydlo asked about the location at State Road. Mr. Hennis said it would probably be idle. Their walk-in coolers are there and it will be used for catering. The name will change. Mr. Kapitan said that he thinks Mrs. Vozar's suggestion is reasonable. Mrs. Tworzydlo said that she thinks the black is good, the medium to dark gray is okay but she would like to see what it looks like. Mr. Kapitan said the approval would be contingent on the Board's seeing the color samples. Mrs. Vozar said yes and asked Mr. Hennis if it is okay. He said yes. Mr. Kapitan said he would move to approve the color change as submitted contingent that color samples are submitted to building department and to ARB at the next meeting and that the roof which is black and sides which are gray can be started at this time. Mrs. Watkins second. Motion carried 3/0.

B. **Precision Auto Works.** Mrs. Babinec called for applicant. No one present.

C. **Holy Cross Church.** Mrs. Babinec called for applicant. Mr. Richard Paratto present as applicant. Mr. Kapitan moved to approve application as submitted. Mrs. Watkins second. Mr. Paratto stated that this is a replacement sign. Mrs. Tworzydlo asked if there was a picture of what the sign would look like. He said it is an inexpensive sign on white vinyl poles. Mr. Kapitan said the description says four by four posts with pvc covering and blue and black lettering on a white sign. Mr. Paratto said his color printer wasn't working properly so he did it in black and white. Mrs. Vozar advised Mr. Kapitan that the building commissioner had advised the Board that there were some issues as to a revised plan and issues about column height and set back. Mr. Paratto said he had no idea about the set back. Mrs. Vozar said she would give him a copy of the comments of the building commissioner. She asked if he was with the sign company. Mr. Paratto said his wife had been handling it. Mrs. Vozar said according the building commissioner's comments, we would need a revised application in order for the ARB Board to have what it needs. Mr. Kapitan said, for the record, he is giving Mr. Paratto a copy of the comments of the building commissioner. Mrs. Vozar said she recommends the application be tabled. Mr. Kapitan said he would also like to see a color rendering. Mrs. Babinec showed the Board the application she had which was in color. Mr. Paratto asked the Board if their issue was the height of the poles. Mr. Kapitan said the building commissioner has an issue per the Code regarding the pole height and the setback but he needs to contact him if he wishes to discuss those issues. Mrs. Vozar said Mrs. Alvarez would be happy to discuss all those issues with him. This Board gets information from the building commission prior to the meeting showing whether the sign meets Code or not. Mr. Kapitan then amended the Motion to table the application pending additional information as requested by the building commissioner. Mrs. Watkins second. Motion carried 3/0.

D. **Restyle, Resale.** Mrs. Babinec called for applicant. Mr. Ted Joyce with Next Day Signs present for applicant. Mr. Kapitan moved to approve as submitted. Mrs. Watkins second. Mrs. Tworzydlo asked if you would see the pink in the sign. Mr. Joyce said you will if there is a white back drop. Mr. Joyce said Value Video will be gone and this sign will be in its place. Mrs. Tworzydlo asked about signs on the windows and doors. The building commissioner didn't address them in his comments. Mrs. Vozar said the application is only for a replacement wall sign. Mr. Joyce said he didn't think the window graphics had to go through building. This is just a vinyl graphic with store hours. Mr. Jordan said, to his knowledge, they are allowed to state products, etc., as long as they don't restate the name. Mr. Kapitan said since the submission is officially for the building sign, ARB can be very clear about what is being approved and they can come back for the window graphics. Mrs. Tworzydlo asked how much bigger this sign is than Value Video. Mr. Joyce said it is the about the same. He thinks that Georgio's in the strip is a little bigger. Mrs. Vozar said, for the record, the only signage before the Board is the wall sign. The storefront and the door signs are not before this Board and they are not reviewing those. She asked if he understood and agreed and if not, it would have to be tabled until the next meeting. She wanted to be sure he had authority to go forward on behalf of the applicant for the wall sign only. She quoted the Code for amount of signage and stated that he may have to go back to the building commissioner for the amount of signage. Mr. Joyce agreed. Mr. Kapitan moved to approve the building sign submission as submitted. Mrs. Watkins second. Motion carried 3/0.

E. **Escape Salon and Studio.** Mrs. Babinec called for applicant. Lauren Ondrish present as applicant. Mr. Kapitan moved to approve as submitted. Mrs. Watkins second. Ms. Ondrish stated that are adding the vinyl letters on the top right above the window and replacing the sign at the street. The colors are not being changed. Mrs. Watkins asked if Escape Salon is allowed to be put on the door. Mrs. Vozar said she will speak with the building commissioner tomorrow to address this issue when he is reviewing these signs. Mrs. Watkins said she should probably go back to the Building Department for the door. Mrs. Vozar said in looking at the application it is actually only the wall sign and not ground sign although the commissioner addresses both signs. Mr. Kapitan asked if the Board can approve the ground sign even if the ground sign wasn't checked. Mrs. Vozar said she believes it can because it was in the initial packet and the building commissioner addressed it, the Board can address it. Mr. Kapitan amended the motion to approve the building sign and ground sign, excluding the door graphics as submitted. Mrs. Watkins second. Motion carried 3/0. Ms. Ondrish asked if she has to come back for the door. Mrs. Vozar said that she only has to come back if the Building Commissioner says she has to.

F. **Sunoco.** Mrs. Babinec stated that it looked like no one was present for Sunoco.

Mr. Jordan stated that he spoke with all the applicants this week about the store front

renovations project which is open to any commercial owners and it closes on September 15, 2009. For every \$10 you spend you get \$3 back and you get \$4 back if you're between State and Ridge on Royalton Road. Mrs. Watkins said she was thinking of asphalt. Mr. Jordan said a lot of her neighbors are taking advantage of it.

Mrs. Vozar asked Mr. Kapitan if he wanted to review the applications for Precision Auto and Sunoco even though the applicants were not present. The Board reviewed the building commissioner's comments for both signs and he stated that they were in compliance. Mr. Kapitan said that in the past the Board had reviewed the applications and, as long as the Board had sufficient information and did not have questions, they could approve the applications. If they do have questions, they will be tabled. Mr. Kapitan asked Mrs. Babinec if she had a color rendering for the signage for Precision and she did. Mr. Jordan said you could look out the window. Mrs. Tworzydlo said the sign is up. Mrs. Watkins asked how you deal with that. Mr. Jordan stated that the City cited them and they complied by making application. Mr. Kapitan moved to approve the application for Precision Auto Works as submitted. Mrs. Watkins second. Mrs. Watkins stated that she thought it was clean. Mrs. Tworzydlo said she thought it was cluttered. She said it has twelve items on it. Mr. Kapitan said it depends on how you classify an item. In his opinion, he counted ten items which just meets the ordinance. Mrs. Watkins said sometimes people get confused because they think that if a sign is up there they can just replace it as long as it is the same size. Mr. Kapitan said he thinks it's pushing the boundaries of busy but he doesn't think it breaks the ordinance. Mrs. Tworzydlo said in her opinion she thinks there are twelve items. Mrs. Watkins again said she thinks it looks clean. Roll called. Mr. Kapitan, aye, Mrs. Watkins, aye, Mrs. Tworzydlo nay. Motion carried.

Sunoco. Mr. Kapitan moved to approve the sign as submitted. Mrs. Watkins second. Mr. Kapitan stated that he thinks that three slots go to two slots in the same area. He looked at the signage ordinance and it said that the ordinance allows them if there is no motion, no flashing, no moving, solid lit. They have one of these signs at Broadview and 82. Rito said it meets the zoning requirements. Mr. Jordan asked Mrs. Vozar if there was a revision to the Code regarding this. She replied that signs displaying "electronically changing copy shall be permitted." She went on to say "Electronic changeable copy signs are defined to include, but are not limited to, animated, LED, scrolling, hologram or projected words symbols or images." Mr. Kapitan said what about l. below it "movement restrictions" Mrs. Vozar said "revolve, rotate, whirl, spin, flash", yes. Mr. Kapitan asked if it still said "no sign shall employ parts or elements or lights which revolve, rotate, no motion, no flashing ..." If so, he would still say that section would prevent them from having these numbers from doing anything but stay on. Mr. Jordan said that ARB addresses the aesthetics of the sign. They wouldn't be in violation of ARB's approval. What is before the Board is allowing them to go from manual changing to LED digital which is in compliance with the Code per the building commissioner. You may want to have a discussion with the applicant about this

and, if that is the case, table it to the next meeting and then Donna can notify the applicant that the Board has questions and to appear at the next meeting. Mr. Kapitan moved to table the application to the next meeting. Mrs. Watkins second. Motion carried 3/0.

4. **Miscellaneous**: None.

Mr. Kapitan moved to adjourn the meeting at 6:50 p.m. Mrs. Watkins second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____