

ARB MINUTES

October 5, 2009

The ARB held a regular meeting on Monday, October 5, 2009 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Joseph Kapitan at 6:05 p.m. Roll called.

Members Present: Frank Castrovillari (arrived late), Joseph Kapitan, Linda Watkins and Laura Tworzydlo
Donna M. Babinec, Secretary
Members Absent: None
Others Present: None

1. Approval of Minutes of September 8, 2009 and September 28, 2009 Regular Meetings

Joseph Kapitan suggested waiting for Chairman Castrovillari to take care of approval of meeting minutes.

2. Old Business:

A. **Holy Cross Church.** Mrs. Babinec called for applicant. Mr. Richard Paratto present as applicant. Mrs. Babinec advised Mr. Paratto that the Board members had received his revised application. Mr. Kapitan moved to approve the revised application as submitted. Mr. Kapitan asked for an update as to what occurred at last meeting. Mrs. Tworzydlo stated that the Board did not have the revised drawings on the application at the time of the last meeting so it was tabled again. Mrs. Tworzydlo said that Mr. Alvarez' comments indicate that Holy Cross has now complied with the pole height and setback requirements. Roll called. Motion carried. Mr. Kapitan advised Mr. Paratto to contact the Building Department for the permit.

3. New Business:

A. **Viva Mexico.** Mrs. Babinec called for applicant. Ron Borchert, building owner, Ruth Sazo and Robert Krupa, business owners, also present. Mr. Kapitan stated that Chairman Castrovillari had arrived for the meeting. Mrs. Watkins asked if there was a color application. Mrs. Babinec provided a color rendering to the Board members. Mr. Borchert said there will be two signs on the building as are presently and one at the street. Mr. Kapitan moved to approve the sign application as submitted. Chairman Castrovillari second.

Chairman Castrovillari said his concern is whether the business should have two signs or one. Mr. Borchert said the square footage allows two signs. Chairman Castrovillari said does that mean two signs or one large sign? Mr. Borchert said that Mr. Alvarez said it goes by the square footage. There were two separate stores that are combined together so they moved the signs together. Chairman Castrovillari said that this issue came up when Salon Synergy came before the Board originally and the Board looked at the entire center. Chairman Castrovillari noted Mr. Alvarez's comments which stated that the signs comply with Code. Mrs. Watkins said they are replacement signs. Chairman Castrovillari said that his notion was if it was supposed to be one sign to begin with isn't it like replacing a legal sign. Mrs. Watkins said they could have gotten a variance. Mr. Borchert said they did get a variance as the original signage was over by about a foot. Mr. Kapitan said if it's been granted it's not an issue. Chairman Castrovillari asked for comments on the two signs. Mrs. Tworzydlo said she thought the two little guys at the ends of the sign on the one sign are a bit much. Mr. Kapitan said he counted the items on the signs, it's close to the limit but not too much. Mrs. Tworzydlo said she likes the second sign better, without the two little guys. Mr. Kapitan agreed with Mrs. Tworzydlo. Mrs. Watkins said she likes the signs. She thinks they are refreshing and will look nice. Roll called. Motion carried 3/0.

B. Specialty House. Mrs. Babinec called for applicant. Robert Hennis present. Mr. Hennis asked if the Board had received his paint sample. Mrs. Babinec replied that they did. Chairman Castrovillari moved to approve the application as submitted. Mr. Hennis said the letters are white and will be mounted onto the black roof. Mrs. Watkins asked what color the strips will be that will hold the letters. Mr. Hennis replied that they will be black. Chairman Castrovillari asked if it will have "Pizza, Pastry & Coffee". Mr. Hennis said he was very rushed to get this in to have it on the agenda for this meeting. He crossed it off the one sign so he could get the Board's input. The other drawing has it off to the side. Mr. Kapitan said that the square footage is very different on both signs. The one on the second sign with those words off to the side is a lot bigger. He didn't know if Rito was approving that sign with regard to square footage. Mrs. Tworzydlo asked what size the letters are. Mr. Hennis said they are approximately twelve inches. The "Pizza, Pastry and Coffee" are six inches and the telephone number is six inches as well. Mrs. Watkins liked the centered sign better. Mr. Hennis asked if the Board would allow him to have a sign on the side of the building as well. Chairman Castrovillari asked if the Board would have a problem with his putting two of the same signs up, one on the west side of the building and one on the front. The Board agreed that would be okay if he's within the size requirements. Mrs. Watkins asked if there is a monument sign. Mr. Hennis said there is a sign there but it's for someone in the back. Mrs. Watkins said she was wondering because of the sign changes in that area. Mr. Kapitan said they would not get a monument sign if they were applying today. Chairman Castrovillari said it comes down to square footage. Mr. Kapitan said Mr. Alvarez would have to make the determination that the two signs added together are within Code

requirements. Mr. Hennis asked if he would have to return to ARB for approval. Chairman Castrovillari said the Board would word the approval that they like the layout and design and whether it is slightly larger or smaller, it wouldn't matter. In his opinion, if Mr. Alvarez said the signage can be two different sizes and still within Code, they will still be proportionately the same. Mr. Kapitan said he should just reword the motion to indicate that Rito has the final say as to size. Chairman Castrovillari moved to approve the sign that has Specialty House, Pizza, Pastry and Coffee with phone number underneath as one sign with the contingency that Mr. Alvarez review it to indicate whether he is allowed two signs within the allowed square footage. Mr. Hennis asked about the paint color. Mrs. Tworzydlo asked if they need to vote on it. Mrs. Babinec said that Mrs. Vozar said that since the Board had already approved the application for paint contingent on seeing the sample, it was not necessary. Mr. Hennis asked the Board about a six foot section on the building of gray wood between the door and the windows. He would like to put something up that has lines so he could take the letters off instead of an a-frame at the curb. Mr. Kapitan said that would be another sign submission because there are rules as to size of changeable copy area so it would have to go to Mr. Alvarez before coming to ARB. Chairman Castrovillari said he should talk to Rito about it. The ARB is trying to get away from advertising sales, etc. Mr. Hennis said he has already provided Joe with a copy of the proposed sign.

Mrs. Babinec asked if the two gentlemen in the audience were there for ARB. One replied that he was there to fill a requirement for Boy Scouts. Chairman Castrovillari asked if they needed anything from the Board. They replied they did not.

Approval of Meeting Minutes. Chairman Castrovillari moved to approve the meeting minutes for September 8, 2009. Mrs. Watkins second. Mr. Castrovillari was not present at that meeting so he did not vote. Motion carried 3/0. Mr. Castrovillari moved to approve the meeting minutes for September 28, 2009. Mrs. Watkins second. Mr. Kapitan was not present at that meeting so he did not vote. Motion carried 3/0.

4. **Miscellaneous:** Mrs. Babinec said that the second ARB meeting in December was to be on the 14th but the calendar is now showing the 21st. Does the Board want to have a second meeting in December, do they want to move it back to the 14th or cancel the second meeting. Chairman Castrovillari said he can make the 21st meeting. Mr. Kapitan, Mrs. Watkins stated they can be present on the 21st. They agreed to keep the second meeting on the 21st.

Mr. Castrovillari moved to adjourn the meeting at 6:32 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: _____

Chairman - Architectural Review Board

Attest:

Secretary - Architectural Review Board

Date:
