

ARB MINUTES

October 26, 2009

The ARB held a regular meeting on Monday, October 26, 2009 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Joseph Kapitan at 6:03 p.m. Roll called. A motion was made to excuse Frank Castrovillari, motion carried 3/0.

Members Present: Joseph Kapitan, Linda Watkins and Laura Tworzydlo  
Donna M. Babinec, Secretary  
Members Absent: Frank Castrovillari  
Others Present: Donna Vozar

1. **Approval of Minutes of October 5, 2009 Regular Meeting**

Joseph Kapitan moved to approve the October 5, 2009 meeting minutes as written. Ms. Watkins second. Motion carried 3/0.

2. **Old Business:**

None.

3. **New Business:**

A. **A, T&T/John Syndyla.** Mrs. Babinec called for applicant. John Syndyla present. Mr. Kapitan moved to approve the application as submitted. Mrs. Watkins second. Mr. Syndyla stated that the proposal is to locate a cell tower at Albion Elementary. They have recently been approved at Planning Commission and BZA. He showed the Board the actual location of the tower on an aerial map of the property. It's bordered by a large forest on two sides and to the south it's 655 feet to the nearest residence (across Albion) and to the west it's 580 to the closest residence on York Road. He said there is currently grass there and it is not used for anything. He showed pictures of the view of the tower. They want to put 27 evergreen trees surrounding the compound and an 8 ft board on board wood fence and an asphalt driveway for access to the compound. You cannot see the base of the tower as it is. There will be no view of the base of the tower from any of the properties. Mrs. Watkins asked how tall the tower will be. Mr. Syndyla stated that it will be 190 feet. It will cover AT&T's area of the northwest section of the City and the height allows future carriers to co-locate in the same tower. He showed the sites that AT&T currently has in the area and if that tower is constructed at 190 feet more than likely there will be other carriers who want to co-locate. The school shares in that revenue. Mr. Kapitan asked about the views - if they were

photoshopped to scale. Mr. Syndyla replied they were and stated that the only clear view you will get of the top of the tower is across Albion over the school. The tower is not lit - no blinking light. He replied that it's not required by the FAA. The issue is flight paths and runways. If you're not within a flight path or a certain distance from a runway you don't have to light the tower. The reason other towers are lit is because the old City Code said that if a tower is over 100 feet it had to be lit automatically. The City made the change. Mrs. Vozar said it was disturbing to the residents. Mr. Kapitan asked if anything near the ground is lit. He said there is a small light above the door which is only goes on if someone accesses the site. Mr. Kapitan asked if the property is leased. Mr. Syndyla said yes. If someone wanted to co-locate, they would expand the compound and fence and ideally redo the trees per the City's specs. Mr. Kapitan asked if the lease specifies who maintains the fence and the trees. Mr. Syndyla said if the fence falls down, they have to fix it, but, as to the trees, the ARB can make it a condition of approval. Mr. Syndyla said there is nothing in the lease regarding landscape. Mrs. Vozar said the ARB can make it a condition of approval that they have to maintain whatever plantings they put on the site. Mrs. Tworzydlo said, what if someone else goes in there. Mr. Syndyla said whoever would go in there would have to expand the compound and they would have to maintain whatever they put in as landscape. Mr. Kapitan said they would have to come to ARB too. Mrs. Tworzydlo asked if they should even plant the trees if someone else might come in there soon. Mrs. Vozar said they would have to enter into negotiations with the school and go through the whole process for approval. Theoretically it could be years from now. The only application before the Board now is this application and this Board only has to make certain the tower is screened from the school and surrounding properties. Mrs. Tworzydlo stated she would like to see something more deciduous on the east. Mr. Syndyla said they removed the trees and the City Engineer said that nothing needed to be planted there. He said he didn't want any grading there. He showed on the drawing where the creek is and that the screening is not necessary there. This exact plan was approved at Planning. The Engineer was only giving a list of trees they should use if necessary. Mr. Kapitan said the original one did have an encroachment and that was why they removed the trees. Mr. Kapitan amended the motion to approve with the requirement that any new facilities put on the property by AT&T must be maintained by AT&T. Roll called. Motion carried 3/0.

**B. NCB/PNC.** Mrs. Babinec called for applicant. Kirk Miller present as applicant. Mr. Kapitan moved to approve the signage application as submitted. Mr. Miller stated this in the NCB on Royalton Road. They are just changing out the existing signage to PNC logo. Mrs. Vozar stated that the building commissioner had some issues about the ground sign and it is her understanding that their submission will be changed. Mr. Miller said the commissioner ruled that a brand new ground sign does not comply with the Code so they intend to keep the base which matches the building and just change the plastic face from NCB to PNC. Mrs. Vozar said ground signs are not permitted in TCD so they would have

to go to BZA for a variance. As long as this is a legal non-conforming and all they are doing is maintenance or a face change, they would not need a variance. Mr. Kapitan said the other option would need a variance. Mrs. Vozar asked Mr. Miller if he had the authority to modify the application on behalf of the applicant. Mr. Miller replied that he did. Mr. Kapitan asked about the site drawing. Mr. Miller said the only signs submitted are the two wall signs, the face change on the ground sign, two existing ATM signs and a directional sign. Everything else on the plans are existing traffic signs like stop sign, handicap parking, yield, right only, etc. They are not being changed. Mr. Kapitan said there are no additional signs that don't exist today. Mr. Miller replied yes there is no additional signage. Mr. Kapitan asked if the building sign letters are on a raceway which is being painted to match the brick. Mr. Miller replied yes. Mrs. Tworzydlo asked if the signs are lit. Mr. Miller replied that they are but they are so dark you don't get a lot of light. Roll called. Motion carried 3/0. Mrs. Babinec said the ground sign is then withdrawn and Mrs. Vozar replied yes that Mr. Miller had signed off on that.

4. **Miscellaneous:** Mrs. Babinec said she had received a memo from Laura Haller that there would be some ward meetings on the same nights as ARB in 2010 and wanted to know if it was a problem. Mrs. Tworzydlo said it depends on the agenda. Mrs. Vozar said ARB could always use the caucus room although it would be difficult for recording the meeting. Mrs. Babinec said she would know in advance if the agenda is really crowded.

Mrs. Babinec also advised that Board that the new budget had been given for review. She said it can be reviewed at the next meeting but it appears that the ARB is well below budget and it doesn't look like anything will change in the next year.

Mr. Kapitan moved to adjourn the meeting at 6:35 p.m. Mrs. Tworzydlo second. Meeting adjourned.

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

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

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