

ARB MINUTES

November 23, 2009

The ARB held a regular meeting on Monday, November 23, 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 M. Babinec, Secretary
Members Absent: None
Others Present: Donna Vozar

1. **Approval of Minutes of October 26, 2009 Regular Meeting and November 2, 2009 Regular Meeting.**

Chairman Castrovillari moved to approve the minutes of the October 26, 2009 meeting. Mr. Kapitan second. Chairman Castrovillari was excused from voting as he was not present at said meeting. Motion carried 3/0. Chairman Castrovillari moved to approve the November 2, 2009 meeting minutes. Mr. Kapitan second. Motion carried 3/0.

2. **Old Business:**

None.

3. **New Business:**

A. **Pearl Plaza Mini Storage & Parking.** Mrs. Babinec called for applicant. Natasha Troicky present. Chairman Castrovillari moved to approve the application as submitted. Mr. Kapitan second. Discussion: Ms. Troicky stated that she was told to bring a plan for the stones and shrubs and presented that to Board. She went on to say that the sign will be turned to be perpendicular to traffic so it will be two sided. Chairman Castrovillari reviewed the notes of the building commissioner. Mrs. Watkins asked if this is a new sign. Ms. Troicky said yes. She also asked the height of the sign. Ms. Troicky said the top of the sign will be 6 feet. Mrs. Tworzydlo said she is concerned about all the writing on the sign. Chairman Castrovillari said he is concerned with the entire sign. The poles appear to be plastic. Ms. Troicky said they are steel poles. Mr. Kapitan stated that Rito talks about set back. He asked where they specify location on application. He then noticed it is 35 feet from roadway and 20 feet from driveway. Mr. Kapitan went on to state that the applicant has

brought with her a color version of the sign which is entirely a bright yellow background on the 4 by 8 foot sign and yellow paint on the poles. The parking and storage lettering is blue, the "secured" and other descriptions are black and the phone number is red. Underneath, there is indicated a stone mound and three shrubs in a staggered location. The shrubs are cut-leaf stephenandra. Chairman Castrovallari said the landscaping is too sparse. There are two on one side of the sign and one on the other. Mr. Kapitan said it says they can spread to 4 to 5 feet in diameter. Chairman Castrovallari said he would like to see more there. Ms. Troiky said this was just a suggestion. Mrs. Vozar asked the applicant if this is a replacement sign. Ms. Troiky said they purchased the property and the tenants that were there are no longer there. It has always been a storage facility but they are handling it now. Mrs. Vozar asked if they had an occupancy permit. Ms. Troiky said that she thought the permit carried over from the previous tenants. Mrs. Watkins asked if this is a permanent sign. Ms. Troiky said yes. Chairman Castrovallari said that is the problem with it, it looks more like a temporary sign since it's on plywood with two skinny posts with a little stone and three shrubs. Ms. Troiky asked if the board could give her some suggestions as to what they want. Chairman Castrovallari said they can't design the sign for her. Mr. Kapitan said if the applicant drives around town she can see some ideas of signs on posts that are more finished and permanent looking - they are on 4x4 posts and don't have a temporary look. He went on to say that the yellow is too much for him. The Board cannot tell them what message to put on the sign but the sign looks busy. He suggests that they consolidate the line that lists the types of vehicles stored to just large vehicles. Chairman Castrovallari suggested to the applicant that she be more specific as to the landscaping, i.e. size of bed, border or edging, how much stone, people don't re-stone every year as they do mulch. He went on to say that he agrees as to the other members' comments on color of sign and too much information. Mrs. Tworzydlo asked why the business name is not on the sign. Ms. Troiky said there is no reason. Chairman Castrovallari asked if they get out-of-city people or local residents. Ms. Troiky said there are out-of-city people but they are truck drivers who work for a company based around the area and they use it for parking. Mrs. Watkins said she would like applicant to make the sign look more permanent. Chairman Castrovallari she should revise the sign. He asked if they are having a sign company make the sign. Ms. Troiky said no she will be making the sign, she has the vinyl machine. Chairman Castrovallari said there was one sign that had two stone columns with a wood insert in between. Mrs. Tworzydlo said it was a pet hospital at York and Sprague. Mr. Kapitan said Imagination Station on York had two pillars and a wood or pvc sign. He said that when something is on thin poles with a piece of plywood with no frame it looks like a temporary sign that will be gone in six months. Mrs. Watkins suggested the Wallings Road chiropractor sign. Chairman Castrovallari said he doesn't like that sign so don't use that as an example. Chairman Castrovallari said the next meeting is December 14, 2009 and she will have to have it in about a week before so the building commissioner can review the sign before the meeting. Chairman Castrovallari moved to table the application. Mr. Kapitan second. Motion carried 3/0.

B. Rino Costa, Roylton Fieldhouse Business Park. Mrs. Babinec called for applicant. Mr. Costa present. Chairman Castrovillari moved to approve the application as submitted. Mrs. Watkins second. Mr. Costa said he talked to Rito and the sign will be 7 foot high. The columns will be 7 foot to match the arc. Mr. Costa said the brickwork on the sign will be unilock. He copied it off of the sign by Royal Park Wine. Chairman Castrovillari asked how many tenants are on the sign. Mr. Costa said there are six plus him but his sign will be Roylton Fieldhouse. There is a wood sign now that is being replaced. Chairman Castrovillari said the changeable copy at the bottom is only for Fieldhouse. Mr. Costa said it's for posting tournaments, foot skills, etc. Chairman Castrovillari said changeable copy is allowed in that district. Mr. Kapitan said yes, to a size limit. Mr. Kapitan asked to see the masonry sample. Mr. Costa said it is unilock stone and showed the color. Chairman Castrovillari asked if it will have a limestone cap on it. Mr. Costa said he may turn it and make a cap out of the unilock. Mr. Kapitan asked if the colors are correct. He replied yes. He said it will be a sandblasted sign. The letters will be black. The gray will be around the sign and the cream will be the background. The tenants will be on white lexon panel strips. Mrs. Tworzydlo asked if there are tenants there. Mr. Costa said there are six tenants there. He will have one blank white strip which he could leave blank if a tenant moves out or put "For Lease." Mr. Kapitan asked if the changeable copy is backlit. Mr. Costa said that it is lit from the front on both sides. The side at the driveway is only five feet from the driveway. There are four ground spotlights there now which he will continue to use. Mr. Alvarez said he would have to get a permit if he changed his electrical. Chairman Castrovillari asked why he doesn't move the sign if he only has five feet. He said he doesn't want to move it because of the electrical underneath. He may try to move it about a foot now that the property is surveyed to even it out. The frontage of the property is only 22 feet. Chairman Castrovillari said he likes the landscape plan. It has year round interest. Mr. Kapitan asked about salt from the plowing. Mr. Costa said he is as far back as he can go. Chairman Castrovillari said the evergreen boxwood should survive. Mr. Kapitan asked if he is putting the masonry all the way down to the footer. Mr. Costa said unilock doesn't require a footer. Chairman Castrovillari said he would ask Mr. Alvarez or the unilock company if the sign would tip if it would be hit by a truck or something. Mr. Costa said he already talked to Rito about that and the base vs. the height is pretty good. Mrs. Watkins asked how far it is away from the driveway. He said it's about eighteen inches but he is the plow driver so he'll be careful and there won't be any salt there. Mrs. Tworzydlo said the illuminated changeable copy is a problem for her. Chairman Castrovillari said it is not internally lit. It is lit by spotlights. Mr. Costa said there are two lines of letters on the changeable copy. Mrs. Tworzydlo asked how many letters can fit on a line. He said it's 8 feet long and each letter is 3 inches so back to back it would be 32. Mrs. Tworzydlo asked how he will use it. Mr. Costa used an example of "foot skills" on the top line and maybe "November 10th thru 23rd" on bottom line. Chairman Castrovillari said it will probably change week to week. Mr. Kapitan asked if it is only for the use of Fieldhouse. Mr. Costa said he owns the concrete company there so he

doesn't want to lock himself in to Fieldhouse only. Chairman Castrovillari said the Board can't dictate what he puts there. Mrs. Tworzydlo said that she is approving the sign for the Fieldhouse so she's not approving a cement sale. Mrs. Vozar said you can't restrict the content. Whatever he puts up will have to comply with the Code and so as long as it complies, the Board has no authority what he puts there. He could choose to put one of the businesses there one day and another at another time. Chairman Castrovillari said they do allow changeable copy in that area. Mrs. Tworzydlo said she can understand putting the dates on there but she doesn't want to get into the little white signs again. Mrs. Vozar said those are not permitted - this is permissible usage of the sign. The question is whether or not it complies with the percentage based on the signage code as well as other requirements. If it doesn't he will get a citation from the building commissioner. Chairman Castrovillari said that changeable copy was allowed in certain areas of the City years ago. He's taking advantage of it. He understands her concerns but he thinks it's two different issues. Mrs. Watkins asked if they are going to put the address so it's facing the road. He was going to put the address on each side of the columns. Roll called. Motion carried 3/0.

. **Miscellaneous:** Mrs. Babinec stated that she would like the Board to note the email from Karen in Finance. Mrs. Babinec stated that she emailed Karen about the five year plan and the email was addressing that question. If the Board agrees there are no changes, they will need to move to approve the budget for next year and it will need to be signed by Frank. Roll called. Motion carried 3/0.

Chairman Castrovillari moved to adjourn the meeting at 6:40 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____