

## ARB MINUTES

December 6, 2010

The ARB held a regular meeting on Monday, December 16, 2010 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Joe Kapitan at 6:01 p.m. Roll called.

Members Present: Joseph Kapitan, Linda Watkins, Laura Tworzydlo  
Donna M. Babinec, Secretary.

Members Absent: Frank Castrovillari (Motion to excuse - Carried 3/0)

Others Present: Donna Vozar

1. **Approval of Minutes of December 6, 2010 Regular Meeting.**

Chairman Kapitan moved to approve the minutes of the December 6, 2010 meeting. Mrs. Watkins second. Roll called and motion carried 2/0.

2. **Old Business:**

A. **R & T Fence/Northeast Care Center** - 13405 York Road, Research Office Zoned, 4 foot high chain link fence for security.

Mrs. Babinec called for applicant. Present were Mr. Jeff Becka of R&T Fence, Jesse Malave and Frank Helbig. Chairman Kapitan moved to remove the application from the table. Mrs. Watkins second. Motion carried 3/0. Chairman Kapitan then moved to approve the application as revised. Discussion: Mr. Becka said that at the last meeting he was asked by the Board to propose a landscape plan for the fence based on how wide the grass median was. He was unsure at that time and after the meeting he went back to property to measure. The median is 7 feet wide. He ran a string line from property pin to property pin which leaves 3 ½ feet on either side. The fence has to come in off the property line 6 inches which leaves plenty of room for landscaping. The median strip is only as long as the building. Chairman Kapitan then marked on the drawing exactly where the median strip is and where pavement is. Mr. Malave said their intention is to run the median strip all the way back to join grass in the back. There is a big piece of grass in the front from York Road back and they want to take out the connecting drive and put grass there. Mr. Helbig said there are two connecting drives that they want to get rid of and replace with grass. Mrs. Tworzydlo asked what type of fence is being proposed. Mr. Becka said a four foot high chain link. Chairman Kapitan said it was discussed at the last meeting and there is a picture of a generic chain link as part of

the application. He went on to say that the idea is to prevent the Divits people from wandering their property. Mrs. Tworzydlo asked which side the landscaping would go on. Chairman Kapitan said since the property line is kind of in the middle of the berm, the landscaping will have to be on their side right behind the fence. He went on to say that, if the fence is a vinyl coated black with shrubbery right behind, it kind of disappears. He asked Mr. Becka what kind of landscaping they are proposing. Mr. Becka said they were hoping the Board would give recommendations. It would have to be pretty hardy because it will be right next to a driveway and will, after plowing, probably be buried under snow because there is no place between the berm and the building to push snow and there will be salt run off. He was thinking boxwood which would fill in nicely. They are open to suggestions. Mr. Helbig said the whole building will be professionally landscaped by a company. They have an arborist and they will advise him of their needs where they want the fence to blend, how they want the character of the building to be shown and whatever will thrive best in those areas. The evergreens would be maintained to the height of the fence. Chairman Kapitan stated they would need to be hardy evergreen. A firebush is all bare in the winter and wouldn't look good til summer so it wouldn't work. Mr. Helbig said the building owner said he would like the building to have a park like setting so whatever is done will be hardy enough to make it through the winter and will be tastefully done. Chairman Kapitan said that sounds good because the Board no longer has a landscape architect so they really don't have suggestions. He then asked Donna Vozar how the Board can capture a requirement for professional landscaping so the applicant knows what they have to meet and the Board knows in the future what they were supposed to meet - it's very vague now. Donna stated that she thinks a better practice would be for the applicant to make a suggestion tonight, such as the boxwood which was offered, and seek approval. If it is approved and they make a significant deviation from what was approved such as not using an evergreen, they would have to come back to the Board for reconsideration, perhaps in the spring. Chairman Kapitan said the Board will have to create some generic wording about evergreen type. Mr. Helbig said they had some preliminary discussion about that and about spacing and how to put them in. There will also be some flowering plants put in. The appearance of the building will do a one eighty over the next year and landscaping will play an important part. Mr. Malave stated they've already done quite a bit, they painted the whole exterior, got rid of the shingles on top and replaced with siding. The grass before wasn't trimmed or edged. They brought in their group and it's 100% better now. They got rid of all the garbage on the side, 55 gallon drums and paint cans. They are planning a picnic area there. Mrs. Watkins asked what kind of business will be there. Mr. Malave said right now it's mostly offices. He's executive director of Northeast Care Center which is right down the street. He operates a 48 bed intermediate care facility which has been there since 1982. His management company, his boss, Bruce Folkereth, bought this piece of property for his foundation offices and to lease space to him as they have outgrown their office space. Their property, at 12627 York Road, is an example of how

this will be maintained. Mrs. Watkins said this property just needed some TLC. Mr. Malave said they have already put quite a bit of money into it and they are not near done. Mr. Helbig said they decided not to wait to put the fence in because they have already had people come onto their property to put things in their dumpster or parking cars there that are for sale. They have stolen one of the trailers from the back. Mrs. Watkins asked when they will be putting the gates up. Mr. Malave said as soon as Mr. Becka can get approval from the Board he is ready to put the posts up. Mrs. Watkins said she has no problem with vinyl coated black with shrubbery on their side. Mrs. Tworzydlo agreed as long as it grows to the four foot height and they keep it maintained. She doesn't want it to be two foot high. Mr. Helbig said the bushes they will plant will be three and one half feet which they will plant in early spring and by end of summer they are supposed to almost double. They will be able to trim them a couple time during the summer. Chairman Kapitan said the Board would like them to carry the same treatment on the median throughout the rest of the landscaping for the building particularly on the northern edge along Divits. The east and south sides are not as big a concern. Mr. Malave and Mr. Helbig agreed. Chairman Kapitan amended the motion that the extent of the median along the building include a four foot high black vinyl coated chain link fence with landscaping on the applicant's side of the property. The evergreen type to be suggested by their professional landscaper, spacing anticipated at 5 foot on center, roughly four feet high to cover the fence and that future creation of medians on north side of property include the same treatment. Mrs. Watkins second. Mr. Helbig said that is exactly what they were attempting to do and he appreciates that the Board liked their idea and they have no problem with the vinyl. Roll called, motion carried

5. New Business:

None.

6. Miscellaneous:

Mrs. Babinec stated that she has provided the Board with copies of the calendar for 2011 for ARB. In December 2011, the first ARB meeting is December 12<sup>th</sup> and the second is now noted as December 28<sup>th</sup> which is Wednesday due to the holiday. Mrs. Vozar had advised that BZA only has one meeting that month on the 19<sup>th</sup>. She asked if ARB could also have one meeting on the 19<sup>th</sup> and cancel the December 12<sup>th</sup> and 28<sup>th</sup> meetings. The Board members all agreed. Chairman Kapitan then moved to amend the 2011 schedule to contain only one ARB meeting in the month of December on the 19<sup>th</sup> at 6:00. Mrs. Watkins second. Motion carried 3/0.

Mrs. Tworzydlo thanked Mrs. Babinec for contacting Rito about Mia Capelli. Mrs. Babinec said she had emailed Rito with the Board's concerns. Mrs. Vozar said his comments are part of the packet and, therefore, part of the record.

7. Adjournment.

Chairman Kapitan moved to adjourn the meeting at 6:20 p.m. Mrs. Watkins second. Meeting adjourned.

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

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

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