

ARB MINUTES

DECEMBER 19, 2011

The ARB held a regular meeting on Monday, December 19, 2011 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Joseph Kapitan at 6:00 p.m. Roll called.

Members Present: Joseph Kapitan, Linda Watkins and Laura Tworzydlo

Donna Babinec Secretary

Members Absent: None.

Others Present: Donna M. Vozar

1. **Approval of Minutes of November 28, 2011 Regular Meeting.**

Joseph Kapitan moved to approve the minutes of the November 28, 2011 meeting. Mrs. Watkins second. Discussion: None. Roll called. Motion carried 2/0. (Mrs. Watkins did not vote)

2. **Old Business:**

None.

3. **New Business:**

A. **Jump Yard**, 13700 York Road, General Industrial Zoned. Approval for Electronic Ground Sign. Resubmitted.

Mrs. Babinec called for applicant. Owners, Dominic Palazzo and Steve Schwartz, present. Mr. Kapitan moved to approve the application as submitted. Mrs. Watkins second. Mr. Kapitan asked Mrs. Vozar to advise what had occurred when the applicant appeared at BZA. Mrs. Vozar said BZA granted a variance for the sign to increase its percentage of changeable copy to 38%. Mr. Kapitan asked for any comment regarding any other sign issues. Mrs. Tworzydlo said she has a problem with the landscaping. There doesn't appear to be any. She also said the sign appears to be scrolling. Mrs. Vozar said the Code 1284.05(1) doesn't prohibit scrolling it reads: "... revolve, rotate, whirl, spin, flash or otherwise make use of motion to attract attention..." Mr. Palazzo said the electronic portion of the sign is basically used to provide information. It doesn't flash, there is nothing in the

background that is moving. The sign doesn't even have that capability. He also said that the sign was originally approved over a year ago and at that time a landscape plan was provided. The board reviewed and approved the plan. The owner and his wife landscape the sign each spring and they pull out all the plants in the fall and replant new ones in the spring. They take a lot of pride in the landscaping of the building. Mrs. Vozar asked Mrs. Babinec to contact the Building Commissioner to review the previous application to make certain an approved landscape plan was included. Mr. Kapitan said any approval by ARB would have required year-round color so there should be some evergreens around the sign and the picture doesn't show any. He would like a landscape plan with evergreens provided to the Board at the next meeting on January 9, 2012 if it turns out there is no landscape plan on file with the City. Mrs. Vozar advised the applicants that they should also contact the Building Department to be certain there is a plan on file and, if not, arrange to return with one at the next meeting. Mr. Kapitan also mentioned that it appears that the electronic panels of the sign were just added to the existing sign and doesn't look finished. He suggested that they wrap or cap the sides so it looks finished. Mr. Schwartz stated that would not be a problem. Roll called. Mr. Kapitan yes, Mrs. Watkins, yes, Mrs. Tworzydlo, nay. Motion carried 2/1.

B. Disciples of Christ Christian Church, 5100 Royalton Road, Traditional Town Center District. Replace double sided ground sign. Resubmitted.

Mrs. Babinec called for applicant. Mr. Kapitan moved to approve the application as submitted. Mrs. Watkins second. The applicants stated that they had received a variance from BZA to increase the changeable copy portion of their sign. The sign is not electronic. They were granted the variance to allow the changeable portion of the sign to be 52% of the entire sign. A discussion took place as to landscaping for the sign and the Board requested a landscape plan be provided by applicant at the next meeting 1/9/12. Mr. Kapitan revised his motion to approve sign contingent on a landscape plan being provided to ARB. Roll called, Mr. Kapitan yes, Mrs. Watkins, yes, Mrs. Tworzydlo nay. Motion carried 2/1.

C. Drug Mart/Ellet Sign Co., 5500 Wallings Road, Local Business Zoned, Site plan for face change on ground sign.

Mrs. Babinec called for applicant. A representative from the sign company present. Mr. Kapitan moved to approve the application as submitted. Second. The representative stated that the French Quarter Cafe has vacated the center and Drug Mart was proposing a face change on the existing sign to allow them to put changeable copy at 22%. There was a discussion as to the 10 item limit on the

sign and that they had nine items and it would only allow for one item on the changeable copy. The representative said she would discuss the issue with Drug Mart and they would decide whether or not they want to go to BZA for a variance. Roll called, Mr. Kapitan yes, Mrs. Watkins, yes, Mrs. Tworzydlo nay. Motion carried 2/0.

4. Miscellaneous:

Mrs. Watkins stated that she would not be present at the January 9, 2012 meeting. Mrs. Tworzydlo asked Mrs. Vozar about procedure to become a regular ARB Board member rather than an alternate. Mrs. Vozar said she has to approach the Mayor on that matter.

5. Adjournment.

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

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____