

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
December 20, 2018

Chairman, Donald R. Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:32 p.m.

I. Roll Call

Present: Jennifer Frazier, Marge Gantous, Don Spice, John Midlik, Traci Bonvenuto

Absent:

Others in attendance: Dale Steppenbacker, Building Department

II. Approval of Minutes: December 6, 2018

Motion: Approve minutes from December 6, 2018 as submitted

Don Spice mentioned that they just had a discussion regarding the minutes from December 6, 2018 and that they are going to postpone reviewing these minutes until the meeting on January 3, 2019.

III. Excuse Absent Members:

There were not any absent members.

IV. Public Participation: None

V. Review:

1. Case 18-12-077 – 10755 Ravenna Road – Wall sign, Alpha Legends, Epic Signs & Graphics

- This sign is proposed in place of the removed Titan Gym sign due to new ownership at the gym. Copies of the application have been handed out to the Board.
- John from Epic Signs and Graphics was there representing his client. He explained that the proposal was to put up an illuminated wall sign to replace the former sign. The sign is fabricated from aluminum and the face of the sign is routed out so you have the graphics there and that would allow the design to illuminate. The sign itself is black. The graphics are white. There are not any code numbers for these two colors. The graphics on the sign are a male and female lion. They do have approval from the landlord on the sign and the lineal footage of that space is 125' so that sign face does not exceed the allowable amount.
- Jennifer Frazier said that she liked the logo, but the first impression that she had on the sign was that, even though she knows it is a square sign, it seems like a rectangular sign would fit the space better. She is not thrilled with it, but she does not see it as being a problem.
- John mentioned that the cabinet is rectangular – 10' x 8'. Jennifer Frazier stated that she probably would have made it 14' x 6' so that it would have fit the face of the building better. She requested a picture of the existing signage. Dale Steppenbacker stated that the previous sign had individual letters that were backlit on a channel so it did stretch out over the space.
- Marge Gantous asked if, when the sign is lit at night, you just see the white of the sign shining through and John from Epic Signs and Graphics confirmed that.

Motion: Approve as submitted pending approval

Marge Gantous moved to accept the sign as submitted and John Midlik seconded, upon roll call the motion passed 4-1.

Dale Steppenback confirmed that the sign was approved as submitted and the building department will finish their review on it and just review electrical connections and Epic Signs & Graphics will be called when the permit is ready for pick up and payment.

2. **Case 18-12-078 – West corner of Independence Parkway & E. Aurora Road – Cornerstone Business Parkway – Identification Sign by Agile Sign & Independence Construction**

- Curt Garrett with Independence Construction and he is there to propose a monument sign for Scannell Properties which is the developer they are working with.
- The sign would be located at Independence Parkway which is the new street that they are calling the parkway that is off of Rt. 82 that leads back to FEDEX and Amazon. It comes off of Rt. 82 as Independence Parkway and, as it turns toward Chamberlin, the street turns into Cornerstone. This sign is for all of the buildings in the entire parkway and this would include all of the businesses with the Cornerstone address as well.
- A site map was reviewed. Dale Steppenbacker inquired as to the exact location of the sign. Curt Garrett confirmed that the location of the sign would be where Independence Parkway meets Rt. 82 (E. Aurora Road) – west side of Independence Parkway.
- Jennifer Frazier questioned the color scheme of the sign. Curt Garrett has them listed as PMS colors. Looks like a dark blue gray color for the main body of the sign and text that is in a lighter cool gray color and then kind of a dusty cornflower blue frame and then the color of the word “stone” is sort of light red color. She just wanted to confirm that what is on the print is what the colors will actually be for the sign. The tenant spaces will be a white background and each individual tenant will have their own personal logo. The sign is two sided. Curt Garrett stated that their intent is to surround the monument sign with boulders to hide the posts so that it looks like the sign is coming out of a stone landscape feature.
- Marge Gantous asked if anyone needed to approve the drawing. Curt Garrett mentioned that Scannell Properties was working with Agile Signs in Eastlake and they sent this to Scannell and they approved the design since they were the landowners. From his understanding everything was to be submitted to ARB first and then to Building. The application was filled out by the owner of the property and he is representing them tonight. The main property is Scannell Properties in partnership with DiGeronimo. The buildings themselves are not necessarily owned by Scannell Properties. They are the developer, so they are the proper person to apply for the sign. There will not be any lighting for the sign. To pull power to that location would require a lot of conduit and a lot of underground work since there is nothing in that area.
- Jennifer Frazier stated that it was an attractive looking sign.
- Don Spice questioned if the sign was two sided with stone on both sides of the sign. Curt Garrett confirmed.

Motion: Approve as submitted pending approval

Jennifer Frazier moved to approve the sign as submitted and John Midlik seconded, upon roll call the motion passed unanimously.

Dale Steppenbacker confirmed that the sign was approved as submitted by the ARB and the building department will finish their review on it and they will call him when everything is ready.

VI. Work Session:

- Dale Steppenbacker wanted to go back to the approval of the minutes and he thinks they should make a motion to table that approval until the next meeting on January 3, 2019.

Motion: Approve pending approval

Jennifer Frazier moved to table the approval of the meeting minutes from December 6, 2018 until the next meeting on January 3, 2019 due to the fact that they were just released today, December 20, 2018 and they have not had time to properly review them and Marge Gantous seconded. Upon roll call, the motion passed unanimously.

- Don Spice noted that at the last meeting they had the Dr. Gen sign that was damaged by the storm back in November 2017 and the ARB stated that the sign had to include the brick pylons on both ends. He was wondering if anyone had heard anything back from the sign company on this issue. Dale Steppenbacker stated that he is not sure and that he would check with Dan Cegelka. Jennifer Frazier gave Dale Steppenbacker a review of the sign situation for the planter sign. When the sign was originally approved it was approved with the masonry work, but now that the sign was damaged, the client was not aware that they would have to replace the masonry that surrounded the sign. Dale

Steppenbacher mentioned that he would speak with Dan Cegelka and that they would do a field inspection of the sign area.

- Jennifer Frazier requested that the following change be made to the 12/6/18 minutes for the Dr. Gen sign to clarify the instructions as follows: "the center of the sign can be created and mounted temporarily for a maximum of three (3) months from when the sign is displayed and then the brick columns **shall** be created to replace the existing columns in the same character as the previous columns with the concrete to be installed permanently after the three months."
- Dale Steppenbacher mentioned that since it was approved to table the approval of the 12/6/18 meeting minutes, they can let the Board have an opportunity to read the 12/6/18 meeting minutes and then they address the meeting minutes at the 1/3/19 meeting and then that change will be made along with any other changes the Board deems necessary. Marge Gantous agreed.
- Don Spice brought up the question concerning solar panels. His thinking on solar panels is that they will probably be seeing more of them. He feels that this should be an item that needs to have approval of the Architectural Review Board. Marge Gantous thought that HOAs might have a say on solar panels as well. Jennifer Frazier mentioned that for the solar panels to work, they would have to be on the south side of a house. If that is the front of the house, then that affects the street elevation. It will need to be a case by case issue. A quick code cannot be made for solar panels. If it becomes redundant, then they could possibly establish some type of code for solar panels, but for now it will be a case by case issue.
- Don Spice wanted to wish everyone a Merry Christmas.

VII. Adjournment: As there was no further business before the Board, Marge Gantous moved and Jennifer Frazier seconded and the meeting was unanimously adjourned.

Donald R. Spice, Chairman