



Architectural Review Board Meeting Minutes
Thursday, November 19, 2020
6:00 p.m.

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:02 p.m.

Roll Call

Present: Jennifer Frazier, David Marcovitz, Don Spice, John Midlik, Marge Gantous

Absent:

Others in attendance: Jo-Ann McFearin – City Council Representative, Ryan Kennedy – Building Department

Approval of Minutes: November 5, 2020

Motion: Approve as Submitted

John Midlik moved and Don Spice seconded, upon roll call the motion passed unanimously.

Review:

- **Case 20-11-116 – 1620 Bridget Lane – New Single Family Dwelling – Chris Coblentz**
 - Chris Coblentz presented the new home on behalf of Coblentz Homes. It features Bucks County LedgeStone, Timberlake siding, white trim, white corners, and a black roof.
 - Jennifer Frazier mentioned the garage being pushed forward, making it an overly prominent feature. It doesn't allow you to see front doors or porches when driving down the road. Alternative designs for future developments/streets would be appreciated by the board.

Motion – Approve as Submitted:

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

- **Case 20-11-117 – 2396 Edison Blvd – LJ Star Sign Review – Earl DiMalanta**
 - Earl DiMalanta presented on behalf of Fast Signs. LJ Star has changed their logo. It will be a 4x8' screw mounted monument sign. Both sides, the existing structure does not change. The address is included.

Motion – Approve as Submitted:

Jennifer Frazier moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

- **Case 20-11-118 – 8900 Hadden Road – Sushi En Sign Review – Yong Hao Chen**

- Yong Hao Chen presented the sign package for Sushi En on Hadden Road, formerly Bob Evans. The package includes a wall sign, monument sign, and take out sign. Letters on all the signs are illuminated.
- David Marcovitz questioned why the cloud was pointed in different directions on different signs. The applicant explained that they are still deciding on the direction of the logo, all signs will match once a decision is made.
- Marge Gantous pointed out that the address is not present on the monument sign. Jennifer Frazier said it will need 4” numbers on the white face, centered along the bottom.
- Jennifer Frazier pointed out that the monument sign must be within the allowable amount of lumens.
- There was discussion in regards to the wall sign. The design is attempting to cover the keyhole left behind on the Bob Evans building. Jennifer Frazier felt this may not be the best option to cover it with the cloud. It cheapens the look as presented. Moving the logo to one side may be a solution or completely repair the keyhole opening, although the repair may not be a cost-effective option. Jennifer Frazier would not approve this wall sign on a new building.
- The applicant may add “Bar & Steak” text underneath Sushi En on the wall sign. That would need to go through ARB again if added.

The Board is noting:

The monument sign must be within the allowable illumination level. A 4” address must be added to the monument sign on the white face, centered along the bottom. If additional text is added to the wall sign, the applicant must return.

Motion – Approve as Noted:

David Marcovitz moved and John Midlik seconded, upon roll call the motion passed 4-1. Jennifer Frazier was the dissenting vote.

- **Case 20-11-119 – 11660 Ravenna Road – J. Whitley Sign Review – Ashley Conner**

- Ashley Conner represented her clothing boutique for this sign project. It is a black and white sign sliding into an existing illuminated case.

Motion – Approve as Submitted:

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

Work Session:

- **ARB Application Process – Keith Foulkes, CBO & David Maistros, Law Director**
 - Keith Foulkes, CBO of the Building Department, and David Maistros, Law Director, met with ARB members in regards to the application process.
 - Keith Foulkes pointed out the wide variety of applicants that come in. A homeowner will not have the same level of architectural background compared to some contractors. Their sketch just needs to convey the project and be understandable to the department. A standard developed by ARB members or potential examples for applicants may be helpful to residents.
 - ARB members need to see floor plans, elevations, site plans, photos, or even a comparable would be acceptable in some circumstances.
 - Keith Foulkes mentioned that the Building Department will be moving to electronic submissions in 2021. Members will get access to these rather than physical copies.
 - David Maistros suggested a potential change to the Twinsburg Codified Ordinance by increasing the \$2,500 project threshold requiring ARB approval. It has not been changed in 30+ years. ARB mentioned these smaller projects can be the most concerning depending on the type of project.
 - ARB has decided not to make any changes to the process at this point.

Adjournment: As there was no further business before the Board, Marge Gantous moved and David Marcovitz seconded and the meeting was unanimously adjourned at 7:43 p.m.

Jennifer Frazier, Chairman

Ryan Kennedy, Secretary