

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
August 21, 2014

Chairman, Donald R. Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:30 p.m.

I. Roll Call:

Present: Mike DiCillo, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice.
Others in Attendance, Dan Cegelka, Bob McDermott
Absent: None

II. Approval of Minutes: August 7, 2014

Motion: Accept the minutes as mailed

Mike DiCillo moved and Marge Gantous seconded, upon roll call the motion passed unanimously

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 14-08-70 – 1 Enterprise Pkwy East, 72 Bed Memory Care Facility by pH7 Architects for Sussex Properties I, LLC

Michael Healey with pH7 introduced himself and described the project to the Board. The proposed building is a 61,500 sq. ft., single story, slab on grade, wood framed, wood trussed Memory/Alzheimer's care facility. The building will house 72 residents in a two neighborhood approach. Each neighborhood is further broken down into two households. The project is situated on a wooded, organic lot with a lot of topography on the site. An even graded site has been designed for full accessibility. The concept behind the building is to create a bunch of intimate households for the care of the residents. The building has a residential character which has been carried on to the outside of the building. This look has been achieved by the use of gable structures, residential pattern of windows and interior court yards. The proposed materials are a combination of cultured stone which will be used as a foundation material a combination of a high end, high quality vinyl siding, and using a cement siding as an accent trim. This will be in the Arts-and-Craft style to reinforce the organic nature of the site. The Board reviewed the site plan and the applicant explained in detail which materials will be used where on the exterior. Don Spice asked about the windows; the applicant replied they will be all vinyl construction in a taupe color. The color of the windows and shutters was further discussed. The chimney will be in cultured stone. Marge Gantous questioned the use of stone on the left of the door and siding on the right of the door. The applicant explained that they are trying to emphasize the inside gable element. Don Spice explained to the applicant that this is the first time the Board has seen the building since there is a lot to consider and would like to have this appearance be a preliminary review to give the Board more time to reflect on the details of the building.

The Board is asking for samples of the windows and shutters, more details of the entry way, and all the other things that the architects envisioned this building to be.

Motion: Accept this as a preliminary and come back in two weeks or when the applicant is ready.
Marge Gantous moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

2. Case 14-08-71 -- 1 Corporate Pkwy., New Industrial Building by Precept, LLC for FedEx

Kevin See with Scannell Properties owners of the property introduced the FedEx distribution facility that will be located on the N.E. corner of the property to the Board. This will be a 303,000 sq. ft. package distribution facility containing about 15,000 sq. ft. of office and some ancillary buildings such as front security building, a maintenance garage, and a fuel island. This will be primarily a pre-cast concrete

structure with a variety of reveals and accent colors glazing at the office areas and clear story windows around the perimeter of the building. On the east side of the property a 400 ft. long sound barrier wall will be provided. Scannell Properties has drawn the wall past the property line to meet Summit County's requirement and this will not be a problem because they own both lots. The wall will vary in height from 10 to 22 feet in height. There will be extensive plantings up front near Aurora Road as screening for the parking area and a buffer of two rows of trees along the east side of the property. There is an existing chain link fence that will be removed along the east elevation and FedEx will be working with Twinsburg Township's arborist in planting trees along the east elevation. The building and trailer yard will be surrounded by a 8' high black vinyl coated, chain link fence except along the east elevation where the sound wall and solid fence will be located. The facility has six drive-in doors and about 98 loading dock doors. Don Spice questioned the sound wall and removal of the chain link fence on the east elevation. The applicant explained that the chain link fence had become unsightly entangled by a lot of brush and overgrowth; so it will be removed and the area cleaned up. The sound barrier wall will be placed closer to the building. The rows of trees will go into the space vacated by the chain link fence. Jennifer Frazier questioned if the roof top mechanical units would be visible from the street. The applicant replied they would not as there is not a lot of mechanical equipment in the building. Jennifer Frazier asked if there were drawings of the ancillary buildings. She inquired about the look of the gate house and would like to see it in more detail, and upgrade the appearance of the gate house as this is the building that is closest to E. Aurora Rd. The appendage on the east elevation is the computer room. The facility will have a total of 200 to 400 employees working three shifts. The trailer parking on the west side of the building is designed for the peak season. The Board agreed the building would be a great asset for the City of Twinsburg and is a big client for the site.

The Board is asking for detailed elevations on each of the ancillary buildings, colors of the pre-cast panels, employee entrance on the main building with entrance canopies over the doors. Dress up the face of the security building.

Motion: Table for the meeting in two weeks pending the information requested.

Mike DiCillo moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

3. Case 14-08-72 -- 10180 Scenic View Dr., S/L 37, New single family dwelling by Pulte Homes

The applicant presented plans for a 5,205 sq. ft. Crestwood model single family dwelling. The siding will be storm; trim, white; front door, tri-corn black; shutters, black; brick, signature blend; shake siding, platinum gray; board and batten, platinum gray and the shingles will be weathered wood. Jennifer Frazier inquired about the stone return on the porch. This house has no siding on that first level except for that one place, the porch on the side of the garage. Is that going to stay siding? The applicant was hoping to avoid the situation where some of the houses have returns and do not. The applicant respectfully asked that they not do it so this house matches the model.

The Board is requiring:

A. Add vents on both gable ends see page 7.20b2

B. Move window in bonus room on left elevation up 2 feet see page 7.20b2

Motion: Approve as noted

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

4. Case 14-08-73 -- 1226 Waldo Way., repair deck and add gazebo, by homeowner Raymond Ott

The applicant presented plans for his gazebo that will be added to the rear elevation of his home. The applicant will be replacing the decking and railings on an existing deck and adding a gazebo. The gazebo will have 4" x 4" posts and the railings will match the deck and the shingles will match the house.

Notes: The gazebo should have eight equal sides.

Motion: Approve gazebo and deck as noted

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously.

5. Case 14-08-74 -- 9119 Chamberlin Rd., detached garage by homeowner David Winston

Dave Winston presented plans for an 18' wide by 27' 6" deep garage. His property abuts Dutton Drive to the rear; this garage will be located on the right rear portion of the property. All the construction products will match the house. The brick will be Richtex US Brick style 431, Vinyl siding will be Wolverine American

Legend Wicker 809, The Vinyl & aluminum trim will be Wolverine American Legend Wicker 809 and the singles will be Landmark Series Certainteed weathered wood. The overhang will be the same as the house. There will be a storage area above, one man door on the north elevation and a 9' high by 18' wide garage door on the west elevation.

Notes: Add 2 ft. brick returns to the elevations see page A2.02

Motion: Approve as noted

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously.

6. Case 14-08-75 -- 1723 Lockwood Oval, addition to single family dwelling by Hurst Design Build for Richard & Jennifer Charlton

Tammy Graff with Hurst Design, Build, and Remodeling presented plans for the addition of a bedroom and bath above an existing garage. The addition will mimic the existing gable on the home. The front half of the house will be re-shingled. If the budget allows the siding will be changed; if not the siding on the addition will match the existing. The trim will be desert sand. A skylight will be added to the new bathroom.

Motion: Approve as submitted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

7. Case 14-08-76 -- 8920 Canyon Falls Blvd., illuminated wall sign by Brilliant Electric Sign for Health Span

HealthSpan has taken over Kaiser Permanente and Brilliant Electric Sign is handling the sign changes in northeast Ohio. This will be a set of channel letters on a raceway that will be painted to match the brick foundation as close as possible. This will internally illuminated by LED lights and the sign represents their trademark logo and colors. The logo and "HEALTH" colors will be Night Tide A961-9, the remainder of the sign will be in translucent white vinyl; the negative space in the background of the logo will be opaque white vinyl and the returns and trim will be corporate Dark Blue MP 72522.

Motion: Approve as submitted

Jennifer Frazier moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

8. Case 14-08-79 -- 1810 Summit Commerce Pkwy., illuminated wall sign by Brilliant Electric Sign for Cardinal Health

CardinalHealth has purchased Assuramed this precipitated the need for new signage. Major Harrison with Brilliant Electric Sign explained they will removing the existing letters and scraping the face of the shoe box cabinet and installing a new set of letters showing CardinalHealth and their logo on a new panel. The new panel will be the same size as the old panel (26'2" wide and 3'2" high) and will be painted to match the existing cabinet as close as possible. The logo face will be red Plex #22893 with matching trim and returns; with remote power supplies for the internal illumination. Letter faces are to be white Plex #2447 with first surface applied black duo-film. There will be black trim and black returns. Don Spice questioned if the letters would sit on the bottom of the sign. The applicant replied because of the location of the logo above "CardinalHealth" the letters would be near the bottom of the sign but not as close as the detail on the top.

Motion: Approve as submitted.

Mike DiCillo moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

9. Case 14-08-77 -- 2658 E. Aurora Rd., re-face non-illuminated planter sign by Sign-O-Rama for Happy Cakes and More

The owner of Happy Cakes and More informed the Board she recently purchased this building and will be moving her business from 7995 Darrow Rd. This sign will advertise her relocating the business. This will be a banner that will hang over both sides of an existing double sided planter sign.

Motion: Approve as submitted

Jennifer Frazier moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

10. Case 14-08-78 – 1936 Case Pkwy South, non-illuminated planter sign by Adams Sign for Cardinal Health

Jack Burge of Holsman Sign Services presented plans for a new double faced post and panel sign to be 3" deep with standard CardinalHealth vinyl logo graphics applied. Posts are to be 6" x 6" square aluminum painted back with slits for panel to sleeve into from the top. The Red graphics on this sign to be 3M #3630-33 and black graphics to be 3M #3630-22. This sign will match the sign at 1909 Summit Commerce Pkwy. Don Spice suggested the right-of-way on the street be confirmed and the location of the sign be confirmed to be sure it will be located 10' out of the right-of-way because the Architectural Review Board should issue a variance for the sign if it is determined to be too close to the right-of-way. Dan Cegelka informed the Board he will check the right-of-way issue and report back to the Board.

Note: Confirm the sign is out of the right-of-way

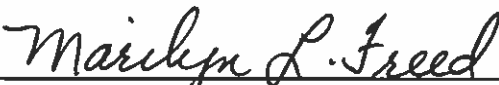
Motion: Approve the sign noted, providing the installation in the place designated is out of the right-of-way.

Jennifer Frazier moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board Marge Gantous moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 8:05 p.m.


Donald R. Spice, Chairman *MLF*


Marilyn L. Freed, Secretary