



Architectural Review Board Meeting Minutes
Thursday, February 1, 2024
6:00 p.m.

Mr. Marcovitz called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:58pm.

Roll Call – All Members

Present: David Marcovitz, John Midlik, Gursimran Khatra

Others in attendance: Danielle Waites, Building Department, Jason Pastorius, Building Department and David Post, City Council

Public Participation:

Review:

1. **Case 24-02-09 2644 E. Aurora Road – New Building, Child Day Care Facility Resubmittal – Meaghan O’Connor, GV Land Holdings**
 - Ms. O’Connor stated they are the developer developing the daycare on behalf of the tenant. The tenant is Bright Path Kids.
 - Ms. O’Connor stated they do have their conditional use approval and their site plan approval.
 - Ms. O’Connor stated the Board has two different proposals in front of them. Last time she was before the Board it was talked about that it might be more aesthetically pleasing to have slightly under what the code requirement is.
 - Ms. O’Connor stated they ended up at about seventy-two percent but then they also provided the Board with the version showing eight-four or eighty-six percent coverage, which exceeds the requirement on the front façade.

MOTION: Mr. Marcovitz motioned to approve Case 24-02-09, as submitted using page 501 with the following:

- North Elevation having 72% masonry, South having 42% masonry, East having 50.3% masonry and West having 53.1% masonry.

Mr. Khatra seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

2. Case 24-02-10 9224 Darrow Road – Twin Plaza Sign Program Revision – Milania Valore, Property Owner & Joe Berdine, Signarama

- Ms. Valore stated she would let Mr. Berdine from Signarama speak to the Board about the sign revision.
- Mr. Marcovitz stated that the old sign program was red neon light lighting and pretty consistent and common and didn't take into logos. It also stated deep returns.
- Mr. Berdine stated the main items are the wall channel letters. He stated they are suggesting at least two rows of copy. It can be a top line which would be the LED illuminated letters and then a second row of letters, if needed. The second row could be either illuminated or non-illuminated.
- Mr. Berdine stated the maximum letter height would be twenty-four inches in height. The first row of letters or the faces would be made out of eighth inch thick acrylic or polycarbonate material.
- Mr. Berdine stated the sign colors can be determined by the National, Regional or local tenant logo that they have. All tenant signs can be a 2283 red, 2114 blue, a yellow, a green and a standard white.
- Mr. Berdine stated the letter returns would be constructed of aluminum and the color to be determined by the tenants branding standards or logo colors. All other colors to be standard white, black or duranodic bronze returns.
- Mr. Berdine stated the trim cap is to be a standard one inch trim cap and the trim cap can be one of any fifteen standard trim cap colors and the landlord would have final approval on the look and design of it.
- Mr. Berdine stated the second row of letters or image letters can be either acrylic, aluminum, plastic or high density urethane dimensional non-illuminated letters or they can also be illuminated channel letters if they would be large enough to be able to make them. If not illuminated, the letter should be stud mounted into the building surface.
- Mr. Marcovitz asked if the illuminated LEDs are any color matching their logo or their name brand. Mr. Berdine stated exactly.
- Mr. Berdine stated national brands, regional brands and even local brands, if they have a logo image that would be permitted as part of the sign package at the location but it should not exceed fifty percent of the overall logo.
- Mr. Berdine stated the illuminated channel letters would be on raceways and they are to be painted a color that would be matching the wall surface of the building.
- Mr. Berdine stated that box signs or can letter signs should be illuminated with LEDs and the faces of those signs will be polycarbonate. The face colors again could be determined by the national, regional or local tenant logo design colors that they have in their logos. The graphics on the polycarbonate faces can either be painted second surface images or consist of a translucent digital vinyl graphic on the front of the sign face.
- Mr. Berdine stated the depth of the sign cabinet will be constructed of aluminum and color to be determined by the tenants branding standards. All others to be either white or black. The sign retainers would be a standard aluminum retainer (that's what holds the face on to the box sign), the sign retainer will be determined by the size of the box sign.

- **Mr. Berdine stated logo images would be permitted to be part of the sign and would be determined again by the branding standards of that particular tenant.**
- **Mr. Berdine stated window graphics would be permitted to be installed on the interior or exterior window surfaces but would require the approval of the landlord to determine the size and content.**
- **Mr. Berdine asked the Board if there is a City requirement for window graphics in terms of size. Mr. Pastorius stated he believes it is thirty percent but will find that out.**
- **Mr. Berdine stated the directory monument ground sign out front, tenants would be allowed to use their logo design font styles or an easy to read standard serif or block font style.**

MOTION: Mr. Marcovitz motioned to approve Case 24-02-10, as submitted with the following notes:

- **No row of sign can be more than 24” high.**
- **The vinyl graphics will follow the City allowance for coverage.**

Mr. Midlik seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

3. Case 24-02-11 9224 Darrow Road Unit B – RestoDent Signage Resubmittal – Joe Berdine, Signarama

- **Mr. Marcovitz stated everything that was submitted looks pretty much the same as the Board last saw but asked Mr. Berdine to give the Board a quick run through it again.**
- **Mr. Berdine stated this will be a two row letter sign. The top row will be illuminated channel letters on a raceway, and painted to match the surface wall of the building.**
- **Mr. Berdine stated the faces will be white acrylic, illuminated with white LEDs. The returns on the sign and the trim cap would both be black and that includes the tooth image at the end of the logo image at the end of the RestoDent. The surface of that is acrylic material but the decorative image on there is sort of to give the tooth contour will be a vinyl graphic applied to that.**
- **Mr. Berdine stated the bottom row will be half inch thick, painted white acrylic letters that will be stud mounted into the building.**
- **Mr. Berdine stated that for the monument sign they will use red translucent vinyl and apply it to the top middle section of the sign on both sides.**

MOTION: Mr. Midlik motioned to approve Case 24-02-11, as submitted.

Mr. Khatra seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

4. Case 24-02-12 2600 E. Aurora Road – Demolition of House in C-5 District – Tony Caywood, TNT Demo

- **Mr. Caywood stated the Singh's have hired them to tear down the structure at 2600 East Aurora Road.**
- **Mr. Marcovitz stated that from the notes there is no historical value to the house and there is nothing really substantial of keeping the house for any reason.**
- **Mr. Marcovitz asked Mr. Caywood if he knew what the owner's plans are after they take the house down. Mr. Caywood stated he does not.**
- **Mr. Midlik asked if the house has a basement. Mr. Caywood stated yes it does.**
- **Mr. Marcovitz stated there are notes of asbestos. Mr. Caywood stated they did have it surveyed and they are waiting on the approval before they schedule the notification and have it abated.**
- **Mr. Caywood stated they will back fill, grade it and then they will seed and straw the site.**
- **Mr. Marcovitz asked about the driveway. Mr. Caywood stated there is no driveway, it's a gravel drive. He stated they do not want him to cover it up just in case they're pulling into the site so you don't track mud back into the street.**

MOTION: Mr. Midlik motioned to approve Case 24-02-12, as submitted.

Mr. Khatra seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

Approval of Minutes: January 18, 2024

MOTION: Mr. Midlik motioned to approve the Architectural Review Board meeting minutes dated January 18, 2024, as submitted:

Mr. Marcovitz seconded the Motion.

No further discussion presented.

Upon roll call, the Motion passed unanimously.

Additional Discussion:

Excuse Absent Members:

MOTION: Mr. Marcovitz motioned to excuse Viraj Sharma and Valerie Wales.

Mr. Khatra seconded the Motion.

Upon roll call, the Motion passed unanimously.

Adjournment:

MOTION: Mr. Marcovitz motioned to adjourn the meeting at 6:37pm.

Mr. Midlik seconded the Motion.

Upon roll call, the Motion unanimously passed to adjourn the meeting.

David Marcovitz, Chairman

John Midlik, Secretary