

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
March 5, 2015

Chairman, Donald R. Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:28 p.m.

I. Roll Call

Present: Mike DiCillo, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: None

Others in attendance: Russell J. Rodic, Maureen Stauffer

II. Approval of Minutes: February 19, 2015

Motion: Approve minutes of the February 19th meeting as written

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

III. Excuse Absent Members

All members present

IV. Public Participation

None

V. Review:

1. Case 15-03-08 – 2028 Meadowood Blvd S/L 14 New Single Family Dwelling by Pulte Homes

Keith with Pulte Homes presented plans for a Birmingham model, two story, 5,382 sq. ft. single family dwelling. The shake siding will be walnut; siding, Monterey sand; trim, white; front door, rookwood dark brown; shutters, federal brown; brick, campfire; stone, mountain majesty aged ledgerstone and the roof will be weathered wood. Jennifer Frazier noted the north arrow is upside down on the site plan. Keith stated the side elevation service door is shown as a blank but it is a six panel door. Jennifer Frazier confirmed the correct placement of stone and brick on this Birmingham model home.

Motion: Approve as submitted

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

2. Case 15-03-09 – 10187 Scenic View Dr S/L 30 New Single Family Dwelling by Pulte Homes

Keith presented plans for an Eden model, two story, 6221 sq. ft. single family dwelling. The shake siding will be glacier white; the siding, storm; trim, white; front door, dark night; shutter, midnight blue; brick, old hickory; stone, charcoal mist ledgerstone and the roof will be weathered wood. This house is the same floor plan and elevation as S/L 24. Although not required by code, Jennifer Frazier commented she would like to see a means of egress from the basement area since this is not a walk out basement. Mike DiCillo asked if the stone was going all across the front porch and the sides as well. Keith stated there is an error on the plans and should be shown on the front door façade. Jennifer Frazier showed Keith that another three feet of stone wrap is needed.

The Board is requiring:

1. Stone on the interior of porch is to be continuous see page 2.10a

Motion: Approve as noted

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

3. Case 15-03-10 – 9723 Ravenna Rd. New Signage for Allstate Insurance by Agile Sign

Lou with Agile Sign for Allstate presented plans for signage due to corporate re-imaging.

A. Illuminated Planter Sign

This is an acrylic reface of an existing 61 1/4" wide by 40" high, double faced, internally illuminated pylon sign. The lettering will be white and the background blue.

Motion: Approve as submitted

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

B. Non-illuminated wall sign

This is a 48" long by 12" high single faced non-illuminated shoe box style pan sign.

Motion: Approve as noted

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

C. Non-illuminated door plaque

Because the agents name and hours will no longer appear on the planter sign this door plaque has been added to the sign package. It will be 1'3" wide by 2'6" high in aluminum with white letters on a blue background. Mike DiCillo asked if the total square footage of these signs was within the zoning code requirements and Russ Rodic replied yes.

Motion: Approve as submitted

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

4. Case 15-03-11 – 8968 Darrow Rd. New Signage for Citizens Bank by Ruff Neon Signs

Jessica with Ruff Neon Signs presented signage for Citizens Bank because of a recent bank change over all existing signage will be changed from Charger One to Citizens Bank.

A. Illuminated Planter Sign (E01)

This will be a re-facing of a 29" high by 101" wide illuminated double faced monument sign. They will field paint the sign cabinet and cladding and re-lamp the existing sign. The shape and color will not change, just new lettering.

Motion: Approve as submitted

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

B. Illuminated Wall Sign (E02)

This will be a re-facing of a 42" high by 146" wide illuminated wall sign. They will field paint the sign cabinet and re-lam the existing sign.

Motion: Approve as submitted

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

C. Non-illuminated Wall Sign (E03)

This is a custom re-face of individual letters on the gable.

Motion: Approve as submitted

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

D. ATM Surround (E05) & (E06)

Custom resurface of 16" high and 70" wide ATM Surround. Paint, patch, repair and re-lam as needed.

Motion: Approve as submitted (E05) and include (E06)

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

E. ATM Cap (E04)

Custom resurface 16" high by 95 1/2" wide ATM Cap.

Motion: Approve as submitted

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

F. Directional Signs

No changes to directional signs; no action taken

G. Vinyl Door Package (E07)

Motion: Approve as submitted

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

5. Case 15-03-12 – 2112 Case Parkway South Non-illuminated wall sign for TMS Engineers by A Sign Above

Jack Slegus presented drawings for a 10" high by 121" long individual PVC type material called Sintra letters, stud mounted wall sign. The letters will be black in color and will be approximately 1/2" thick.

Motion: Approve as submitted

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

6. Case 15-03-13 – 9300 Dutton Dr. Non-illuminated planter sign for CTC Packaging by A Sign Above

Jack Slegus presented plans for a 22.25" high by 88.50" wide non-illuminated planter sign. The background will be white, the letters and boarder black with red accents in the logo.

Motion: Approve as submitted

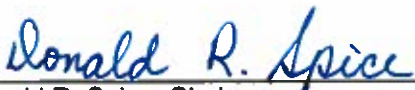
Jennifer Frazier moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

VI. Work Session:

Larry Finch presented the city's vision for the central or downtown area to the Board. Larry used the *Road Map to Twinsburg's Future 2014 Comprehensive Plan: Executive Summary* and an aerial photo to present the city's vision for the area and proposed development. The area of concentration is east of route 91 and south of route 82. The potential for the relocation of the Post Office, a trail along Tinkers Creek connecting to Creekside Drive, and various outside proposals to property owners in the target area were discussed. Larry explained to the Board that in the C-5 area the idea is to have primarily residential buildings (geared toward empty nesters and young professionals) with some mixed use and commercial building. Mike DiCillo asked if the city has offered the property owners a percentage of the development profit. Larry Finch replied developers don't want to be burdened by a development partner, even a silent partner. The city can't promote this project unless the city controls the property. The task before the Twinsburg CIC will be to assemble these properties.

VII. Adjournment:

As there was no further business before the Board John Midlik moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 7:08 p.m.



Donald R. Spice, Chairman

MLF



Marilyn L. Freed, Secretary

**CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
March 19, 2015**

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, and Don Spice

Absent: None

Others in attendance: Dan Cegelka, Maureen Stauffer

II. Approval of Minutes: March 5, 2015

Motion: Approve as submitted

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

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

2. Case 15-03-15 – 8870 Darrow Rd. Unit F-102B, Illuminated wall sign, for Nick's Trains by E.S. Sign Group

The Applicant presented plans that show individual, illuminated channel letters with red acrylic faces, bronze return with red trim cap and illuminated with red LED and will be stud mounted to the wall and will be in a block style font. The existing fascia will be removed and replaced with new white aluminum that will be 42" tall and 210½" long. This sign will be 89" long and 14" high with 5" returns.

Motion: Approve as submitted

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

3. Case 15-03-16 – 2658 E. Aurora Rd., planter sign for Happy Cakes & More by Signarama

Jean Cheng presented plans for a double sided monument sign with two pan faces on existing posts. The sign will have a white background with red and blue lettering

Motion: Approve as submitted

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

4. Case 15-03-17 – 2561 E. Aurora Rd., non-illuminated planter sign for State Farm by A Sign Above

Jack Slegus with A Sign Above informed the Board that State Farm has changed their logo and this prompted the need for a new sign face. This is a PVC sign with a red and white background with white and red letters. The sign will be 72" high and 96" wide. The existing posts will be replaced with vinyl clad treated wood posts.

Motion: Approve as submitted

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

1. Case 15-03-14 – 8901 Hadden Rd., face replacement, monument sign for Get-Go by Sign Vision

The representative for Sign Vision explained to the Board that he is changing the price sign for the Get-Go. This will be a change from sliding or removable numbers to a digital sign. The face of the LED box will be black, and the gas prices will be the only changeable item on the sign. This is a two part sign the red "Get Go" part will remain unchanged.

Motion: Approve as submitted

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

V. Work Session:

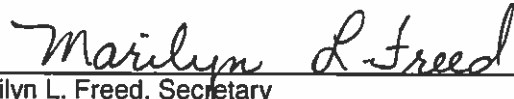
The materials to be used in the C-5 district were discussed. The Board members stated there is not a whole lot to say about it, you can add a few things you don't want. What Larry has listed as not acceptable materials is not going to change. A clause has been added [to § 1148 of the Ordinance] stating any materials can be brought before the Architectural Review Board for re-consideration. Don Spice stated his personal opinion is that vinyl siding is not a great material to be using in a commercial district the Board members concurred. John Midlik stated Hardie board is the way to go. Corrugated metal siding was not recommended either.

Motion: Approve of Larry's proposal except vinyl siding, corrugated metal siding, and fiber-glass are not recommended for use and should be added to the unacceptable materials list.

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

VII. Adjournment: As there was no further business before the Board Mike DiCillo moved and Marge Gantous seconded and the meeting was unanimously adjourned at 6:15 p.m.


Donald R. Spice, Chairman *MLF*


Marilyn L. Freed, Secretary

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
AGENDA
April 2, 2015

Time: 5:30 p.m.
Place: Twinsburg Government Center
Council Chambers
10075 Ravenna Rd.
Twinsburg, Ohio 44087

I. Roll Call

II. Approval of Minutes: March 19, 2015

III. Excuse Absent Members

IV. Public Participation

V. Review: Attendance is required

1. **Case 15-04-18 – 10900 Ravenna Rd., Electronic Sign for Real Gospel Missionary Baptist Church by Ellet Neon Sales and Service, Inc.**

VI. Work Session:

VII. Adjournment: