

**CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
February 5, 2015**

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

I. Swearing in of Board Members

Maureen Stauffer issued the oath of office to Marge Gantous and John Midlik for their terms of office ending 01/31/2018

II. Roll Call:

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

Absent: None

Others in attendance: Dan Cegelka, Maureen Stauffer

III. Election of Chairman

Motion: Nominate Don

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously. Don Spice thanked the members of the Board.

IV. Approval of Minutes: January 15, 2015

Motion: Approve the minutes

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

V. Public Participation:

Marge Gantous and John Midlik thanked the Mayor and Council for re-appointing them to the Architectural Review Board for another three year term.

VI. Review:

1. Case 13-10-59 – 8903 Twin Hills Dr., Young Explorers Daycare change in roofing material

The applicant was unable to attend this evening.

Table until the next meeting.

2. Case 15-02-07 – 8054 Darrow Rd. Bldg. C, signage for Cross Fit Twinsburg by Graphic Design

Scott Farwell of Cross Fit Twinsburg addressed the Board requesting approval of the signage for Cross Fit Twinsburg.

A. Planter sign

The sign was missing measurements of letters and dimensions. The Board wanted clarification on a boarder and if the posts will be wrapped.

B. Wall sign – on overhead garage door

Missing measurements of letters and dimensions of sign

C. Wall sign – near entrance

The applicant proposed a sticker to be placed on inside of window covering entire glass area of window to left of door. The door will have sticker showing address and hours.

Jennifer Frazier asked for the colors to be called out and assigned to various portions of the sign. Don Spice inquired if there is signage in place now. The applicant stated he has received permission for temporary signage from the Building Commissioner.

Motion: Table until next meeting

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

3. Case 15-02-08 – 9630 Ravenna Rd. Suite 300 Illuminated wall sign for Podiatry Inc. by A Sign Above

Jack Slegus presented plans for 21 ½" high by 108 ½" long LED illuminated wall sign in black channel letters fabricated out of aluminum. Jennifer Frazier asked for clarification of the foot print that will dot the letter "i" and Mr. Slegus replied the foot print will be white or light grey with a black outline. The period after Inc. will be black. Mike DiCillo requested the record show the second page is not part of the submittal.

Motion: Approve as submitted

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

VII. Work Session: Larry Finch expressed his desire to have material standards, particularly in the C-5 downtown district. This will be the heart of the community and will give it a more comprehensive look and have a transformative impact on the community. Larry referred the Board to a memo and stated he is seeking the Board's input relative to adding this to the section of the code that deals with material standards and that is § 1148.20(b) Building Materials. Larry asked the Board to review, "PRIMARY MATERIALS", "ACCENT MATERIALS", and "UNACCEPTABLE MATERIALS." The primary materials would basically be natural materials, i.e. stone, brick, wood. The accent materials would be stucco, vinyl, steel, aluminum siding, architectural metals, architectural finish grade wood or timber, split-face block, wood shingles. Unacceptable materials would be plywood, cinder block, smooth faced block, fiber board, cement board and exterior insulation and finish systems. The C-5 downtown district is defined by Tinkers Creek to the north, I-480 to the south and from Tinkers Creek on the east to Commons Blvd. on the west. Mike DiCillo asked if the city has a specific vision for the area around the square. Larry Finch referred to the Bob Gaede report of 1999 which stated that Twinsburg has no specific architectural style that is unique to Twinsburg. Larry Finch also pointed out the Architectural Review Board has the ability to grant departures from the standards where the Board feels it would not be detrimental to the adjacent properties. The Board has been charged with making sure that whatever happens in development and building construction does not detract from the adjacent properties. Jennifer Frazier questioned the use of glass. Larry Finch clarified the 85% façade material requirement excludes doors and windows. Don Spice commented in his opinion vinyl siding, aluminum siding, steel siding are not great accent materials for quality looking buildings. Don continued and stated that hardie board is a nice product to use outside but it is listed under unacceptable materials. Don also stated that vinyl shows its age very quickly. Mike DiCillo questioned if the restrictions created by these lists are practical or will the Board have the ability to add new products as they come out. Larry Finch stated they could write into materials standards that the Board can depart from the standards based on quality of the materials, aesthetics of the adjacent properties, and design factors. There is the ability for the Board to be a little flexible with this; the intent is not to tie anyone's hands. The intent is to make sure the quality of the development that occurs within the central business district has lasting value. Larry Finch was willing to add language to give the Board more flexibility in terms of departing from a strict adherence to the proportions. Larry Finch drew the Board's attention to highlighted portions of § 1148 and reviewed standards that are already in place for other commercial districts. However, Larry would like to have these material restrictions applicable to the C-5 district. Jennifer Frazier summarized by stating an applicant can locate within Twinsburg without making that capital investment but if they want to be in the downtown core area and have the image then they need invest in the community. Jennifer Frazier commented that § 1148.20 (c)2 and § 1148.20 (c)3 were very important to getting a pedestrian friendly downtown area. Don Spice commented that buildings usually have four faces and would like to see materials carried through to all four sides. There should be a logical point in the massing of the building where materials change. John Midlik commented the hardest thing to clean up is the back side of buildings where utilities come into a building or services and parking take place. Larry agreed. In the back of the building where parking occurs it is more important for screenings to happen in the back of the building so it is both serviceable and attractive. The proposed changes to § 1148 will go before Planning Commission and on to Council with that in mind Larry asked for additional comments before the end of March.

VIII. Adjournment: As there was no further business before the Board Marge Gantous moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 6:45 p.m.


Donald R. Spice, Chairman


Marilyn L. Freed, Secretary