

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
April 2, 2015

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

I. Roll Call

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

Absent: None

Others in attendance: Dan Cegelka

II. Approval of Minutes: March 19, 2015

Motion: Approve 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:

Brenda Lange of 10877 Ravenna Road addressed the Board and stated the proposed sign is in her line of vision from her house and she is concerned about safety and any distracted driving a digital sign may cause. There is a lot of speeding traffic on the street. Mrs. Lange is concerned about excess light emitting from the electronic sign.

Kevin Murrock lives directly across from the church stated his main concern with the sign is how the flashing sign will fit into the residential neighborhood and how many hours per day the sign will be lit.

Carolyn Murrock of 10887 [street not identified] would like the hours the sign is operational limited and not flashing at night and disrupting sleep.

Don Spice explained to the public participants the Electronic Sign Ordinance describes what can and can not take place on an electronic sign. Don Spice further explained that he and Mike DiCillo were on the committee as well as 6 or 8 other people from Twinsburg and during a 2 ½ year process the committee worked diligently to mitigate objections to these inevitable signs. Mike DiCillo stated the script can change in nothing less than 10 seconds and there are limits on illumination.

V. Review:

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

Tom Yankovich with Ellet Sign Company asked the Board to approve the installation of one double face ground sign to replace the existing ground sign in-between the existing masonry pillars. The proposed new sign consists of a 17" high cabinet with a 17" bump-out along the top which is a signature design of the City that would display the logo of the Church. The top portion of the sign would be internally illuminated with white LED lights and it would have a translucent plum purple (3M-3630128) and evening blue (3M-3630317) color face and would remain constant (no flashing) when illuminated. The changeable text portion of the sign is a 20mm daktronics display, which is consistent with the library. The matrix, or number of points of light going high is 32 and the number of points of light going wide is 80. The size of the cabinet is 33" high by 6'5" wide, which is smaller than the sign at the library. It is a full color display with time and temperature display option and an electronic dimmer which will automatically dim the light emitting from the sign at night. The use of letter size and background color on an electronic sign, and how it differs from a regular sign, was explained to the Board.

Mike DiCillo asked the applicant if in his opinion, given the location of the sign, would the light splash out onto the adjacent properties and distract the homeowners. Mr. Yankovich replied no. Don Spice stated

on externally illuminated signs the light is supposed to focus directly on the sign and not spill over onto the highway. Sometimes the lights get moved and they shine on the highway in that regard an electronic display would be less distracting.

Marge Gantous questioned the BZA Agenda which states the applicant was proposing a face change and new columns. Mr. Yankovich stated that was a misprint; the columns are to remain. Marge Gantous went on to state that if he was having new columns, then you can move [the sign] and a variance would not be needed. Marge Gantous asked if this was a nonconforming sign right now. Dan Cegelka replied yes.

Dan Cegelka addressed the Board:

1. This sign was originally approved by the ARB on June 7, 1988.
2. On 08/02/88 Trinity Baptist Church was advised by the Building Commissioner that "The change in the setback will now permit the proposed sign to be located in the same location as the existing sign." (which make it a non-conforming sign)
3. Section 1173.33 of the Codified Ordinances of the City of Twinsburg addresses non-conforming signs and the Board members and applicant were asked to read it.
4. Dan Cegelka recommended to the Board that the sign be made a conforming sign before it could be approved.

Mike DiCillo informed the applicant that the Board can grant right-of-way set back variance, but in this instance this is a non-conforming sign, and since the sign is going to be altered the Architectural Review Board does not have jurisdiction. The Board could make an approval of this sign based on conforming to the set-back requirements of the code. In other words put two new piers in and the sign could be replaced. Variances to set-back requirements, hardship, and the proper venue to use when seeking a variance, because this is a change to a non-conforming sign, was discussed with the applicant. Don Spice suggested the applicant may want to use a different type of posts. Move the sign to where it is conforming and use simpler posts wrapped with vinyl.

Jennifer Frazier read aloud § 1173.33 the last paragraph:

A legal non-conforming sign shall immediately lose its legal non-conforming status, and therefore must be brought into conformance with these regulations or be removed, if the sign is altered in copy (except for changeable copy signs) or structure; or if it is enlarged, relocated, or replaced; or if it is part of an establishment which discontinues operation for ninety (90) consecutive days.

Motion: It gets tabled. It gets brought back with a sign that is in conformance in location with whichever materials you might be using if you decide to change your piers that you include the address on it.

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 Mike DiCillo moved and John Midlik seconded and upon roll call the meeting was unanimously adjourned at 6:30 p.m.


Donald R. Spice, Chairman *MLF*


Marilyn L. Freed, Secretary