

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
June 4, 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, Don Spice
Absent: John Midlik
Others in attendance: Dan Cegelka

II. Approval of Minutes: May 21, 2015

Motion: Approve the minutes

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

III. Excuse Absent Members

Motion: Excuse John Midlik from tonight's meeting

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

IV. Public Participation: None

V. Review:

1. Case 15-06-39 – 2496 E. Aurora Rd., New Signage at B.P. by 3-G Graphics

A. S/F internally illuminated wall sign "Rita's Café"

John Stover with 3-G Graphics presented plans for a proposed single faced internally illuminated wall sign. The 3' x 6' box sign will have 6" aluminum returns, white plex face with translucent vinyl copy and white LED illumination. Marge Gantous asked if this would be on the front elevation, right side. The applicant replied yes. The applicant went over the height of the letters for Mike DiCillo. Don Spice asked for the reason for the change in signage. The applicant replied the owner of this B.P. station owns five other B.P. stations. His other stations will continue to have 7-11 stores; however this location will be privately labeled under Rita's. Don Spice mentioned there was a lot of information on one small sign. Jennifer Frazier thought the sign looked cluttered. There are three different background colors and four different fonts in three different colors. Marge Gantous thought "Diesel" should be on a separate sign. Don Spice commented the art work detracted from the purpose of the sign. Mike DiCillo pointed out this is essentially three signs in one: 1. Rita's Café, 2. & Drive Thru, 3. Diesel. The Board's opinion is this sign, as presented, is too busy. The Board offered the applicant several choices to improve the readability of this sign.

Motion: Table for redesign and resubmit

B. Raceway Channel Letters, internally illuminated "Open 24 Hrs."

This sign is 5' 11 1/2" wide by 5' 8 1/2" high with 5" black returns, red plex faces and red LED illumination. These are individual channel letters on a raceway. Jennifer Frazier commented "hours" vs. "hrs." is only one character more. Marge Gantous pointed out "hrs." appears on the car wash sign.

Motion: Accept sign "B" as submitted

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

C. S/F internally illuminated wall sign "Car Wash 24 Hrs."

This is a 6' wide by 3' high internally illuminated box sign with a 6" green return and white plex face with translucent vinyl copy and white LED illumination. Jennifer Frazier clarified the sign will go on the side of the building that faces the street. Mike DiCillo clarified the height of the letters will be 10".

Motion: Approve as submitted

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

D. Tenant Panel "Rita's Café"

This is a 60" wide by 14.5" high tenant panel

Motion: Table

2. Case 15-06-40 – 9137 Darrow Rd. Demolition, by John Farinacci

John Farinacci addressed the Board and explained he is here to petition the Board for a "Certificate of Appropriateness" to demolish two structures that are located at 9137 Darrow. The applicant explained he owns the adjoining property at 9105 Darrow Rd. John Farinacci has been approached to purchase the property with the understanding that he would purchase it pending the approval of the Board to demolish the structures because he stated they are unsafe. The house is zoned C-5 and the garage is zoned R-5. Jennifer Frazier asked if this home was on the historic registry. The applicant replied he did not know. John Farinacci stated he could arrange a site visit for the Board. Don Spice mentioned the house has not been cared for in 15 years and it didn't get any better while it was vacant. It would be nice to see and impress on the Board that realistically where are we going to find somebody that wants to restore it.

The secretary was directed to place this item on the agenda for next meeting of June 18, 2015.

Motion: Table

VI. Work Session:

Mike DiCillo asked after the pending items and Dan explained there has been no activity.

VII. Adjournment: As there was no further business before the Board Jennifer Frazier moved and Mike DiCillo seconded and the meeting was unanimously adjourned at 7:00 p.m.

Donald R. Spice

Donald R. Spice, Chairman

MLF

Marilyn L. Freed

Marilyn L. Freed, Secretary