

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
January 7, 2016

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, Don Spice

Absent: None

Others in attendance: Dan Cegelka, Building Department; Brian Steele, Council

II. Approval of Minutes: December 17, 2015

Jennifer Frazier mentioned "roll lock" should be "rowlock"

Motion: Motion approve as noted

Mike DiCillo 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:

1. Case 16-01-001 -- 10188 Corbetts Ln. S/L 65, New single family dwelling, Pulte Homes

The applicant presented plans for a 5,504 sq. ft. two story single family "Birmingham" model home. The siding will be Tuscan clay; shake, autumn red; trim, white; front door, tri-corn black; shutters, black; brick, country road; stone, vintage wine fieldstone and the roof will be weathered wood.

The Board is requiring:

- A. See page 7.15b2 -- shake returns left side elevation

Motion: Approve as noted

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

2. Case 16-01-002 -- 9475 Chamberlin Rd., Exterior renovations and new front porch for Jeff & Nicola Taylor by Taylored Construction Services

Jeff Taylor with Taylored Construction presented his plans for the renovations to his home. Most of the work will take place on the rear of the home changing an existing addition into a new kitchen. The kitchen addition will change from a flat dormer roof to a gabled roof. The applicant explained some of the changes that will be taking place on the interior. John Midlik stated that although the Board's focus is on the exterior, it is good to know what is taking place on the interior as it relates to the exterior. The brick front will be white-washed for a rustic look and the aluminum siding will be replaced with 4" Hardie board siding. There will be a new front porch with a tin roof. The shingles on the house will be tied into the tin roof on the porch to give the home an English farm house look. John Midlik asked for the square footage of the house and the applicant replied approximately 2400 sq. ft. The basement has the same foot print as the house. Don Spice asked for clarification on the side elevation view of the new front porch. Mr. Taylor explained there will be a partial gable over the front door. The remainder of the porch will be a shed roof. All the windows and doors will be replaced. The existing man door off a storage area will be removed to convert the interior space into an office. Jennifer Frazier suggested, replacing the garage window with a man door. Jennifer Frazier further explained the Board requires a man door on new construction, in this instance it is a recommendation.

Motion: Approve as submitted

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

3. **Case 16-01-003 -- 8928 Darrow Rd., Suite D-102, replacement illuminated wall sign by Direct Image Signs for Pet Valu**

Brent Smith stated the scope of the work is to remove the existing "pet valu" sign and replace it with a larger "pet valu" sign. The Sears Optical sign will be relocated to the angle wall enabling Pet Valu to utilize the entire store front. The existing sign will be removed and a black fascia will be installed. Marge Gantous questioned if the black fascia was in keeping with the sign program in place for the plaza. Jennifer Frazier questioned how the empty space above the two support columns that extend up through the fascia board would be handled. Mr. Smith replied that there will be black filler that will fit between the support columns that extend up through the fascia board. Jennifer Frazier further asked if the two white columns would be seen up through them. The applicant replied the filler would be black and the two columns would still be white. The applicant explained that from a distance you would still get the appearance of the double white columns going up between "pet value" and "your pet" and "your store". The letters are on a low profile 8" tall raceway. Jennifer Frazier thought there would be an issue with reading the word "your" with the two white lines behind it and it will look like "vour pet". Don Spice and Jennifer Frazier thought that the columns are an important part of the rhythm of the shopping center and taking the columns out destroys the character of the shopping center. Jennifer Frazier suggested splitting the sign in two and let the columns go up the middle.

The Board is requiring:

- A. The "pet valu" part of the sign will be to the left of the two columns
- B. The "your pet" "your store" part of the sign will be to the right of the two columns
- C. The two white columns will extend through the black band of fascia board there will be a black fascia panel between the two white columns

The Board asked the applicant to re-draw the sign so the plans could be reviewed at the next meeting.

Motion: approve as noted

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

VI. Work Session: Jennifer Frazier voiced her opinion concerning land use. The city is trying to gain property around the square to give that area a sense of place and in her opinion doing the opposite at the Darrow and Glenwood intersection. By re-zoning the north east corner of Darrow and Glenwood the city would miss an opportunity to make an architectural statement on an important gateway corner. Jennifer envisioned a building with a concave face to accent the round-about that would bring pride of place to the corner. Forgoing a gateway statement to facilitate a land sale to provide for a club house at Gleneagles may not be the best choice for that property. Marge Gantous disagreed with Jennifer Frazier on the issue of housing at the intersection of Darrow and Glenwood. Jennifer pointed out that the main entrance into the housing would be off Glenwood Dr. therefore only the back yards would be visible from Darrow Road. John Midlik offered the city could regularly consult with the Architectural Review Board on the visual impact of land use.

VII. Adjournment: : As there was no further business before the Board, Marge Gantous moved, Jennifer Frazier seconded and the meeting was unanimously adjourned at 6:35 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary