

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
February 18, 2016

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. Roll Call:

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

Absent: John Midlik

Others in attendance: Dale Steppenbacker, Building Department; Brian Steele, Council

II. Approval of Minutes: February 4, 2016

Motion: Approve the minutes

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

III. Excuse Absent Members:

Motion: Wait until the end of the meeting to excuse John Midlik

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

Motion: Excuse John Midlik from this evening's meeting

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

IV. Public Participation: None

V. Review:

1. Case 16-02-010 – 2561 E. Aurora Rd., Dunkin Donuts, by DS Architecture

Elizabeth Eaken with DS Architecture is here this evening to have the building and signage approved by the Board. This is a Dunkin Donuts with a drive-thru and will be located just east of the McDonalds on E. Aurora Rd. The BZA for the City of Twinsburg has granted a 25' front building variance, an 18' front parking/drive variance and a 16'1" rear parking/drive variance in their meeting on February 10, 2016. Ms. Eaken described this building will be a departure from the prototype look for Dunkin Donuts in that it will have a more "Western Reserve" look and will compliment the surrounding architecture better. Ms. Eaken presented sample construction materials. The base of the building will be split face masonry block, above the water table will be brick. The monolith, or tower element, in this location will be stone rather than the customary horizontal siding. This building will have a pitched roof with asphalt shingles. To achieve a mix of materials there will be some areas of the building that will have a Hardie board siding in taupe with white trim. The mechanical equipment will be located on a small portion of flat roof that will be surrounded by a cream colored picket fence. There will be some orange awnings.

Ms. Eaken used an aerial overlay to explain to the Board how the site works. There will one lane in and two lanes out. She explained how the traffic will flow through the site depending if the customer wants to go into the building or through the drive-thru. The drive-thru speaker tower has been located so it will not interfere with the residential area to the rear. There will also be an 8' split face, masonry wall in the back of the site to provide a buffer to the residential area. Marge Gantous asked how the driveways would line up with the traffic signal at Commons Blvd. It was determined it will be off-set. Mike DiCillo asked, "What happens if you shift the driveway 5' west?" Ms. Eaken explained it made more sense to pull into the site and just proceed straight rather than make a swerve. Also it would be safer for customers coming from the east to see the sign first before they see the driveway. Don Spice asked about the roof top area for the mechanical equipment. Ms. Eaken explained it will be about 1/3 of the area she was pointing to, located at the rear of the building. The peaked roof will screen the mechanical equipment on the south elevation. The fence will screen the remaining three sides. There will be brick parapet approximately 12" high that the 3' 8" fence will rest upon. The equipment will be surrounded by a little over 4' of screening. Jennifer Frazier questioned the colors as represented. Ms. Eaken explained the color images were a little darker than the actual materials that will be used. Jennifer Frazier questioned the long un-interrupted

west elevation. Ms. Eaken explained the challenge to the west elevation is this is the kitchen area. Marge Gantous asked about the landscaping and Ms. Eaken explained the landscaping plan. This project is pending before Planning Commission awaiting final approval.

The Board is requiring:

- A. Add a dormer to the west elevation to match the dormer on the south end to break up that wall

Motion: Approve as noted

Mike DiCillo moved and Jennifer Frazier seconded, Marge Gantous voted no, the motion passed.

2. Case 16-02-011-A – 2561 E. Aurora Rd., variance for planter sign §1173.23(1)

The applicant requested a variance of 5' to reduce the required planter sign side yard setback from 25' to 20'. The difficulty is that this is a small sight and it is deeper than it is wide. The applicant would prefer not to move the driveway and does not feel the sign placement creates a hardship for the neighbor. Mike DiCillo questioned the 26' width of the back to back spacing between parking spaces. The applicant stated that although 24' width was adequate, 26' was safer. The applicant explained it is a site driven safety issue that prompted the placement of the sign and therefore the 5' variance request.

Motion: Approve the variance of 5' of the side yard setback.

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

3. Case 16-02-011-B – Dunkin Donuts planter sign

This is a 9' 3 ¼" wide and 7' 11 ½" high and either 18" or 2' deep internally illuminated, double sided, embossed pan face monument sign constructed of split face masonry material the same as base of building with and multi color L.E.D. message center. The applicant was not sure how tall the letters were on the sign. Don Spice explained to the applicant that the City's Ordinances do not allow moving messages in all zones. A discussion was had on which areas the zoning code permits changeable copy on signage.

Motion: Table until the Board gets a ruling on whether or not changeable copy is allowed

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

4. Case 16-02-012-A – variance for wall sign – south elevation §1173.21(b)

Jennifer Frazier calculated the square footage of this sign at approximately 32 sq. ft. This would be under the square footage permitted for this sign given the liner footage of 37' 4" of the south elevation.

Motion: Approve the variance for the south elevation provided that we are giving the variance for the two signs yet to be approved that are shown on the south elevation, the coffee cup and the internally illuminated Duncan Donuts sign.

Jennifer Frazier moved and Marge Gantous seconded, Mike DiCillo and Don Spice both voted no, the variance failed.

5. Case 16-02-012-B – Dunkin Donuts three line wall sign south elevation

This is an internally white L.E.D. illuminated, 99" wide by 45 ¾" high clear polycarbonate sign. In orange, magenta and dark brown second surface vinyl.

Motion: Approve the three line wall sign on south elevation as submitted

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

6. Case 16-02-013-A – variance for--coffee cup logo – south elevation §1173.21(b)

Jennifer Frazier calculated the signage as presented at approximately 168 sq. ft. Jennifer Frazier asked Ms. Eakin how she calculated the square footage for the coffee. The applicant replied she used only the space taken up by the actual lines of the sign not the area in which the coffee cup would encompass. Discussion on how square footage of signs is measured and what is and what is not a sign ensued. Jennifer Frazier explained to the applicant that if a rectangle was drawn around the coffee cup it would be 168 Sq. Ft. Don Spice and Mike DiCillo discussed how the Board would treat future applications with these same types of open logos.

Motion: Square footage variance for this wall sign not granted see motion in Case 16-02-012 A

7. **Case 16-02-013-B – Dunkin Donuts wall sign coffee cup logo**

Square footage variance for this wall sign not granted therefore review not needed at this time.

Mike DiCillo advised applicant to present a smaller version of the coffee cup he would be interested in looking at it.

8. **Case 16-02-014-A – Three line wall sign east elevation Dunkin Donuts**

This sign is the same as the sign presented in case 16-02-012B

Motion: Approve the three line sign the same sign that was on the south elevation but approve it for the east elevation as well.

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

9. **Case 16-02-014-B – wall sign east elevation round coffee medallion**

This is a 36" internally L.E.D. illuminated wall sign with a clear poly face over an aluminum cabinet. The colors will be Duncan Donut orange, magenta and dark brown.

Motion: Approve the east elevation round coffee medallion

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

10. **Case 16-02-014-C – drive-thru menu board north elevation**

This is a standard Dunkin Donuts menu board. Marge Gantous asked for clarification on the items shown attached to the sides of the menu board. Ms. Eaken explained they are extenders that would hold changeable notices for specials or holidays.

Motion: Approve the drive-thru menu board as submitted

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

11. **Case 16-02-014-D – Three directory signs**

There will be three directory signs located on the property one on either side of the entrance and one located near the drive thru. There will be two "drive-thru" signs and one "exit".

Motion: Approve as submitted

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

12. **Case 16-02-015 – 9310 Liberty Rd., detached garage by homeowner**

Bob Schwind presented plans for a 24' x 24' pole style detached garage. The garage will have a concrete floor, vinyl siding and 30 year shingles. The colors will match the house. There no windows in the garage for security reasons. This garage will be used for the storage of cars. There will be three pine trees planted between the garage and the street. Marge Gantous called for pictures. The applicant did not bring any with him. The house faces Liberty Road and the side yard faces Simecek Drive and the driveway comes in off Simecek Drive. The Board asked the applicant to return with pictures in color.

Motion: Table until the next meeting

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

13. **Case 16-02-016 – 8948 Canyon Falls Blvd., signage for Edward Jones by Agile Sign**

Marge Gantous called for a letter of approval from the landlord. The applicant was unable to supply one.

A. Internally illuminated wall sign

Lou Belknap with Fast Signs informed the Board this is an internally illuminated wall cabinet in dark green the face is clear lexan with a non-glare matte black finish. Jennifer Frazier asked how much frontage Edward Jones had. The applicant did not know. Jennifer Frazier inquired why the sign appeared to be shifted to the left and not centered over the window area. The applicant did not know. Jennifer would like to see a picture that showed more of the front of the building.

Motion: Table until next meeting

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

B. Window Signs

Motion: Table until next meeting

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

14. Case 16-02-017 – 9577 Liberty Rd., Dog Park Planter Sign

This is a double sided, non-illuminated planter sign announcing the “LIBERTY PARK” “DOG PARK” “City of Twinsburg” The background will be light brown, “LIBERTY PARK” and “DOG PARK” will be in Metro Parks yellow and “City of Twinsburg” will be in Metro Parks green. The sign face will be 4’ 4” wide and will be 1’ 6” high.

Motion: Approve as submitted

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

15. Case 16-02-018 – 2929 Wilson Ln., addition to rear elevation by CPK Construction for Thomas & Celeste Nykamp

Mike DiCillo inquired if the homeowner has approval from the Ethan’s Green Homeowners Association. The applicant stated not at this time. The addition is pending before Ethan’s Green Architectural Review Commission at this time. Chris Kontur of CPK Construction presented plans for the addition to the rear of this home. This will be an extension off an existing great room to create a single large room. The flat roof on this addition will not interfere or impede the windows above the addition. There will be a stepped overhang, actually a cantilevered canopy, over two doors and a re-designed kitchen window. Jennifer Frazier questioned the size of the landing step. Mr. Kontur explained the top step is a 5 ft. radius quarter circle. The exterior is a smooth Hardie board with Hardie overlay, all in basically the same color as the house. The trim color on the house is a cream color and the windows are white and the addition will match with trim in cream and windows in white. There will be brick to grade to match the front of the house. The gutters will be concealed in by the crown molding and the details will match the front of the house. There will be a pyramid skylight in the center of the addition.

Motion: Approve as submitted, Pending the approval of the Ethan’s Green Homeowners Association Architectural Review Committee.

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, Marge Gantous moved and Mike DiCillo seconded and the meeting was unanimously adjourned at 8:07 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary