

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
March 3, 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 and Don Spice

Absent: None

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

II. Approval of Minutes: February 18, 2016

Case 16-02-010 – Add a dormer to the west elevation to match the dormer on the south elevation end to break up that wall

Case 16-02-012A – Two frontages--not applicable in this case.

Case 16-02-013B – Mike DiCillo advised applicant to present a smaller version of the cup he would be interested in looking at it.

Case 16-02-018 -- Ethan's Green Board; Architectural Review Commission

Case 16-02-012A – The calculation of 32 feet may have been conversational calculation, I'm not trying to correct what they had as 37' 4"

Motion: Approve as amended

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

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 16-02-011-B – 2561 E. Aurora, Planter Sign Dunkin Donuts

Elizabeth Eaken with DS Architecture presented revised drawings for the planter sign. The applicant took out the digital reader board everything else is exactly the same as presented last time. Marge Gantous inquired if there would be landscaping around the base of the sign. The applicant replied yes. Jennifer Frazier confirmed this will be an internally illuminated, double sided, and will be not wider than two feet. Don Spice asked for the address numbers to be added to the sign. Mike DiCillo suggested the numbers be not less than 4" high.

The Board is requiring:

A. Add address to the masonry

Motion: Approve as amended with the address

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

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

From the ground to the very top of the steam is 13' and the width from side to side 6'9" so if you make that a rectangle and consider that entire area that is 87.75 sq. ft. This is the full outer limits of the coffee cup logo. The previous coffee cup logo was approximately 168 sq. ft. Don Spice explained the reason he wanted to calculate the square footage this way is because the Board would continue to judge the sign, not by counting the edges of what is covering the masonry, but how big the sign actually is; that way when we have the next one we know what we did. Don Spice wants it to be sure that the next time somebody comes with the same idea that we judge it by the area that it takes on the wall, not the size of what the strokes on the pen are. How to measure the square footage of this, or any other open sign continued. Mike DiCillo stated that this is a motion to grant the variance for a lesser area of total signage based on a rectangular picture of the sign and the actual square footage is reduced from 168 sq. ft to 87.75 sq. ft.

Motion: Provide the variance for the sign as submitted today

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

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

The applicant presented the coffee cup logo to the Board in a smaller size. Discussion was had concerning the calculation of the square footage of this sign. The coffee cup is an important brand identifier to Dunkin Donuts. The coffee cup logo presented this evening is smaller than the coffee cup logo presented at the meeting of 02/18/2016. Jennifer Frazier and Brian Steele each independently obtained some pictures of Dunkin Donuts stores with a smaller coffee cup logo.

Motion: Approve the cup as submitted to go along with the variance

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

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

Robert Schwind, homeowner, supplied the Board with pictures and a revised drawing. The proposed detached garage will be 30' from the street and 40' from the house. It is 100' from the road to the house. The garage shingles and siding will match the house. There is a large tree on the property that the garage will be placed in front of. The existing driveway will stay as is, there will be an appendage leading to the new garage. Nothing is modified on Liberty Rd. This garage will be for automobile storage only. There will be no electricity, heat or windows in the new garage.

Motion: Approve as submitted

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

5. Case 15-12-100--A – 17ft side yard variance for Directory Sign for Cashelmara Plaza

The applicant addressed the Board with respect to the side yard variance. Daniel Cegelka prepared a presentation for the Board on the proposed location for the sign. The Board and Daniel Cegelka discussed the pictures he had taken. Apparently there were two drawings showing the proposed location of the sign in two different locations. Mike DiCillo inquired why the variance had to be 17 feet not 10 feet. Daniel Cegelka showed him the pictures. Mike DiCillo stated he was not amenable to giving 2/3 of the side yard requirement away. Jennifer Frazier stated the sign will be the same distance back from Aurora Road. We do not have to give a variance for the distance from Aurora Road. We are trying to give a variance from the side yard vs. from the driveway. Don Spice was able to determine the parking lot is owned by Cashelmara Plaza and given as an easement to the PNC Bank. Various locations for the sign were discussed. Dan Cegelka stated this is being shown on the new drawing that was just submitted by the applicant. Mike DiCillo stated that the drawing submitted were not to scale and if you move the location east of the easement line no variance would be required.

Motion: For a sign to be located at the easement line requiring no variance; 10 feet back from the road and at the easement line from the property sideline.

Jennifer Frazier moved

Mike DiCillo asked Jennifer Frazier to re-state her motion.

Motion: That we are locating the sign at the easement line from the side property and it will be 10' back from the road; so it will require no variance.

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

6. Case 15-12-100--B-- 2700 E. Aurora Rd., Directory Sign for Cashelmara Plaza by B-Next Sign

This double sided, LED internally illuminated directory sign will be 75.4" high 71" wide and 10.69" deep. The sign will be mounted on a center pole that will be dug into the ground for support. The electrical will be done by the owner. This will be a clear polycarbonate sign with die cut applied vinyl graphics. Jennifer Frazier mentioned that the word "Plaza" usually means an open space with buildings around it. In this instance the word "Plaza" is used to describe a single building.

Motion: Approve as submitted

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

7. **Case 16-03-019 – 10346 Fox Hollow Cir S/L 9, New single family dwelling by Ryan Homes**
Jeremy with Ryan Homes presented plans for a 4,405 sq. ft. two story “Milan” style single family dwelling. The Siding will be island pearl; trim, almond; front door, fiery brown; shutters, red; stone, autumn ledgerstone; brick, falls canyon and the roof will be weathered wood. Jennifer Frazier inquired about the smaller window in bedroom # 2. Jeremy replied he did not know why the homeowner chose the window.

Motion: Approve as submitted

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

8. **Case 16-03-020 – 10342 Fox Hollow Cir S/L 10, New single family dwelling by Ryan Homes**
Jeremy presented plans for a 4,405 sq. ft. two story “Milan” style single family dwelling. The siding will be Dover white; trim, white; front door, Roycroft copper red; shutters, black; brick, Cagles mill and the roof will be weathered wood.

Motion: Approve as submitted

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

9. **Case 16-03-021 – 10406 Fox Hollow Cir S/L 3, New single family dwelling by Ryan Homes**
Jeremy presented plans for a 4,938 sq. ft. two story “Rome” style single family dwelling. The siding will be pebble clay; trim, white; front door, fiery brown; shutters, dark navy; brick, Cagles mills and the roof will be weathered wood.

The Board is requiring:

- A. See pages A-2 & A-8 – Add man door to right elevation three feet from front

Motion: Approve as noted

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

10. **Case 16-03-023 -- 9043 Dutton Dr., non-illuminated wall sign for Premier Sports by Epic Signs**
Marge Gantous questions whether the applicant was present. Marge Gantous inquired if there is a sign program in place for this building and if there was a letter of approval from the landlord. Daniel Cegelka presented plans for this 120” wide by 48” high non-illuminated wall sign constructed max metal with black acrylic letters and acrylic logo. This sign will be stud mounted with back nuts and bolted to the building. Daniel Cegelka told the Board that this is previously approved sign that will be relocated from two doors down.

Motion: Approve as submitted

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

VI. Work Session:

Case 16-02-008 – 2667 Hunters Ridge S/L 1 New single family dwelling by Ryan Homes

The Board reviewed the revised plans looking for the corrections they requested.

Marge Gantous announced she will not be here for the first meeting in April.

Brian Steel informed the Board that he had a conversation with the guy from the Community Hunger Center and advised him their name plate on the directory sign still needs approval and that the Board is still waiting for a sign program for the building at 9731-9741 Ravenna Rd.

Mike DiCillo commented on when a business is on a corner lot vs. a business is located on an interior lot and how that applies to a request for a variance in signage.

Mike DiCillo also commented on the reasoning behind why electronic message boards are not permitted in commercial districts in the City of Twinsburg. In this particular instance you would have Starbucks, FedEx, PNC Bank etc., one after another creating a distraction with the changing text signs close to the intersection.

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 7:30 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary