

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**March 17, 2016**

The regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg was called to order at 5:30 p.m.

**I. Roll Call:**

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

Absent: None

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

**II. Approval of Minutes: March 3, 2016**

**Case 15-12-100A** – Mike DiCillo wanted it noted that he stated that the drawings submitted were not to scale and if you move the location east of the easement line no variance would be required.

**Work Session:** Mike DiCillo wanted it noted that he stated in this particular instance you would have Starbucks, FedEx, PNC Bank etc., one after another creating a distraction close to the intersection on the discussion for the reason for changing text signs and the reasons why we didn't put it in there on that Board.

**Motion: Approve as amended**

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 16-02-009 – 9731 to 9741 Ravenna Rd. Sign Program for Sarn Properties**

Applicant not in attendance.

**Motion: Move his case to the end of the meeting**

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

Applicant a late arrival.

**Motion: Take his case now**

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

Robert November presented the sign program for his building to the Board to review. Dale Steppenbacker explained to the Board the retail building at 9731 Ravenna Rd. has had some exterior improvements and the owner added a red metal standing seam roof to the directory sign board to match the roof on the building. The applicant is seeking approval of the sign program he now has in place for this building so he can go forward from this point.

Marge Gantous clarified that the landlord is permitting his tenants to have either illuminated or non-illuminated wall signs. Marge Gantous also clarified that the landlord is not limiting his tenant's choice of color on their wall signs. The directory sign will be limited to red letters. Logos will not be permitted on the directory sign. Marge Gantous thanked the applicant for a nice job on his sign program. Brian Steel informed Mr. November that he had a conversation with the director of the Hunger Center a couple of weeks ago and told him he needed to get his sign approved once Mr. November got his sign program in place.

**Motion: Approve as submitted**

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

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

**A. Internally illuminated wall sign**

**B. Window Signs**

Applicant not ready

**3. Case 16-03-023-**

**A -- 8820 Commons Blvd. Variance for the existing illuminated wall signs facing I-480**

Dale Steppenbacker explained to the Board this is a housekeeping item added to this evening's agenda. The square footage of signage now present on the I-480 side of the building is over the allowable amount. This is a secondary frontage which is allowed to be 60% of the signage space permitted on the front or Commons Blvd. Dale explained 225 sq. ft. of signage is permitted, there is now 367 sq. ft. of signage on the I-480 side of the building. Mike DiCillo clarified that the I-480 side of the building is 375 feet long. If this was the primary frontage the code would permit over 500 sq. ft. of signage.

**Motion: Approve the variance**

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

**B&C-8820 Commons Blvd., Request for variance for the proposed illuminated wall sign facing I-480 and approval of proposed illuminated wall sign**

John Richards representing University Hospitals presented his request to add this sign to the existing package and granting a variance for the proposed new signage on the I-480 side of the building. Dale Steppenbacker explained to the Board this proposed sign will be 66 sq. ft. and bring the total square footage on the I-480 side of the building to 434 sq. ft. Mr. Richards explained to the Board the signage for Rainbow Babies and Children's is needed because the public does not know pediatric care is provided at this facility. This is a LED internally illuminated logo and individually mounted letters. Both the letters and logo will have 3" deep welded aluminum channel letters with white translucent acrylic faces. The trim caps will be white and the return will be black. Don Spice questioned the white lettering on the light colored brick does not seem to stand out. Mr. Richards explained the rendering is not doing it justice. The letters have black returns and jewel caps. The upper case letters will be 18" high and the lower case letters will be 15" or 16" high.

**Motion: To grant the variance on the illuminated wall sign facing the rear on I-480 and also approving the sign as submitted.**

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

**4. Case 16-03-024-A – 8820 Commons Blvd., Request for variance for illuminated wall sign for University Hospitals Health Center, by Richards -- illuminated wall sign facing Commons Blvd**

Variance not needed, front of building is 250 lineal feet primary frontage and 375 sq. ft. of signage is permitted. Currently 248 sq. ft. of signage is on the front elevation and the proposed signage will add approximately 25 sq. ft. of signage. If the proposed sign is approved there would be approximately 273 sq. ft. of the allowable 375 sq. ft. used.

**Case 16-03-024-B – 8820 Commons Blvd., illuminated wall sign facing Commons Blvd. (eb-A2)**

This is the addition of the Rainbow Babies & Children's logo to the front or Commons Blvd. side of the Building.

**Motion: Approve as submitted**

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

**5. Case 16-03-025 – 8820 Commons Blvd., change in signage for University Hospitals Health Center, by Richards**

**A. eb-F1—"24 Hour Emergency & Urgent Care" Wall sign re-face**

Mr. Richards explained this re-face will add the "Adult/Pediatric" to the "24Hour Emergency & Urgent Care" This will not be an increase in size, just the addition of the rainbow logo and the word pediatric.

**Motion: Approve as submitted referring to eb-F1**

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

**B. em-1 – Directory Sign – re-face**

Mr. Richards explained this is the sign out by Aurora Rd. The top panel of this sign will be re-faced to enhance the Rainbow Babies & Children's logo and add Adult and Pediatric to the emergency care area so the public will know both are available. Marge Gantous inquired and Mr. Richards explained the re-branding of U.H. ambulatory care centers is necessary because people do not know pediatric care is available there.

**Motion: Approve as submitted**

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

**C. em-2 – Monument Sign – re-face**

This is the re-face of the main sign on Commons Blvd. and will add the logo and Rainbow Babies & Children's to the sign and increase the red area of the sign to enhance the Adult/Pediatric care portion of the sign.

**Motion: Approve as submitted**

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

**D. em-3 – Two directional signs – re-face**

These signs will get the public through the parking lot. The rainbow brand will be added to these signs.

**Motion: Approve as submitted**

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

**E. eb-1 & eb-2 – Vestibule window & Entry door – vinyl copy**

These vinyl letters will be applied to the inside surface of the exterior doors.

**Motion: Approve as submitted**

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

**eb-3 & eb-4 – Ambulance entry door & fixed side window -- vinyl copy**

Note: This item was added to the agenda. Marge Gantous thanked the applicant for a nice sign package that the Board could understand.

**Motion: Approve as submitted**

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

**6. Case 16-03-026 – 8900 Darrow Rd., Illuminated wall sign for Seth & Sasha by Easy Signs**

Akil Hameed co-owner of Seth + Sasha presented plans for a 154.93" wide by 13.9" high illuminated wall sign. The illuminated channel letters will be internally illuminated and will have red translucent faces, the "+" and "kids" will have blue translucent faces. There will be 5" returns and 1" trim caps. This will be a fabricated .050 aluminum box 6" deep to fit store front as per existing units in plaza. The applicant has an approval letter from the landlord.

This business is relocating from Church Street to Twinsburg Town Center.

**Motion: Approve as submitted**

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

**7. Case 16-03-027 – 8934 Darrow Rd. Suite C-104, Illuminated wall signs for Sears Optical by Archer Sign Corp.**

Marge Gantous asked the applicant if landlord approval has been obtained. The applicant did not know if approval had been obtained. Don Spice questioned if the glass panels would be removed and replaced with white panel. The applicant replied the glass would be removed and would be replaced with a white metal panel. Don Spice explained that in this portion of the plaza all those gables have glass in them. These gables are over doors, and the light shines through these windows down onto the doors because there is no ceiling. Don Spice thought the open glass is a nice feature of the architecture in the plaza, Marge Gantous and Jennifer Frazier agreed. Don Spice went on to say that Pannera has a sign on the glass panel over their door.

**Motion: Table until next meeting, if they are ready, in light of the fact that we don't have approval from the building owner and structural changes are being made to the gable and we would like to know if they approve of that as well.**

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

**8. Case 16-03-028 – 9700 Ravenna Rd., Sign changes for Doughnut Works by Fast Signs**

Earl DiMalanta owner of Fast Signs representing the tenants Doughnut Works and Indian Taste Restaurant at 9700 Ravenna Rd.

**A. Re-face Planter Sign**

The objective is to clean up the existing signs and announce there are two businesses at this location. The existing sign is fading and peeling. This is double sided 36" x 60" aluminum dibond white faces with 3 mil burgundy vinyl graphics to be installed into existing box. Don Spice asked about the dimensions on the lettering. Mr. DiMalanta replied the capital letters in the body of the sign are approximately 5" high and the words "DRIVE THRU" are approximately 4 1/2" high. Mike DiCillo inquired what size the address is. The applicant stated it will remain as is, he thought it is 3" or 4" high.

**B. Re-face two wall signs**

2 single sided 17.25" x 135" aluminum dibond white faces with 3 mil burgundy vinyl graphics to be screwed into existing building. The "D" in Doughnut is approximately 6 1/2" high and "INDIAN TASTE RESTAURANT" just over 7 1/2" tall. Don Spice asked if there was a frame around the wall sign. The applicant stated they would make a printed inset boarder. Don Spice stated it would help to see these things if the scale was larger. Don Spice stated he would like to see this drawn. Jennifer Frazier questioned if the wall signs were sitting right on the window and door. The applicant replied yes, one sign was sitting right above the door, and the other sign was sitting right above the window. Moving the location of the new sign would expose holes and perhaps cause water damage.

The Board is asking for:

- A. Larger scale of the wall signs
- B. All the dimensions of all the different lettering on both signs

**Motion: Table this until we get the details of both signs being submitted and the proper letter identifications, sizes.**

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

**9. Case 16-03-029 – 1323 Sharonbrook Dr., Three season sun room for Kevin Albrecht by M.K. Rosenlieb Co., Inc.**

Mike Rosenlieb of Better Living Sunrooms presented plans to add a 14' x 14' sun room to the rear elevation of this two story single family dwelling. The applicant showed the Board a picture of what the finished sun room would look like. John Midlik commented the broad framework is an improvement. Jennifer Frazier asked if there would be stone on the interior wall. The applicant replied the existing vinyl siding will be removed and new vertical siding will be used. John Midlik confirmed this will be on a deck foundation. The existing deck will come down and it will be replaced with a foundation that will support a sun room and the existing skirting will be replaced with new. The shingled roof will match the existing. The sun room will have a white frame and the downspouts will tie in. There will be a sliding door and the remainder will be fixed panels. Don Spice confirmed there will be a connection into the house.

The Board is noting:

- A. The pitch of the roof will be 4/12
- B. There will be 8" from the roof of the sunroom to the bottom of the 2<sup>nd</sup> story window
- C. Existing siding inside the room will be removed and new vertical siding is going in
- D. We have located a sliding door that is segment B

**Motion: To approve as noted**

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

**10. Case 16-03-030 – 2038 Fieldcrest Ln. S/L 47, New single family dwelling by Pulte Homes**

Jamey Heinzman with Pulte Homes presented plans for a two story, 5,975 sq. ft. "Eden" model single family dwelling. The siding will be storm; trim, maple; front door, iron ore; shutters, black; brick, country road; stone, charcoal mist and the roof will be weathered wood. This home will have a walk-out basement.

**Motion: Approve as submitted**

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

**11. Case 16-03-031 – 2035 Fieldcrest Ln. S/L 58, New single family dwelling by Pulte Homes**

Jamey Heinzman with Pulte Homes presented plans for a two story, 5,774 sq. ft. "Birmingham" model single family dwelling. The siding will be Cape Cod gray; shake, glacier white; trim, glacier white; front door, dark night; shutters, midnight blue; brick, country road; stone, charcoal mist and the roof will be weathered wood. Jennifer Frazier stated she was happy to see an egress window added to the basement. This is a safety issue and she is happy to see these homeowners chose to add the window.

The Board is noting:

- A. See page 7.15b2 there is an egress window on the left side elevation that is shown in the plan and was added to the elevation
- B. See page 7.15b2 right elevation, the tallest gable should be returning in shake.

**Motion: Approve as noted**

Jennifer Frazier moved and Marge Gantous 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 Jennifer Frazier seconded and the meeting was unanimously adjourned at 7:19 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary