

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
May 5, 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: Brian Steele, Council; Dan Cegelka, Building Department

II. Approval of Minutes: April 21, 2016

Motion: Approve the minutes of the April 21st meeting

Marge Gantous 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 16-04-040 – 9151 Darrow Rd., Attached garage by homeowner Michael K. Pukay

Dan Cegelka recapped for the Board that this applicant was at the last meeting, passed out photographs provided by the applicant, and mentioned this house is located in a C-5 district and the set back requirement is exempt.

Michael Pukay presented revised plans for an attached garage addition to the rear elevation of his single family dwelling. The shed in the back will be removed. There will be two single garage doors on the left elevation. There will be living space above the garage with a deck and stairs to grade. Marge Gantous clarified the existing house has horizontal siding and the addition will have vertical (board and batten) siding. The applicant informed the Board that the house will be painted this summer and he is still considering various color combinations. Don Spice asked if the applicant had color samples with him. The applicant replied he did not. Jennifer Frazier questioned the off-set sliding doors to the deck, and the applicant thought it was a flaw in the plans. Jennifer Frazier clarified that the overhangs will match the existing. Mike DiCillo asked Dan Cegelka to explain the exempt status in the C-5 district. Mike DiCillo questioned if the house would be a non-conforming use. Mike DiCillo stated he believed C-5 is a commercial zone. Jennifer Frazier commented C-5 is mixed use. Dan Cegelka stated he would get an answer to his question by the next meeting.

The Board is requiring and/or noting:

1. The French doors on the back are to be centered on the rear wall.
2. The wood deck with the stairs to grade will be built at the time of the addition.
3. The color will be the same as the existing home, but if the applicant would like to do a different color he will present the color choice to the Board at a later date for the Board's approval.

Motion: Approve as noted provided the home is in compliance with the code

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

2. Case 16-04-041 – 10413 Fox Hollow Cir. S/L 23, New single family dwelling by Ryan Homes

The applicant informed the Board this is the same home he presented at the meeting of April 21st. It has been decided that the morning room is allowed to remain. The applicant repeated the model and colors for the Board. John Midlik clarified that Engineering approved the site plan. The applicant explained that the Engineering Department thought the swale was too close to the back of the morning room. Engineering has since changed the grade plan.

Motion: Approve as submitted

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

3. Case 16-05-044 -- 9010 Darrow Rd., Exterior Alterations to Mr. Chicken by Larsen Architects

Jim Larsen with Larsen Architects presented plans for the up-dating of the existing Mr. Chicken. The store owner has eight stores and there is a prototype they are following. Mr. Larsen provided the Board with a photograph of an up-dated store in Parma. Pediments will be added to the face of the building to break up the roof line. A cornice element will be added around the whole roof to give the building a strong cap. These changes will give the building a layered look. The color family will be changed as well to give the building an earthy look. The applicant explained this location has a strong visibility on the corner and the changes are meant to be part of a new look for the area. Jennifer Frazier clarified the roof will remain a metal shingle and will be painted a dark gray.

Motion: Approve as submitted

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

4. Case 16-05-050 – 9010 Darrow Rd., New signage for Mr. Chicken by Larsen Architects

A. Non-illuminated wall sign east elevation

This is a 1" thick polycarbonate track sign that will be 12' long and 3'2" high

Motion: Approve the east elevation sign as submitted

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

B. Non-illuminated wall sign north elevation

This is a 1" thick polycarbonate track sign that will be 9' 9" long and 2' 8" high.

Motion: Approve as submitted

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

5. Case 16-05-045 – 1558 Landsdale Cir., Addition, for Hilary Taylor by Custom Creations

Homeowner, Hilary Taylor, presented plans for the addition of an 8' x 20' storage room to the side of her garage with a front man door and a peaked roof to match the existing roof pitch. The siding and shingles will match the existing. The applicant provided pictures for the Board to review. Jennifer Frazier confirmed the applicant has received a set-back variance of one foot from the BZA.

Motion: Approve as submitted

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

6. Case 16-05-046 – 9630 Ravenna Rd. Suite 400, Illuminated wall sign for Nationwide by LADD Sign

A change in the Nationwide logo precipitated the change to the sign at this location. The applicant from LADD Sign presented plans for a halo lit illuminated black aluminum channel letters with black returns on a raceway. The sign will be 133" long and 33" high. The Board inquired about and further discussed the letter size with the applicant.

Motion: Approve as submitted

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

7. Case 16-05-047 – 8794 Independence Pkwy., Illuminated wall sign for Berlin Packaging by Agile Sign & Lighting

Lou Belknap presented plans for a 9' 9" wide by 6'9" high LED, internally illuminated wall sign with individual channel letters. Jennifer Frazier clarified there will be no raceway. The letters will have white acrylic faces and translucent red vinyl. The returns will be white aluminum and the trim caps will be white jewelite. The sign will be direct mounted to the wall. Mike DiCillo inquired about the height of the e-r-n in "Berlin". The applicant responded these letters will be 4' high. Mike DiCillo questioned the width of the "r" and the "l" and Jennifer Frazier pointed out that the r and l in "Berlin" are narrower at the bottom than at the top to illustrate the imbedded bottle in the word "Berlin" as part of the logo.

The Board is noting:

1. The height of the e-r-n in "Berlin" will be 4"
2. The word "PACKAGING" HAS 9" letters with 3" space top and bottom

Motion: Approve as noted

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

8. Case 16-05-048 – 2050 E. Aurora Rd., Non-illuminated direction signs for FedEx by Agile Sign & Lighting

Lou Belknap presented plans for two directional signs. Mike DiCillo determined the height of the letters r-o-u-n in "Ground" will be 1 3/4 "high. The sign that says Trailers & Van will be located near Aurora Rd. Jennifer Frazier questioned how a driver would know where to go. Dan Cegelka mentioned there is a guard shack there. There were several simultaneous conversations about the directional signs. Marge Gantous said it is very confusing what they are trying to do here. Jennifer Frazier questioned the sign that stated "Trailer & Van Entrance Only". It is fine saying trailer and van but not only, because you also want your employees and visitors to drive down that same street. In light of the fact that there is no drawing that shows the "Trailer & Van Entrance Only" sign the Board will table and re-submit that sign and review the wording on the sign.

A. Employee & Visitor Entrance Only

Motion: Approve the Employee & Visitor Entrance Only sign that would be placed at the driveway going into the parking lot as submitted

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

B. Trailer & Van Entrance Only

Motion: Resubmit

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

9. Case 16-02-016 – 8948 Canyon Falls Blvd., signage for Edward Jones by Agile Sign & Lighting

Lou Belknap addressed Jennifer Frazier's question from the meeting of February 18th. by saying this entrance was designed to be used by two tenants. There is a door to the left and to the right of a center point in the glass front and there are also two light colored bricks in a vertical line marking the center of the brick above the glass entrance area. The sign for business on the left is meant to be centered between the light colored brick and the end of the building or centered above their entrance door.

A. Internally illuminated wall sign

This is a 120" wide by 20" high internally illuminated wall cabinet in dark hunter green with white copy

Motion: Approve as submitted

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

B. Window vinyl copy

Motion: Approve the window vinyl copy as submitted

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

10. Case 16-05-049 – 8870 Darrow Rd. Suite F-107, Awning for Mavis Winkle's by Bright Covers

Bill Demopoulos, the owner of Mavis Winkle's informed the Board that he wanted to put an awning or cover over most of the patio located on the west elevation of the building. There will be some tables in the direct sun and some tables under umbrellas and some tables under the awning. Mr. Demopoulos thought under the awning would be nice in a light summer rain. The awning will be a lexan polycarbonate panel. One horizontal support beam will be attached to the wall with other roof beam and other support beams. Don Spice asked if there would be a gutter on the end. John Midlik thought a gutter was a good idea.

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Motion: Approve as submitted

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

VI. Work Session:

The handout concerning accessory uses and setbacks from Pete Metropulos was discussed.

Dan Cegelka informed the Board about Scannell Properties proposed "Building A" at Cornerstone Business Park.

VII. Adjournment: As there was no further business before the Board, Marge Gantous moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 7:25 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary