

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
September 1, 2016

In Donald Spice's absence, Mike DiCillo, 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

Absent: John Midlik, Don Spice

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

II. Approval of Minutes: August 18, 2016

Jennifer Frazier referred to case 16-08-095 – 2742 Hunters Ridge, she was asking more about the set-back than the size of the house. Jennifer Frazier's concern was more about the way the houses were setting back. If one house sets back further than the others, she was wondering if the houses next door would set back partially, half way, so it didn't look like one house was pushed back from the street line. Jennifer Frazier wants it clarified she was not asking for bigger houses on the lots but she was looking at the set back.

Motion: Approve as amended

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

III. Excuse Absent Members:

Motion: Excuse John and Don from tonight's meeting

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

IV. Public Participation: None

V. Review:

1. Case 16-09-098 – 10353 Fox Hollow Cir. S/L 15, New single family dwelling by Ryan Homes

Jeremy Feehan with Ryan Homes presented plans for a 4,405 sq. ft. two story "Milan" model single family dwelling. The siding will be sandy tan; trim, white; front door, grizzle gray; shutters, red; brick, Cages mill and the roof will be weathered wood.

The Board is requiring:

A. Page A-1 – Add basement window centered on morning room, rear elevation

B. Page A-1 – Add garage man door approximately two feet off front on left elevation

Motion: Approve the drawings as noted

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

2. Case 16-09-099 – 8984 Darrow Rd. Suite 2, Illuminated wall sign for UPS by Agile Sign

The applicant from Agile Sign presented plans for a 15' 3" wide by 18" high illuminated wall sign of individual channel letters with white acrylic faces, 5" deep returns, one inch bronze trim-cap, LED illumination and power supply with a new raceway will have Sherwin Williams paint number confirmed prior to fabrication. The words "The UPS Store" will be in white and the UPS logo will be in gold and pumpkin on a dark brown shield. Marge Gantous inquired if the store would be moving from the location next to Mavis Winkle's. The applicant did not know.

The Board is requiring:

A. A letter approving the sign from the landlord.

Motion: Approve the sign as noted getting an approval letter from the owner of the building

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

- 3. Case 16-09-100 – 2463 Sussex Blvd., Non-illuminated monument sign for Maplewood by A Sign Above**
Jack Slegus with A Sign Above presented plans for a non-illuminated monument sign. This sign will rest on a brown, tan and red stone masonry base. Mike DiCillo reviewed the plot plan with the applicant. Mike DiCillo pointed out the property is 132' wide and the submitted site plan cannot be to scale. Mike DiCillo informed the applicant the submission does not show the sign will be placed within the required set-back. Mike DiCillo inquired if the sign is in the right-of-way. Mike DiCillo informed the applicant that the Board will need side yard and rear yard set-backs. There was a long discussion concerning the set-back issue and if the sign could be built as shown and still being within the set-back requirements. There were three site plans submitted with the sign permit application and Jennifer Frazier drew Mike DiCillo's attention to one of the other site plans and it was determined that there was a 10 ft set back. Mike DiCillo Marge Gantous and Jennifer Frazier inquired why "at twinsburg" is not in capital letters and "MAPLEWOOD", "A SENIOR LIVING COMMUNITY" is in capital letters. Jack Slegus replied he did not know.

The Board is requiring:

- A. If the city names are not typically capitalized by Maplewood then the Board will accept the lower case twinsburg but if it was an oversight and it is supposed to be capitalized then the Board would like Twinsburg to be capitalized.
- B. The Board had to clarify that set-back because the plot plan was not clear.

Motion: Approve as noted

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

4. Case 16-09-101 – 9749 Darrow Rd., remove & replace addition by homeowner Steven Shick

Steven Shick presented plans for the replacement of an addition to the east or rear elevation of his century home. The Board reviewed the photographs and drawings with the applicant. Marge Gantous inquired and Steven Shick replied the addition will be a family room to accommodate their grandchildren. The siding, windows and roofing will match the existing. Steven Shick presented a shed roof with a 2/12 pitch. The Board and the applicant discussed the type of roofing material required for this roof pitch. There was considerable conversation concerning the shed roof and various elements of the construction.

The Board is requiring:

- A. A roof design: if a roof can be placed on the 3-D model that would be great, however the Board needs to see the Elevations
- B. Show the sill of the upper windows and the roof pitch that will result so the Board can be sure the pitch is going to work
- C. Two elevations of the two exposed sides of the addition, also showing the shape of the roof.

Motion: Table and re-submit with revised drawings.

Jennifer Frazier moved and Marge Gantous second, 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 Jennifer Frazier seconded and the meeting was unanimously adjourned at 6:35 p.m.

Mike DiCillo, acting Chairman

Marilyn L. Freed, Secretary