

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
September 15, 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: Dale Steppenbacker, Building Department; Brian Steele, Council

II. Approval of Minutes: September 1, 2016

Motion: Approve the minutes as mailed

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

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

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

Steven Shick presented his revised drawings to the Board. These drawings depict a near flat roof with a ½" per foot pitch. Mr. Shick passed around a sample of the Firestone black rubber roofing material he is planning to use on the project. John Midlik clarified this proposed addition will be wider than the existing structure and will have a new foundation. Jennifer Frazier suggested a decorative railing around the flat roof or making the space an elevated patio. Several members of the Board made suggestions concerning the flashing and best glue to use on the rubber roof.

The Board is requiring:

A. Window size on addition to match the existing windows

B. Trim around the new windows must match the existing trim around the house, 5 ½" wide

C. The siding on the addition must match the existing in style and color

Motion: Approve as noted

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

2. Case 16-09-102 – 9221, 9241, 9261, 9263 Ravenna Rd., Replace entrance canopy roofs for CMC Condominium Assoc.

Chuck Walder of CMC Condominiums presented his plans to replace the building entrance canopies on these 44 commercial units as they are weathered and showing signs of corrosion. There is also a problem with the avalanching of snow off the existing canopies and water seeping into the buildings. Mike DiCillo discussed snow load with the applicant. The design will be changed to take the canopies to the roof with a bronze metal cap wrap, new bronze Wrinkled Series Everlast steel roofing with a 17/12 pitch. There will also be a bronze hip edge cap. Don Spice clarified the under-side of the canopies will not be disturbed. This is because the units will be occupied during construction and the ceiling portion of the canopies is constructed of Azak and houses the canned lighting and is not deteriorated. Jennifer Frazier noticed there were no gutters and asked if avalanche clips would be used. The applicant replied that because of the slope the clips would not be necessary. Mr. Walder informed the Board that the canopies would be replaced on one building each year until the canopies on all four buildings have been replaced. They will begin with building "C". Dale Steppenbacker re-stated the Board is approving all four buildings and the ARB is aware that this is a four year project and the time frame is acceptable.

Motion: Approve application as submitted and the Building Department determines the permit fees at that time.

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

3. Case 16-09-103 – 10372 Fox Hollow Cir. S/L 6, New single family dwelling by Ryan Homes

Jeremy Feehan with Ryan Homes presented plans for this 4,913 sq. ft., two story, "Rome" model single family dwelling. The roof will be pebble clay; trim, white; front door, raisin; shutters, dark berry; brick, falls canyon and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add garage man door to right elevation approximately 2 feet off front
- B. Page A-1 – Add one basement window to the left elevation below the two stacked windows to shed light on basement step or, as an alternative, on the rear elevation.

Motion: Approve as noted

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

4. Case 16-09-104 – 1742 Glenwood Dr., remove and replace detached garage by homeowner Walter Lewis

Dale Steppenbacker advised the Board that Mr Lewis' request for an eight foot variance from the ten foot side yard set-back requirement was granted at the BZA meeting of 09/14/2016. Mr. Lewis appeared before the Board to present his plans for a 24' wide by 30' long detached garage. The old garage will be removed and replaced by the new in the same location. The existing 8' x16' white garage door will have a panel added to it and will be re-used in the new garage. There will be no windows in either the garage or the garage door. The siding and shingles will match the house. The garage trim will be white and the ridge line will run from north to south or opposite from the roof line of the house.

Motion: Approve as submitted

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

5. Case 16-09-105 – 10024 Belmeadow Dr., Three season room by Champion Windows for Ken Vinopal

The applicant presented plans for a 14' x 14' three season sunroom on the rear elevation of an existing single family dwelling. The existing 14' x 14' addition will be removed and replaced by the new three season sunroom. The applicant is proposing a monolithic pour foundation. He was informed he will need to meet the 42" deep by 12" wide footer requirements. The downspout will tie into the storm sewer. The homeowner will be replacing the shingles and siding on his house and the same material will used on the addition. The siding will be Monterey sand. The new sunroom will be brought up to floor plan level and will be graded around it. The gable roof on the new addition will match the pitch on the house. The Board, homeowner and contractor discussed some concerns with the roof. It was determined that the roof would be dropped down and the addition would be pulled in. Marge Gantous called out this will be a swing door, not a slider.

The Board is requiring:

- A. Drop roof line down 3 or 4 inches so the roof line will not line up exactly
- B. Pull in three season room on right elevation 6" or so to break up the right elevation
- C. The siding on the three season room will match the new siding planned for the house, not the existing sidig

Motion: Approve as noted

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

6. Case 16-09-106 – 8685 Independence Pkwy., Signage for Amazon by Agile Signs

Kevin See with Scannell Properties and Mark Ford with Ford and Associates Architects presented the sign package for the Amazon Sortation Center for the Board's review. Mr. Ford explained most of this signage has to do with employee and site safety.

A. Door Signs (storefront doors, service doors, and dock doors)

Mr. Ford was talking off the microphone and secretary was unable to hear most of this presentation.

Storefront door – vinyl decals identifying door (typical employee entrance) with no firearms window decal. There is only one employee entrance and vinyl decals are on Amazon's colors with an Amazon decal.

Service door – Identifies where truckers go into the building

Dock doors – Numbers identifying 52 dock doors, all numbers will be same size and color

Motion: Approve the door signs, including the storefront doors, service doors, and the dock doors with their numbering.

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

B. Monument Sign

Mr. Ford was talking off the microphone and secretary was unable to hear most of this presentation.

This is a 6' wide by 4' high sign that will be mounted between 6' high posts that will be located at the main entrance drive at the northwest curb cut off the cul-de-sac. This sign will have three information lines. The top line will identify Amazon, middle line will direct visitors, associates and trucks and the address will be on the lowest line. John Midlik inquired about the color on these metal sign posts. Don Spice confirmed the placement of the sign and it will not be within the right-of-way.

The Board is requiring:

1. The sign posts will be on the outside and grey in color.

Motion: Approve as noted

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

C. Confined Space Graphic

Mr. Ford was talking off the microphone and secretary was unable to hear most of this presentation.

These OSHA required 7" x 10" signs will be next to each dock leveler – enter by permit only.

Motion: Approve the confined space signs as submitted

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

D. Pole mounted site graphics

Mr. Ford was talking off the microphone and secretary was unable to hear most of this presentation.

A variety of signs will be posted within the employee parking area. Some of these signs apply to the emergency evacuation of the facility.

Motion: Approve the pole mounted site graphics as submitted

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

7. Case 16-09-107 – 10735 Ravenna Rd., Signage by Brilliant Electric Sign for Paul Mitchell

Major Harrison with Brilliant Electric Sign Co. presented plans for new signage because "The Ohio Academy" is now required to be removed from the signage.

A. Banner Signs

Manufacture and install two banner poles and two banners. The background will be black with white copy on a vinyl material that will be permanent in nature and will be double sided.

Motion: Approve the banners as submitted

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

B. Illuminated wall sign

Remove and scrap existing sign and install one wall sign cabinet face, with 3" deep reverse channel letters and black vinyl rule lines. The top of the face will be painted white with letters reading "PAUL MITCHELL" to be painted black and halo-lit white. The bottom of the face will be painted black with letters reading "the school" to be painted white and halo-lit white. When the sign is illuminated a person will only see a shadow of each letter.

Motion: Approve the sign as submitted

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

8. Case 16-09-108 – 8984 Darrow Rd. Suite 2, Illuminated wall sign (east side of building) by North Coast Sign for UPS

Jim Briola with North Coast Sign presented plans for a 158" wide by 16" high LED illuminated channel letters on the store front. This sign will be mounted on an aluminum panel with 2" returns. The aluminum panel will be painted the same color as the building. Marge inquired if the sign will be white and the building is white. The applicant stated the sign will be white and the building is an off white. The sides of the letters and the trim cap will be bronze similar to the colors in the logo. Jennifer Frazier clarified this sign will be on the side of the building facing Darrow Rd. Just the letters and logo will be illuminated.

Motion: Approve as submitted

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

9. Case 16-09-109 – 9089 Darrow Rd., Non-illuminated wall sign by Sign Erectors for Huntington Auto-Teller

The applicant presented revised plans for the Auto-Teller canopy. This re-submission was prompted by some of the members lack of enthusiasm for the proposed green band around the Auto-Teller canopy. The band will now be painted white and there will be green plastic letters, each mounted individually, announcing "Huntington" with the Huntington logo. Marge Gantous confirmed the holes from the removal of the previous sign will be filled in. Don Spice reminded the applicant that there were holes on the front of the "Twinsburg Banking Company" building that need to be filled in.

Motion: Approve as submitted

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 Jennifer Frazier moved and John Midlik seconded and the meeting was unanimously adjourned at 7:24 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary