

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
March 2, 2017

Chairman, Donald R. Spice, called to order the regularly scheduled Architectural Review Board Meeting 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; Maureen Stauffer, Council

II. Approval of Minutes: February 16, 2017

Motion: Approve the minutes as submitted

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 17-02-014 – 3171 Cannon Rd., In-Law-Suite addition by homeowner Ronn Powers

Ron Powers presented his revised plans for the Board to review. When asked about the siding Mr. Powers stated if the budget permitted he would re-side the entire house; if not he would use wood siding on the addition to match the existing. The Board reviewed the plans and commented on being better able to see the pitch on the roof, placement of garage, and entrance into the in-law-suite. Jennifer Frazier recommended a wider bathroom to accommodate a wider bathroom door and improved maneuverability within the bathroom.

Motion: Approve as submitted

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

2. Case 17-03-016 – 2533 E. Aurora Rd., Re-build McDonalds, by Larsen Architects

Jim Ptacek with Larsen Architects and Steve Payne the owner of Twinsburg McDonalds presented their plans for the Board to review. Mr. Ptacek informed the Board that Mr. Payne purchased the McDonalds last fall and decided to replace the building. This McDonalds will have a contemporary look. The new store will be approximately the same square footage as the existing store. There will be no double mansard roof. The Architect provided samples of the materials they are proposing. There will be some simulated wood tile used near the drive thru and vertical simulated wood battens with black tile for the front. The body of the building will be a black brick. These will be full size bricks. There will be red and white accents on the exterior. The materials will be re-stated on both sides of the building. Jennifer Frazier pointed out there were differences between the rendering and the drawing. The applicant explained the renderings were provided to depict the general materials and the style. The Board is going with the plans which show this specific building. The applicant and the Board had a lively discussion while reviewing the drawings. Mike DiCillo inquired if there were any other questions and Ed Kancler of Maple Dr. expressed his requirement that the proposed lighting does not spill over onto his property. Mr. Kancler and Mr. Ptacek also discussed the proposed fence and Mr. Kancler stated he would hold Steve to his promise to let his wife Audrey pick the color of the fence and Mr. Kancler requested the minutes reflect the same.

Motion: Approve as submitted contingent upon approval by Planning Commission

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

3. **Case 17-03-017 – 2533 E. Aurora Rd., Signage for McDonalds by Larsen Architects**

A. Illuminated wall “Arch”

This is a 42” high by 48” wide flat faced LED internally illuminated “Arch” that will be 4” deep with a silver return. This is the arch that will be on the red plane.

Motion: Approve as submitted

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

B. Illuminated wall “McDonald’s”

This is a 24” high by 16’5” wide, white, flat faced LED internally illuminated “McDonald’s.” The return will be 4” deep with a silver return. One sign will be placed facing E. Aurora Road. A second “McDonalds” sign will be placed facing Twin Hills Drive. These signs will be smaller but visibility will improve with the white face of the sign against the black building. The raceway will be black.

Motion: Approve as submitted

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

C. OPO Pre-Sell Board

Removed from agenda, sign will not be used.

D. Welcome Point Gateway “Drive Thru”

These existing non-illuminated clearance signs will be painted in a charcoal color to match the building.

Motion: Approve exhibit “D” as submitted

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

E. Springboard Canopy “Order Here”

This will be the existing upright with a new canopy piece and will be painted in a charcoal color to match the building.

Motion: Approve as submitted

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

F. Outdoor Menu Board

This new rotating, three panel style menu board will replace the existing menu board.

Motion: Approve as submitted

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

G. Window Signs

These signs help the customers identify what window they are at. These non-illuminated signs will identify “Pay Here”, “Pick Up 1”, and “Pick Up 2”

Motion: Approve as submitted

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

Marge Gantous ascertained the existing monument sign will remain; she was informed it will be painted black to match the building. The existing trash corral will remain and it too, will also be painted black.

4. Case 17-03-018 – 10135 Darrow Rd. Demolition of commercial building

A. Demolition of commercial building

Mike DiCillo stated this is the former dental office on Rt. 91 near the round-about which is now an un-used building.

Motion: To approve it for demolition

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

B. Issuance of Certificate of Appropriateness

Chairman, Donald Spice, reviewed the Historic Preservation Worksheet with the Board.

Motion: Approve the Certificate of Appropriateness

Mike DiCillo moved and John Midlik 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 Marge Gantous seconded and the meeting was unanimously adjourned at 6:35 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary