

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
August 17, 2017

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: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: None

Others in attendance: Dale Steppenbacker, Building Department; Maureen Stauffer, Council

II. Approval of Minutes: August 3, 2017

Motion: Approve the minutes

Jennifer Frazier 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 17-08-087 – 8589 Darrow Rd. Demolition of Industrial Building

Joseph Laconte and Christopher Zowicki representing P & J Ward Properties are before the Board this evening requesting approval to demolish the buildings on the property. Don Spice asked the applicants to tell the Board about the building and why they are requesting demolition. The applicant explained this is a hodge-podge of a former tucking company. The applicants acquired the property through a Bankruptcy proceeding and believe it is in their best interest and the city's best interest to demolish the buildings and prepare the site for future development. John Midlik ascertained there are 10.6 acres in this site. John Midlik further inquired if the all the rubble and trash on the site would be cleaned up. The applicants affirmed it would. John Midlik stated, as this property now stands, it is a bad sight coming north on Darrow Road into the city.

A. Demolition of Industrial Building

Motion: [inaudible] I'll make a motion to that

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

B. Issue Certificate of Appropriateness

Don Spice stated he would sign the Certificate of Appropriateness before the end of this evenings meeting and that will finalize it.

Motion: We issue a Certificate of Appropriateness

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

2. Case 17-07-077 – 2100 Case Pkwy N. variance from street right-of-way line, E.S. Sign for Campo Roofing

Jennifer Frazier asked and Dale Steppenbacker replied the setback is ten feet past the right of way setback. The site plan provided to the Board states this sign is now eight feet off the public right of way. Marge Gantous determined an existing bush will obstruct the view of the sign if it would be moved back. Jennifer Frazier explained because the sign is being built with a new foundation and unless the Board is certain the sign will not be visible, she didn't feel she could give the variance requested. Because a new foundation is proposed anyway and all it will take is moving the sign back two feet to be out of the right-of-

way. Marge Gantous stated she thought the Board needed a better sight plan and some pictures and recommended tabling this until the next meeting. Jennifer Frazier stated that if the Board approved the sign location to be in conformance with the current code the applicant could start construction whenever they get a permit. If the Board were to give a variance Jennifer Frazier wanted to see the views from the street that would show why a variance is needed. This will prevent the potential problems associated with other business in the area potentially requesting variances. Don Spice reminded the Board there was an applicant that wanted to change from a traditional sign to an electronic sign and the Board required the sign be moved out of the set-back. Don Spice further commented the city recently cut down some trees around the community garden sign to make it visible.

Motion: Table Case 17-07-077 for further information and pictures showing where the sign is going to be and where it is now. Show it from the north and south direction by Case Pkwy.
Marge Gantous moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

3. Case 17-08-088 – 9224 Darrow Rd. Suites Q & R, Illuminated wall sign for Al Nola Shoe Repair by Epic Signs & Graphics

Sharon Nola presented plans for a LED Illuminated 5" deep, 24" high individual channel letters shown with translucent lexan faces mounted on a 5" raceway. Jennifer Frazier determined the sign will be centered over the two entrance doors. Don Spice offered because the letters are 5" deep, in order to read the sign the return will come into play. Normally it should be black, so when you are reading the sign, you are reading the face of the sign but when you are at a diagonal you still read the face and the black is a background.

The Board is requiring:

- A. The red color is to match neighboring tenants
- B. The gold trim is to match neighboring tenants
- C. The side return is to be black, white, gold, or the standard on the building matching neighboring tenants.

Motion: Approve as noted

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

4. Case 17-08-089 – 2132 Case Pkwy North, Signage for Suburban Physical Therapy by E. S. Sign

Suburban Physical Therapy is moving from their current location in the Giant Eagle plaza to this new location. Don Spice requested that in the future the applicant present prints larger than 8½" by 11" because these are too small to read. Don Spice also requested color samples in the future.

A. non illuminated wall sign – east side of building

These 15" high individual formed black plastic letters mounted on two painted aluminum rails painted to match the block.

The Board is noting:

- A. The aluminum rails are being painted to match the building

Motion: Approve sign "A" as noted

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

B. non illuminated wall sign – north side of building

These letters are identical to the letters that will be used on the east side of the building.

The Board is noting:

- A. This sign will be centered above the diamond
- B. The aluminum rails are being painted to match the building

Motion: Approve sign "B" as noted

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

C. Directory sign

The three tenants listed on the sign are also own the building. Jennifer Frazier ascertained the sign is not internally or externally illuminated. Jennifer Frazier stated she liked the shape of this sign and the address is located on the sign. The post are high density urethane with a sand textured finish. The main sign is comprised of two pieces of ½" PVC with a light weight aluminum treated wood frame structure. The Tenant Panels are PVC with vinyl images applied to the face. The PMS colors are listed on the submission. The sign will be located as shown on the diagram.

The Board is noting:

A. The Board is going with the location as shown on the dimension diagram plan.

Motion: Approve as noted

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

D. Flat box sign face replacement – East elevation

This is a 36" x 108" replacement face to fit into an existing illuminated cabinet.

Motion: Approve it as submitted

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

5. Case 17-08-090 – 10154 Corbetts Ln. S/L 70, New Single Family Dwelling by Pulte Homes

Jamie Heinzman with Pulte Homes presented plans for this 4,554 sq. ft. two story "Crestwood" model single family dwelling. The siding will be platinum gray; shake, storm; board and batten, natural linen; trim, natural linen; front door, sommelier; brick, old hickory; stone, charcoal mist ledgerstone and the roof will be weathered wood.

The Board is requiring:

- A. Page 7.19b2 – Right side elevation add steps to grade
- B. Page 7.19b2 – Left side elevation there should be a shake return on the second story
- C. Page 7.19b2 – Left side elevation align garage man door and the window above.

Motion: Approve as noted

John Midlik moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

6. Case 17-08-091 – 2091 Meadowood Blvd. S/L 43, New Single Family Dwelling by Pulte Homes

This is a 5,075 sq. ft. two story "Saratoga II" single family dwelling. The siding will be colonial ivy; shake, Tuscan clay; board and batten, vintage wicker; trim, glacier white; front door, peppercorn; shutters, tuxedo grey; brick, Catawba and the roof is weathered wood. This is a prominent house in the neighborhood. This house is directly opposite where Parkview Drive ends into Meadowood Blvd.

The Board is requiring:

- A. Page 7.07b2 – Left elevation add steps to grade from the back door
- B. Page 7.07be – Right elevation move the garage service door move it back approximately five feet to line up with the isle way in front of the mud room.

The Board is recommending to the homeowner:

- A. Page 7.07b2 & 2.10b – replace the siding on the exterior den wall under the porch with brick
- B. Page 7.07b2 & 2.10b – the nine inch set-back along the exterior dining room wall that terminates into the garage wall shows as a Hardie board type material it is recommended this nine inch width be brick.

Motion: Approve as noted

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

VI. Work Session: Jennifer Frazier mentioned the Corbett Farm neighborhood does not have a sidewalk that connects to the corner where the round-about is. In order for anyone in this neighborhood to access the shopping on the south east corner of Glenwood Drive and Darrow Rd. they would have to walk all the way down the hill, out Meadowood on to Glenwood and walk all the way up the hill to go to the stores. It would be nice if the neighborhoods were connected by sidewalks so people to walk and jog in the neighborhoods and walk to the shops.

VII. Adjournment: As there was no further business before the Board, Jennifer Frazier moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned at 7:05 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary