

**CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
September 21, 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, John Midlik and Don Spice

Absent: Marge Gantous

Others in Attendance: Maureen Stauffer, Council; Dale Steppenbacker, Building Dept. and Brett Smith

II. Approval of Minutes: September 07, 2017

Motion: Approve as submitted

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

III. Excuse Absent Members:

Motion: Excuse Marge Gantous from this evenings meeting.

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

IV. Public Participation: None

V. Review:

1. Case 17-09-098 – 8890 Darrow Rd. Signage for Take 5 Oil Change by Direct Image Signs

This building was previously occupied by “Lube Stop” and is now occupied by “Take 5 Oil Change” and the new occupant is requesting new signage. Brent Smith with Direct Image Signs presented the proposed sign changes to the Board.

A. South Elevation – “FASTEST OIL CHANGE ON THE PLANET” Illuminated channel letters

B. South Elevation – Castrol – wall advertisement

C. South Elevation – Take 5 oil can and three checkered aluminum pans

Jennifer Frazier inquired if the combined signage on the south elevation was within the square footage permitted by the City’s Ordinance. Dale Steppenbacker advised the submission was reviewed by Planning.

The Board is noting:

1. The three checkered aluminum pans are to be added to the square footage on this elevation

Motion: Approve as noted

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

D. North Elevation – “STAY IN YOUR CAR” Non-illuminated PVC Letters

Jennifer Frazier clarified there is also a 2’ x 3’ “Mobil 1” sign on this wall.

The non-illuminated yellow PVC letters are 238.50” long and 18” high.

Motion: Approve as submitted

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

E. East Elevation – “OIL CHANGE” Illuminated channel letters

F. East Elevation – Take 5 oil can and two checkered aluminum pans

Don Spice clarified there will be two checkered pans along with the “Take 5” oil can on this wall. Jennifer Frazier ascertained this side will be facing Darrow Rd.

Motion: Approve as submitted this also has the aluminum pans

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

G. Monument – illuminated face panel replacements Double sided

This is a face change on an existing double sided monument sign. Don Spice clarified there will be no structural changes to the actual sign. The Panel size is 5' high by 8' wide. This is an internally illuminated white panel. Jennifer Frazier questioned the brightness of the sign and Don Spice inquired if there is any way to adjust the output of the lighting. The applicant stated the florescent lamps will be replaced with LED strips. They could do every other lamp. Jennifer Frazier explained her concern over the brightness because this is a white background sign.

The Board is requiring:

1. The sign does not exceed the maximum intensity of illumination at the face of any sign as set forth in § 1173.09c of the Codified Ordinances of the City of Twinsburg.

Motion: Approve as noted

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

2. Case 17-09-099 – 10419 Ravenna Rd., Reconstruction of porch by Paul Davis for SS Cosmas & Damian Rectory

John Lawrence explained to the Board that a tree fell upon the building and damaged the porch, rake board, shutters, gutters and downspout. Mr. Lawrence presented plans that proposed replacing the damaged parts of the structure as they were found. This repair would include wrapping the porch posts in aluminum and using vinyl soffits. Don Spice stated originally the posts would not have been wrapped and the roof was originally one piece and the gutters were fashioned out of, and part of the roofing material. Don Spice spoke in favor of a restoration to the original condition of the building. Jennifer Frazier also spoke in favor of rebuilding back to the original character of the building because it is a prominent building in the community. Don Spice mentioned this building is on Twinsburg's Historical Register. Don Spice is a member of the parish and is on their Grounds and Maintenance Committee. Don Spice suggested using wood materials on the posts. John Midlik suggested using Permacast posts that would never rot. The Board and the applicant were reviewing old pictures of the building and discussed what would be the best for this building and the community. Jennifer Frazier clarified the shutters that are being replaced will match the existing. Jennifer Frazier thought the most interesting aspect of this project is the original integral gutter system. This will be a standing seam metal roof that will match other metal roofs on this building. The hanging light on the porch will illuminate the area better. Don Spice will meet with the applicant to discuss the construction details and will report back to the Board.

The Board is requiring:

- A. The Porch is to be reconstructed to look like the original porch. The drawings in general are good but a few of the details will be modified to appear more like the photograph that was reviewed by the applicant and the Board this evening. This would include items such a crown around the exterior, an integral gutter, a raised interior soffit with a pendant light. This porch will have a standing seam roof and the post size will be determined at a later date.

Motion: Approve as noted

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

3. **Case 17-09-100 – 10084 Corbetts Ln. S/L 75, New single family dwelling by Pulte Homes**

Jamey Heinzman with Pulte Homes presented plans for a 4,118 sq. ft., two story, single family dwelling. The siding will be Colonial ivory; shake, Tuscan clay; trim, glacier white; front door, peppercorn; brick, Catawba; stone glacier valley ledgerstone and the roof will be weathered wood.

The Board is requiring:

1. Page 7.17b2 – Left elevation align right edge of the tub window with powder room window below
2. Page 7.17b2 – Left elevation add steps to grade
3. Page 7.17b2 – Right elevation align right edge of the two small windows 1st floor laundry room with upstairs bathroom

Motion: Approve as noted

Jennifer Frazier moved and Traci Bonvenuto

VI. Work Session: Jennifer Frazier questioned if construction was completed on the three season room at 10191 Corbetts Lane. Dale Steppenbacker responded it was not.

VII. Adjournment: As there was no further business before the Board John Midlik moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned at 6:45 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary