

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
November 02, 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 and Don Spice
Others in attendance: Daniel Cegelka, Building Department; Maureen Stauffer, Council
Absent: None

II. Approval of Minutes: October 19, 2017

Motion: Move to approve the minutes

Jennifer Frazier moved and John Midlik seconded, Marge Gantous abstained, the motion passed

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 15-08-063 – 2615 Glenwood Dr., Gleneagles Clubhouse, change metal roof color.

Ted Yates, Mayor for the City of Twinsburg, addressed the Board to request a color change to the standing-seam metal roofing on Gleneagles Clubhouse. The mayor has been working with a designer on logo design and incorporating colors inside the facility. The exterior color of the standing-seam metal roof became a challenge. After discussions with the architect and designer they felt the orange shading of the roof needed to be changed to soften the exterior and blend in with the interior. This change would give the building a more northeast Ohio feel rather than an Arizona/Santa Fe appearance. The mayor had pictures or samples and passed them to the Board. The front elevation reveals a significant portion of the raised-seam metal roof. The Architects thought a charcoal grey color would work better because the stonework on the building has a greyer feel rather than orange. John Midlik ascertained the stone is staying the same. The Hardie board colors are brown, taupe and tan. Marge Gantous inquired if everything else will remain the same. The mayor affirmed it will. Jennifer Frazier clarified the shingled portion of the roof will remain as originally submitted. The standing-seam metal roofing will now be slate grey.

Motion: Approve as submitted

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

2. Case 17-11-109 – 9224 Darrow Rd., Size variance for Illuminated Wall Sign for Allstate by Laad Sign & Lighting

Tanya with Laad Sign & Lighting requested a size variance for this sign, as requested by Allstate. John Midlik asked if the sign was a good scale for the brick work; if the scale as presented was accurate. The applicant stated it is. Jennifer Frazier noticed the sign appeared lower than the "Nina Michelle" sign next door. The sign appears to have been dropped down one block course. The applicant stated that could be corrected on install. John Midlik ascertained this sign will be installed on one raceway and the letters appear to be the same size as "Nina Michelle." Jennifer Frazier clarified the wall sign exceeds the permitted square footage allowed for the store front size. Marge Gantous asked if there was landlord approval for this sign. The applicant stated there is. Jennifer Frazier stated it is appropriate to have the sign increase so they can have the same size font as the other stores. Jennifer Frazier inquired how much this sign will exceed the permitted square footage. It was determined 23.25 sq. ft. is permitted, proposed is 33.75 sq. ft. therefore the applicant is asking for an increase of 10.50 sq. ft.

Motion: For the size variance based on fact that your text can be the same as your neighboring stores even though your storefront is a little smaller. Your sign text can still be the same size.

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

3. Case 17-11-109 – 9224 Darrow Rd., Signage for Allstate by Laad Sign & Lighting

A. Illuminated wall sign

This is a 3'5 3/8" high by 14' 1 11/16 long internally illuminated individual letters on a raceway. The letters and logo will have perforated opaque vinyl with white returns.

Motion: Approve as submitted

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

B. Directory sign

As presented, this is name plate does not match the other tenants. Marge Gantous thought the "Allstate" name plate should match the other red and white of the other tenants. Don Spice commented the wall sign has blue lettering on a white background. As presented this name plate shows a blue background with white lettering. The Board agreed this should have a white background with a red lettering. The Sign Criteria for the building was consulted and the document specified, "Red (2283) Helvetica or Roman Font"

The Board is requiring:

1. Red Helvetica or Roman capital lettering on a white background, no logo, just the word "Allstate" to match the other signs on the directory. In the future if they wish to have a sign overhaul and change to logoed signs then that would be up to the owner to come to us with a new sign program.

Motion: Approve as noted

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

C. Window & Door graphics

Marge Gantous asked for clarification on what would be on the door because the picture was not clear. The applicant pointed out the text to the right of the photograph on the submission. Marge Gantous asked about the blue design on the store window. The applicant stated it is new to Allstate, a logo type thing that they put on the window.

Motion: Approve the window and door graphics as presented on the drawings

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

4. Case 17-11-110 – 9981 Vail Dr., Suite B, Signage for Polished Salon by Fast Signs

The applicant, Mimi Vo, purchased this salon from the previous owner who is retiring and is presenting this new signage for the Boards review.

A. Non-illuminated wall sign

This will be a face change to an existing cabinet from "Laous Deo" to "Polished. The background will be black vinyl with white vinyl lettering. Marge Gantous clarified the channel letters "Salon" will remain the same. The Board commented the font on "Salon" will be different but that is not a distraction.

Motion: Approve as submitted

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

B. Non-illuminated, double sided monument sign

This is double sided monument sign that displays the name of each tenant located within the building. "Polished Nail Salon" as presented would be 12" high and 84" long on a black background with white lettering.

The Board is requiring:

1. Revert to the existing (original) size of the black band, not the larger size as presented
2. Scale down the text from 6.24" to (approximately) 6.15" high to fit the new band size

Motion: Approve as noted

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

5. Case 17-11-111 – 10075 Corbetts Ln. S/L 78, New Single Family Dwelling by Pulte Homes

Jamey Heinzman with Pulte Homes presented plans for a 4,409 sq. ft. two story, "Huntington" model single family dwelling. The siding will be adobe cream; board and batten, antique parchment; trim, glacier white; front door, terra braun; brick, campfire; stone, vintage wine fieldstone and the roof will be weathered wood. Jennifer Frazier stated we can't see it on the elevation but it shows on the plan that there is a small stone return on the two story stone front elevation. The Board very carefully reviewed the exterior elements on this house to avoid look-alike houses. The Board also studied the rear and left elevations because these will be seen from Darrow Rd and this will be one of the most visible houses in the development. Don Spice asked who would be responsible for maintaining the green space. Jamey Heinzman thought it would probably be the Home Owners Association once the community closes out. Marge Gantous asked if the rail fence would be continued. Jamey Heinzman did not know. Extending the sidewalks to make this community easier to connect with the outlying areas was also discussed.

The Board is requiring:

1. Page 7.06b2 – Right elevation – add window to second story to align with the center line of the powder room window on the first floor of the right side elevation.

Motion: Approve as noted

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

VI. Work Session:

Case 17-05-050 – 10191 Corbetts Ln., Elevated Three Season Room on New Deck

There will be five columns going across the back. Jennifer Frazier stated the columns should be wrapped out to match the existing. Jennifer Frazier also noted there should be a base added to each existing column. John Midlik asked about steps. The plans state no steps. Jennifer Frazier noted the doors exit out but that does not get you to grade. Jennifer Frazier commented on the HVAC unit outside the addition.

The Board is requiring:

1. Add 7 1/2" or 10" wood bases to the columns or stone could be used as a base
2. Add 1" or 5/4" by 10" wood wrap to the columns

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

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary