

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
December 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, Marge Gantous and Don Spice

Absent: John Midlik

Others in attendance: Dale Steppenbacker, Building Department

II. Approval of Minutes: December 7, 2017

Motion: Approve the minutes as submitted.

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

III. Excuse Absent Members:

Don Spice mentioned John Midlik regretted he would be unable to attend this evening's meeting

Motion: Excuse John Midlik from this evening's meeting

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

IV. Public Participation: None

V. Review:

1. Case 17-12-116 – 8380 Darrow Rd., Signage for Safran by Ellet Sign Co.

Alex with Ellet Sign Company presented his revised drawings to the Board.

A – Non-Illuminated wall sign – South Elevation

This is a non-illuminated 96" wide by 41" high 1 ½" deep aluminum pan face that will be painted white with applied letters and logo. The applicant showed the Board his color samples.

Motion: Approve as submitted

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

B – Planter Sign

The applicant presented this as a 96" high by 48" wide planter sign with applied graphics on a white aluminum face to be mounted on existing footers. Jennifer Frazier pointed out this is a very tall sign to be placed so close to the intersection of Darrow Rd. and Enterprise Pkwy. Jennifer Frazier noted the existing sign is 60" high and 36" wide and would not be uncomfortable approving a sign of this size. Jennifer Frazier explained to the applicant that if he wanted to pursue increasing the size of the sign the Board needs more information such as pictures of the area from different directions so the Board can see it is not going to impede the visibility at that intersection. Marge Gantous repeated the instructions to the applicant stating the Board was approving the 60" high by 36" wide sign and if the Applicant wanted to come back at a later time with the larger sign the Board would need more information.

Motion: Approve the sign at the existing size which would be the 60" tall size.

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

C – Size variance for "Shipping & Receiving" directional sign

The Applicant explained the increase in sign size would make it easier for semi-truck drivers to read the signs. Marge Gantous commented she thought by changing the background of the sign from the dark color to white the directional sign would be easier to read. Jennifer Frazier ascertained this sign would direct traffic onto the sight from Enterprise Pkwy. Jennifer Frazier also clarified this sign would be perpendicular to the roadway. Jennifer Frazier asked the applicant if there was anything on the site that

created the need for a larger sign. The applicant stated there was a tree near the sign. The Board did not see a reason to grant a size variance for this sign. The sign is clear and easy to read but as far as increasing the size the Board did not see a reason to grant a variance at this time. The Applicant was instructed to come back before the board if there was anything on the site that made the 60" high by 36" wide size difficult to see.

c – Directional Sign

The Board is OK with approving the new sign (white background with grey and blue graphics) at the existing size.

Motion: To approve the new sign face at the existing size which is the 60"

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

D – Size variance for "Main Entrance" directional sign

The applicant reiterated that the increase in this sign size was so it would be more visible to semi-drivers. Marge Gantous clarified this sign faces Darrow Rd. Jennifer Frazier stated visibility may be improved by moving this sign closer to the road rather than making the sign taller. Jennifer Frazier informed the Applicant that she would make the same kind of motion with this sign. Jennifer Frazier is comfortable approving it at the existing size. I feel that we would need to know more about the site conditions to approve the variance for size. On this particular sign you do have room to make the text larger where it says main entrance.

d – Directional Sign

This is a 36" wide by 60" high directional sign directing traffic to the main entrance of Safran. The background will be white with grey graphics and a blue logo. The street address appears on this sign.

Motion: Approve as submitted, that is, at the smaller size (36" wide by 60" high"

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

E – Shipping & Receiving wall sign

This is a 24" wide by 16" high "shipping & receiving" sign on a white background with blue and grey Graphics which is located on the back of the building

The Board is noting:

1. The word "buzzer" is not capitalized in this presentation however the word "Buzzer" is capitalized on the existing sign. The Board is giving the owner the option to capitalize "buzzer" if they want to.

Motion: Approve as noted

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

F – Non-Illuminated wall sign – East Elevation

This is a 224" wide by 88" high white non-illuminated wall sign. The graphics "Safran" will be 21 ½" high in grey and the logo will be in blue and will be 42" high. The applicant explained the area that shows black in the presentation is actually an existing pan sign and it will be removed to reveal the white bead board beneath it. The new sign will cover the entire area that shows dark at this time

Motion: Approve this sign as submitted knowing that it is a size increase however it looks proportionate.

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

2. Case 17-12-117 – 1795 Lockwood Oval, Addition to Single Family Home by Hurst Design Build Remodel for Robert & Cora McPherson

Mr. Hurst presented his plans to add a fourth bedroom with this second floor addition of a new bedroom, bathroom and walk-in closet. The remodeled area will include new flooring, vanity, windows, plumbing, drywall, painting and electrical. The windows, siding and roofing material will match the existing. Jennifer Frazier thought this addition is a great improvement to the existing home. Don Spice clarified the garage door will be re-used. The header will be located just a little lower down on the face of garage than it is now.

The Board is noting:

- A. The Board is giving the builder the option of adding a vertical trim board and gutter to run all the way down the first floor on the east elevation

Motion: Approve as noted

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

3. Case 17-12-118 – 10024 Ravenna Rd. Demolition of single family dwelling

Pierre Tremblay recently purchased this 1926 Cape Cod single family dwelling. The Board reviewed the photographs of the home Mr. Tremblay brought with him. Don Spice ascertained this house is two doors down from the Library. Mr. Tremblay is proposing the demolition of this building because the extensive foundation failure, inward bowed walls, sagging floors, and standing water. The foundation includes both a true basement and crawl spaces. Donald Spice asked the applicant if he knew when the building was built. Mr. Tremblay replied the thought it was either 1883 or 1893. Don Spice further inquired what will happen on the property when the building is demolished. Mr. Tremblay replied he is going to build a colonial. Mr. Tremblay informed the Board he really purchased this property for the land. There is nearly one acre lot. Jennifer Frazier ascertained Mr. Tremblay was not planning on living on the property. Jennifer Frazier commented without knowing the history of this property it appears there is nothing significant about this home but whatever goes into this location cannot look like a typical subdivision home. This has to look more like a town home of distinction. The garage can't protrude out of the front of the house. Jennifer explained the house will need balanced elevations. Because the new house will be in the cultural center of the city she will be looking for character. Marge Gantous cautioned the applicant to make sure the site is cleaned up after the demolition.

A. Approve the Demolition

Donald Spice commented he did not think this is a historic building, or site.

Motion: Approve the demolition of the home at 10024 Ravenna Rd.

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

B. Issue the Certificate of Appropriateness

Motion: Issue the Certificate of Appropriateness

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

4. Case 17-10-104 – 2028 Fieldcrest Ln. S/L 51, exterior changes to single family dwelling

The Board would like the applicant present.

Motion: Move Case 17-10-104 to the next meeting to review the changes to the brick and siding.

Marge Gantous moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board, Traci Bonvenuto moved and Marge Gantous seconded and the meeting was unanimously adjourned at 6:48 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary