

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
March 07, 2019

Board President, Don Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:00 p.m.

I. Roll Call

Present: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice
Absent: None
Others in attendance: Greg Bellan, City Council; Dan Cegelka, Building Department

II. Approval of Minutes: February 21, 2019

Motion: Approve minutes from February 21, 2019 as submitted

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

III. Excuse Absent Members: None

IV. Public Participation: None

V. Review:

1. Case 19-03-15 – 9422 Darrow Road – Home Demolition – Gregory Sommers

- Gregory Sommers presented the demolition of home and provided numerous pictures to the board and described the poor current condition of the home. The intent to remove the home is to allow them to combine 11.29 acres, currently a split parcel, into one parcel. It is zoned as R-7 Senior Housing and there was a previous informal meeting with the Planning Commission regarding the use of the property and Gregory Sommers advised that they are not planning on seeking re-zoning the property and will have further plans of the type of homes/condos coming forward in the weeks ahead.

Motion: Approve the Certificate of Appropriateness to demolish the home

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

2. Case 19-03-16 – 9810 Ravenna Road – Sign Program – Marti McHugh-Curtis, Building Owner

- Marti McHugh, building owner presented the want for an updated Sign Program (2006) for this property that sits on the corner of Ravenna Road and Church Street. Marti McHugh-Curtis advised as the landlord, she is making improvements to the interior building. Marti McHugh advised there are numerous tenants on the second floor who do not have exterior signage to promote their business to the outside. There is a sign board at the base of the stairs in the interior, which was in the previous sign program. Currently there is one existing tenant sign and the address number on the second floor of the building. Marti McHugh advised she would like to keep the current look of the signs to remain the same with the beige trim-Curtis, gold letters, and dark brown board, including the shape. The windows would be centered over the windows and symmetrical to the building.
- Dan Cegelka advised when the previous sign program was adapted, there was to be no signs on the second floor. Marge Gantous advised it could be too much signage could overdue the building. Marti McHugh-Curtis advised the height would be the same. Traci Bonvenuto inquired how many second floor tenants are in the building. Marti McHugh-Curtis advised there are ten total units, however some of the tenants have combined units and the remainder of the tenants on the second floor do not all face Ravenna, smaller offices face Church Street.

- Marti McHugh-Curtis advised when the windows were replaced, grey panels were placed on the building are there because the building does not have central air and they are there to place in window air conditioning units. One tenant has already removed their grey panels and added glass in place. Jennifer Frazier advised to consider ceiling air conditioning units.
- The sign program was clarified by Dan Cegelka for the board as this is different from the sign ordinance because multi tenant properties give consistency to each property as long as it conforms to the ordinance in regards to size, colors, and type.
- The Board gave additional options to consider for second floor signs. Jennifer Frazier advised that having multiple tenants potentially moving in and out of the second floor space, it could “bumper sticker” the front of the building with sign changes. Jennifer Frazier advised that she is hesitant to change the existing sign program due to this. There is no place for a monument sign due to the parking lot configuring and the land on the corner is owned by the City.
- The Board has concerns with the existing look of the building due to inconsistencies in materials and character, such as windows, grey panels, and plywood looking material. The inconsistencies should be corrected and updated prior to adding additional signs to the building. The Board does however understand the need for tenants to advertise their business and does not want to deny the tenants of this.

The Board is noting:

- Building Owner to present a different Sign Program for the building that would be more specific to the building regarding sizes, maximum number of signs on the building. Marti McHugh-Curtis to provide a visual proposal of the sign sizes and locations on the building. Provide an update to the architectural exterior regarding the inconsistencies on the building itself.

Motion: Table for new submittal

Don Spice motioned to table, John Midlik seconded, upon roll call the motion passed unanimously.

3. Cases 19-03-17 through 19-03-20 – 9810 Ravenna Road – Wall Signs

- Due to tabling of the Sign Program change request for the building, the cases were not presented.

VI. Work Session:

- Jennifer Frazier inquired when Pierre Tremblay planned on coming back in front of the Board and if the Board had the chance to review the recording from the demolition of the home. Jennifer Frazier advised she took notes of the recoding and that Pierre Tremblay advised the Board during the demolition case that he was a construction company who purchased the land and not planning to live there. Pierre Tremblay advised he understand the land was desirable. Pierre Tremblay advised that he planned on building a colonial style home and the Board did make clear and concise on their expectations of the home to be built on the land. Jennifer Frazier advised that there are new condos on 91 and Myles Road in Solon and they built three more added and these condos match the home that is being presented. Jennifer Frazier advised the need to have a home that will be desirable for resale. Traci Bonvenuto stated that absolute need for a window on the elevation that faces the neighbor. Jennifer Frazier advised that the home must be a Town Style home with windows on all elevations, nicely peaked roof with nicer trim. Wayne homes contacted Dan Cegelka and asked what changes the Board would like to see and Dan Cegelka advised there must be windows on all elevations, a man door in the garage, and potential vertical siding to add character. Dan Cegelka advised that if the homeowner does not like the Board’s suggestions and can go to the Board of Zoning and Appeals. Jennifer Frazier stated that if he returns with the same home with just an added man door and wrap around brick, she would not be satisfied. Don Spice added that he size of bathroom is concerning due to the small nature. Jennifer Frazier advised the size of the interior is concerning. Don Spice advised that of course the Board cannot vote on that but the complete style of the home could be changed. Don Spice advised that he contacted Julie Marinin, Building Secretary regarding the possible need of some type of security when he represents the home to the Board.

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VII. Adjournment: As there was no further business before the Board, Marge Gantous moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 7:50 p.m.

Donald R. Spice, Chairman

Julie E. Marinin, Secretary