

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**April 19, 2018**

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. Swearing in Members:**

Brian Steel issued the Oath of Office to Marge Gantous and John Midlik.

**II. Roll Call:**

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

Absent: None

Others in attendance: Dan Cegelka, Building Department; Brian Steel, Council

**III. Election of Chairman:**

**Motion: Don Spice to be the Chairman**

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

Don Spice stated he appreciated being elected chairman again this year. Don commented that although it is not required by the city, he thought it was proper for a licensed architect to be chairman of the Board. Don further stated he is eagerly awaiting Jennifer Frazier to obtain her license so she can take over as chairman.

**IV. Approval of Minutes: April 05, 2018**

**Motion: Approve the minutes as submitted for April 5<sup>th</sup>.**

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

**V. Excuse Absent Members:** All members present

**VI. Public Participation:** None

**VII. Review:**

**1. Case 18-04-022 – 2363 E. Aurora Rd., Signage for Wendy's by Custom Sign Center**

Doug Mann with Custom Sign Center presented his drawings for the new signage for the Wendy's that is scheduled for a corporate refresh.

**A. Illuminated Wendy's Wall Sign (2a) south elevation**

This is a 10"10 3/16" long by 36" high individual letters with internal white LED illumination. The aluminum sides and backs will be painted dark bronze. The letter faces will be constructed of white polycarbonate material. Jennifer Frazier ascertained there is no difference in size between signs A (2a), B (2b), and C (2c). Sign A will be located on the blade, Sign B will be located on the west side of the building centered over the windows, and C is on the east elevation centered in the black band.

**Motion: Approve A (2a), B (2b) and C (2c) the large logo Wendy's signs as submitted**

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

**D Illuminated “Quality Is Our Recipe” (2d) south elevation**

This is a 15’ 7” long by 1’2” high aluminum sign with clear acrylic push through LED illuminated lettering. This sign will be new to the building. Jennifer Frazier commented this sign is left justified within the band and is OK with her. She thought the position looked good.

**Motion: Approve as submitted**

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

**E Re-face “Enter” Directional Sign (7a) and “Exit” Directional Sign (7b) east elevation**

This will be a re-face of the existing “enter” and “exit” signs. These signs are identical except for the direction the arrows will be pointing. These signs are also LED illuminated. There are two “enter” signs and two “exit” signs. Jennifer Frazier commented since the signs are identical the motion will cover both E & F.

**Motion: Approve both signs 7(a) and 7(b) which are E & F on the agenda as submitted.**

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

**G Non-Illuminated “Thank You” Sign (10) west elevation**

This is a triangular sign that will be attached to the side of the building with the wording “thank you” facing the driver. This sign will also be new to the building.

**Motion: Approve the “Thank You” sign G (10) as submitted**

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

**2. Case 18-04-020 – 1265 Sharonbrook Dr., Front Porch by SCF Construction for Doug Sladick**

This applicant’s project was reviewed during the work session of the meeting of 04/05/2018. Mr. Sladick pointed out the new drawing for the Board. Jennifer Frazier stated she liked the trim. The pitch on the porch addition will match the pitch of the existing windows. The shingles on the porch roof will match the existing. John Midlik suggested wrapping the fascia. John Midlik inquired about the building material that will fill in the triangle. The applicant stated he had not settled on a material yet. The applicant stated the columns will be round 8” fiberglass and each will support a 10,000 pound load. The ceiling will be 1” x 6” tongue and groove pine that will be painted white. Marge Gantous confirmed the side-lights will be white but the door will be black. The house has bright white trim. A light fixture was discussed and John Midlik advised now is the time to at least rough in the electric even if a fixture is not purchased at this time.

The Board is noting:

- A. The door will be black
- B. Side lights will be white
- C. Trim as shown on the elevation not the rendering

**Motion: Approve as noted**

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

**3. Case 18-04-023 – 2276 Sandalwood Dr., Pavilion by homeowner’s Jeff & Susan Fischer**

Mr. & Mrs. Fischer appeared before the Board showing plans for a pavilion. John Midlik confirmed this is a kit that will be placed on a concrete pad. Dan Cegelka informed the Board there is letter of approval from the home owners association. Jennifer Frazier ascertained this will never be enclosed. The plans are for a 10’ x 10” pavilion that will be placed on a 12’ x 18’ concrete pad. This pavilion will have a hemlock timber frame with a dark green corrugated metal roof.

**Motion: Approve as submitted**

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

**4. Case 18-04-024 – 2967 Connoton Ave., Pole Barn by homeowner Jack Higgins**

The Board of Building and Zoning Code Appeals have granted Mr. & Mrs. Higgins a variance to the side yard set-back requirements and a variance to the square footage limitations. This will be a 40' wide by 60' long pole building without windows. The roof will be patina green and walls will be clay. The steel roofing and siding material will be provided by Everlast Roofing and will have a high bell top profile. Action Door will provide two white 12' x 13 ½' overhead garage doors that will be placed on the front elevation. Jennifer Frazier ascertained this building will be approximately 175 feet from the street. Mr. Higgins stated he chose the colors to match the scenery and it will not be visible in the summer at all.

**Motion: Approve as submitted**

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

**5. Case 18-04-025 – 8581 Darrow Rd., Demolition of Single Family Dwelling by Ohio Car Wash Holding**

The applicant provided photographs of this dwelling and outbuildings to the Board. The applicant also provided the board with a site plan and an artist's rendering showing his proposed car wash for this three acre site. His project will appear on the next Planning Commission Agenda. The applicant described the car wash project to the Board. The Board reviewed the Historic Preservation Worksheet.

**Motion: Approve the demolition of the home and outbuildings at 8581 Darrow Rd.**

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

**Motion: Issue Certificate of Appropriateness**

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

**VIII. Work Session:** Don Spice commented his daughter and son-in-law installed solar panels on their home and that raised the question with him that the Board needs to think about solar panels on homes and what the city will be faced with if that would become prevalent. Donald Spice stated his daughter's home is gray with white trim and black roof shingles. The solar panels are black and blend into the roof as they are only a couple of inches above them. Donald Spice can see a problem if the solar panels are not installed on a black roof or as Jennifer Frazier suggested if the house did not have an east/west exposure would the panels have to be installed at an angle. Marge Gantous asked if there was anything in the ordinances concerning solar panels. Dan Cegelka replied he did not know for sure if the ordinances addressed the issue. The placement of roof solar panels and the need for an inverter were also discussed.

**IX. Adjournment:** As there was no further business before the Board Marge Gantous moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned 7:00 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary