

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**May 17, 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. Roll Call**

Present: Jennifer Frazier, Marge Gantous, John Midlik and Don Spice  
Absent: Traci Bonvenuto  
Others in attendance: Dan Cegelka, Building Department; Brian Steel, Council

**II. Approval of Minutes: May 03, 2018**

**Motion: Approve the minutes**

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

**III. Excuse Absent Members:**

**Motion: Excuse Traci**

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

**IV. Public Participation: None**

**V. Review:**

**1. Case 18-05-026 – 1864 Enterprise Pkwy., Illuminated Directory Sign by Cicogna Sign Co.**

**Motion: Move them to the end of the meeting**

Jennifer Frazier moved and Marge Gantous seconded, roll call not taken.

**2. Case 18-05-027 – 1983 Heron Cove, attached garage by Vinylcraft Windows & Siding for Vincent Satterwhite**

Vincent Satterwhite appeared before the Board and presented his plans for a garage addition. The applicant is proposing a 15' x 20' 6" addition to his existing garage. This addition will make his garage 47' long by 20'6" wide. John Midlik summarized, the garage will be just be longer not wider. This addition will be on the rear of the existing garage. Marge Gantous ascertained there is no homeowners association. Don Spice determined this addition will follow the same roof line. The applicant stated the shingles and siding will match the existing. There will be a window and window box added to the rear, with even spacing. Jennifer Frazier inquired how the contractor was going to handle the siding. The applicant stated the contractor will weave the new and the old siding so there will not be an obvious line.

**Motion: Approve as submitted**

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

**3. Case 18-05-028 – 3037 Irena Lane, exterior alteration by Vinylcraft Windows & Siding for Tracy & Denise Churchill**

**Motion: Move the Irena Lane case to the end of the meeting**

Jennifer Frazier moved and John Midlik seconded, roll call not taken.

**4. Case 18-05-029 – 2052 Presidential Pkwy, attached garage by homeowner Thomas Nicholl**

Tom Nicholl presented his plans to the Board for the addition of a 20' x 29' garage to his existing 20' x 22' garage. The Board of Building and Zoning Code Appeals granted a size and set-back variance to the applicant on May 9, 2018. John Midlik confirmed the breeze-way between the garages will also be new.

The applicant stated the roof on this addition will be set at right angles to the existing. Jennifer Frazier questioned why this garage is so high. The applicant stated he has several tall vehicles he wants under cover. Jennifer Frazier further asked if this addition is the minimum height required to house those vehicles. The applicant stated they will just make it into the one he has now. Don Spice and Jennifer Frazier confirmed this is a corner lot. Mr. Nicholl stated he wanted a large garage because he felt leaving a piece of equipment out was a safety hazard. Jennifer Frazier asked to see what the next door neighbor's property look like, and maybe the one across the street. Marge Gantous and John Midlik ascertained this will be an open, not enclosed, breezeway that will connect the garages. Marge Gantous commented there is also a shed on this property. Brian Steel commented neighbors would have had an opportunity to voice their opinions on this project through the BZA. The applicant stated this garage does not have overhangs because the existing house and garage do not have overhangs. The applicant further stated the existing structures will be re-sided with the same siding that will be used on the new garage. Marge Gantous inquired about the color of the siding. The applicant passed out samples he brought with him. Marge Gantous reiterated the new garage and old garage will front on Gettysburg Drive. The driveway will be expanded to accommodate the new garage. Jennifer Frazier stated she was not entirely opposed to the project but she was not comfortable voting yes on it until she went out to look at this piece because this is in a neighborhood not a more rural street and this is a large structure. Don Spice agreed and thought it was reasonable. The Board consulted the wall maps and Google Earth and confirmed this garage would not face the fronts of other homes. This new garage will have neighboring garages facing it from both directions therefore Jennifer Frazier conceded and seconded the motion.

**Motion: Approve as submitted**

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

**5. Case 18-05-030 – 9456 Concord Circle, addition to single family dwelling by NextGen Restoration for Laura Spencer**

Eric Teague with NextGen Restoration presented plans for this split level addition. The elevations were corrected on the drawings. The applicant and Dan Cegelka both provided additional pictures for the Board to review. The addition will have a reverse gable. The basement part of this addition will house a new laundry room above it will be a new kitchen. The applicant reviewed the plans with the Board to help them orient themselves to this addition. Marge Gantous ascertained the garage door will be moved to gain access into the dwelling. The entire home and the addition will be sided in a cream color and the new shutters will be red.

The Board is requiring:

- A. Add a small 3' x 4' window on the north elevation (right side of the home) on the second story within the 10' addition.
- B. If the home owner wants to replace the window with a slider and balcony on the north elevation The Board would require the contractor to re-draw that portion and re-submit for the next meeting as a modification to these plans.

**Motion: Approve as noted**

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

**6. Case 18-05-026 – 1864 Enterprise Pkwy., Illuminated Directory Sign by Cicogna Sign Co.**

Mike Bizjak with Cicogna Sign presented plans for a re-facing of an existing tenant directory sign and paneling over it in aluminum for his client Dalfen America the owner of this building. This sign will have blue background panels with painted white address numerals and the tenant panels will be white with blue copy and stripes and a cap over the top. John Midlik confirmed there will be no exposed columns. The size will remain the same. The lighting is ground lighting.

**Motion: Approve as submitted**

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

**7. Case 18-05-028 – 3037 Irena Lane, exterior alteration by Vinylcraft Windows & Siding for Tracy & Denise Churchill**

Applicant did not appear

**VI. Work Session:**

**Signage for Gleneagles Golf Club**

Dan Cegelka informed the Board that the city is looking for feed-back during this preliminary review of the proposed signage for Gleneagles Golf Club. Jeff Napieralski the City's gardener and arborist presented the plans.

**Ground Signs:**

**Proposed Directional Sign at the Round About:**

Jennifer Frazier inquired and was informed this sign will be placed on city property that was previously the location of the dentist's office. John Midlik clarified this sign will be a directional sign. The Board reviewed the site plan. The masonry columns will be the same stone that will be used on the clubhouse. This proposed sign will have an 8" x 8" steel I-beam stretching across the top. The sign face will be supported by weathered steel tubing that will go through the sign. The applicant proposed to let the steel I-beam rust and later clear coat the I-beam to achieve a weathered look. This will be a one sided sign and the sign face will be re-claimed wool with bushed steel plaques. There will be landscaping obscuring the back side of the sign. Jennifer Frazier clarified, as presented; this sign will have one tall narrow column to the right of the sign face and one shorter, double wide, column to the left of the sign face. Jennifer Frazier inquired if there was exposed, rusted steel on the building. The applicant replied not that he was aware of. Don Spice observed that the steel I-beam was located well above the sign and masonry columns. Don Spice was able to confirm the proposed steel I-beam would be added to the sign after they achieved the rusted look the sign designers are hoping to achieve and the I-beams would be run through the masonry columns into the ground and encased by stone. Jennifer Frazier thought this was a very industrial sign for a golf course. Jennifer Frazier asked if the sign was meant to look like it was hanging from the steel beam. Otherwise, why are we supporting a steel beam above the sign? The applicant stated the steel is supporting the sign. This proposed monument will be 11'2" high by 25' wide. Brian Steel asked why the eagles head logo is not on this sign. Brian Steel thought that the sign was too big for the location considering the accident rate in the round-about. Jennifer Frazier questioned if another business located in town bought another piece of property remote to their business and put a sign on it for their business for advertisement purposes would that be allowed. Although, she supports this business Jennifer Frazier is questioning whether it is appropriate to have a sign on a different site. Don Spice recalled an application using textured 911 steel. A whole garage was built out that kind of steel and the cost was enormous to clean the rust off the cars that dripped down on them from that structure. About three years after the building was built it was torn down. Jennifer Frazier asked if the purpose was to evoke the idea of re-used scrap metal. Why the rusty steel? This is just a trendy, fad material that you don't usually see in a permanent structure. The applicant thought it was the trendy use of industrial materials. Jennifer Frazier thought this sign would be OK in a warehouse district but it did not compliment the Golf Club. The Board suggested using a metal material that would match the roof of the Club House, Cedar or another wood. Jennifer Frazier further commented that not all potential customers would appreciate an industrial look when seeking a place to hold a baby shower or bridal shower. Perhaps a sign as trendy as this would need to be replaced within ten years when the fad fades. Is there a tie between this sign and the interior design of the building?

Jennifer Frazier summarized from a design perspective:

- A. Images or samples are needed, the drawings are not conveying the character of the material
- B. The Board would like to see a tie with the material choice
- C. Is the sign being hung from the beam? If you are going to put a big metal beam across the top you would think you would want your sign to look like it is hanging from it.
- D. Because this sign is not on the Golf Course property and they are having another monument sign at their property. This isn't their monument sign, this is a directional sign. Whether or not we would put a directional sign on another piece of property, even though the same governing body owned both pieces of property. To Jennifer this is a second monumental sign on a second piece of property for one building. This feels inappropriate.

Dan Cegelka Summarized:

A.

- A. The sign is way too big
- B. The location is questioned; not on the property of the Golf Course
- C. The use of steel is questioned, whether it ties into the building
- D. This sign is less attractive because of the three column support, short and tall columns.

- E. Jennifer Frazier likes the idea of putting something nice on that corner and doesn't know that it should be the sign for the golf course. You can't see Marco's Pizza from the corner but if they bought that lot and wanted to put a monument Marco's Pizza Sign on it we (The Board) would turn it down right away. Does the city have special privileges because we like the Golf Course?
- F. Marge Gantous thought if this is meant to be a directional sign it needs to be re-drawn to show that Gleneagles is further down the road. This sign as submitted is not a directional sign.
- G. Don Spice stated he has had a lot of experience with rusty steel and is not in favor of the use.

**Proposed planter sign at Golf Course:**

This proposed planter sign is shown in the same materials as the proposed directional sign above. This proposed sign is smaller 7'6" high by 11' wide. This design is different. In this proposed design the wood sign with brushed steel plaques will be suspended from a cantilevered steel I-beam anchored to a steel I-beam rising out of a single stone wrapped masonry column. This was shown as a single sided sign to be placed near the entrance to the golf course. The exact location has not been determined at this time. Don Spice thought the two things that we are trying to solve is a golf course and a party center and he did not. the sign promotes either one of those. The sign doesn't say anything about golf or anything that looks like golf and it doesn't say anything about fine dining. Marge Gantous though keeping the sign simple would be best. She thought most people are already familiar with Gleneagles Golf Club but they don't know about the pub, tavern & grille. Marge Gantous suggested Golf Club & Events Center. Brian Steel inquired about the price and the applicant stated he had no idea about the cost. Brian Steel further commented he thought the golfers will have no problem locating the golf course. The people that are going to have difficulty are the people coming in for events. Dan Cegelka queried the Board and asked if they were satisfied with the single faced sign or if they would like to see it double faced. Jennifer Frazier suggested orienting the sign so it could be read by traffic moving east to west and making it double-sided. Jennifer Frazier still does not like the rusted part.

**In Summary:**

- A. This Board would like to see this changed to a double sided sign.
- B. Jennifer Frazier liked the way the sign is supported from the beam, concentrically loaded with the support of the one column.
- C. The rusted look is questioned. The Board would like to see what exposed metal is on the building to co-ordinate the sign to the building. Usually the sign is an extension of the building in architecture.
- D. Orient the sign north to south so it can be seen from the east to west. Jennifer Frazier is not opposed to the sign being presented on the angle.
- E. The Board would like to see more space between the letters and the ampersand in "Aaron & Moses"
- F. Don Spice suggested splaying the sign so that two sides of a triangle would face the traffic both ways.

**Other:**

The need for a "Gleneagles service entrance" sign was discussed because traffic from Liberty Road would reach the service drive before the main entrance.

**Wall Signs:**

**West Elevation:**

The applicant stated the "GLENEAGLES GOLF CLUB & EVENTS" "AARON & MOSES pub tavern grille" will located on chimney on the west elevation. There was some discussion about placing the eagle on the west elevation.

**East Elevation:**

The eagle head logo reminded Jennifer Frazier of a sports team's logo. This will be back lit and suits the style of the building.

**Adjournment:** As there was no further business before the Board Marge Gantous moved and Don Spice seconded and the meeting was unanimously adjourned at 7:35 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary