

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**June 21, 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: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik and Don Spice  
Absent: None  
Others in attendance: Brian Steel, Council; Dale Steppenbacker, Building Department

**II. Approval of Minutes: June 07, 2018**

**Motion: Approve the minutes as submitted**

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

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

**IV. Public Participation:** None

**V. Review:**

1. **Case 18-06-035 – 8581 Darrow Rd., Car Wash by Trent Walton for Zoom Express Car Wash**  
Eric Bilton with Zoom Partners addressed the Board. John Midlik inquired if the colors are accurate. The applicant replied they are. John Midlik and Jennifer Frazier inquired about the yellow squares on the exterior. The applicant stated they are split face blocks but the applicant did not remember the exact name of the product. Jennifer Frazier questioned the uses of exterior EFIS but it was determined this building will be located in an industrial district. Jennifer Frazier confirmed this building will be located directly across the street from Crown Hill Cemetery. Don Spice and Jennifer Frazier determined this will be a long, narrow building; 148' long x 38' wide. Jennifer Frazier stated this building looks like a car wash and will be located right across the street from the cemetery, on axis with the exit. The cemetery is an iconic building with classic style architecture. The Cemetery has a peaceful feel about it and this is a very energetic building with straight lines and strong form. This style is frustrating considering what is nearby. It seems out of place for the location. This building in another location would not be so frustrating. Jennifer Frazier also called out the site plan shows the building located 2 feet off the south lot line. As presented there is no room for landscaping between this building and Heartland Nursing Home. The Board of Building and Zoning Code Appeals granted an 8 foot variance to the 10 foot side yard requirement on June 13, 2018. There is a utility easement between the two properties. However, that will not provide landscaping between the two buildings. There will be an unobstructed view from the nursing home to the south elevation of the car wash. Jennifer further commented she did not want to hurt a business but is worried that the style of the building could be too bold for this location and could be perceived by the community as such. It is the character of the building that is troubling. Marge Gantous asked if this color scheme was used in other locations. The applicant replied this is the second building with this color pallet. The Board suggested setting the building further back on the lot or matching materials used on the Heartland building or choosing another lot available here in Twinsburg. The impediment to moving the building further back on the lot was the applicant wanted the business up and running by the third quarter of this year and the rear of this lot is heavily wooded and a prime location for bat habitat and they missed the opportunity to take the trees down earlier this year. Mayor Yates suggested contacting his office if they would consider another location. Don Spice commented on when the plans for the mausoleum at Crown Hill were presented to the Board for review the Board members thought the draftsman was saving drawing time and only drew in a few stones, however when the building was constructed it only contained a few stones. This is not what the Board envisioned. The Board thought the mausoleum would be a full stone building to match the chapel, office and fence located on the grounds. The Board protested to no avail. John Midlik further recalled the rendition depicted a much better looking building than the scaled down version that was built.

The Board is requiring:

- A. Color samples and material samples that will be used on the exterior
- B. Landscaping plan

**Motion: Table to reconsider use of materials and landscaping and soften the look of the building**  
Jennifer Frazier moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

**2. Case 18-06-036 – 2319 Croydon Rd., Extending front porch, adding third bay to garage by homeowner Mark Blaha**

Mark Blaha passed out photographs of his property to the Board. The garage addition will be deep enough to accommodate a workshop in rear of garage. The Board liked expanding the front porch, but did discuss recessing the third garage so it is not on the same plane with the existing house and garage. As submitted this shows an overhang running the full length of the front elevation. Marge Gantous confirmed the roofing material and siding material will match the existing.

The Board is requiring:

- A. Clean up and reuse the existing louver in the new garage addition – gable end

**Motion: Approve as noted**

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

**Case 18-06-037 – 2615 Glenwood Dr., Signage for Gleneagles Golf Club**

**A. Directional Sign at the Round About**

Jennifer Frazier stated she did not think an off site location was appropriate for this sign. Dale Steppenbacker noted that after Jennifer Frazier made this comment she left the meeting. The design of this sign as originally presented feels a little lopsided. The mayor stated he searched the code today and in a PF district there is no prohibition about an off-site sign. The city owns the lot. Gleneagles has always had a presence on Rt. 91 the thought was to continue advertising the golf course on 91. John Midlik offered every business needs customers and therefore every business needs a sign. The mayor stated the signs are in the same style and this sign would be larger because there is more space on this lot. The bottom retaining wall is the same stone that is in the round-about. The sign itself will have the same stone as Gleneagles. The I-Beams will work the same as they do on the planter sign at the golf course. This sign will be placed to be visible to the north-south traffic and will be ground lit with trees in the background and shrubs and flowers in front of it. Marge Gantous called out the sign will be 11'2" in height and 25' in length. Marge Gantous and Brian Steel expressed concerns the sign could be a distraction to drivers in the round-a-bout. John Midlik thought the Board should review the merits of the sign and not be concerned with the surroundings. Don Spice thought the sign may not be as useful as we think it will be.

The Board is noting:

1. The back side of the sign is to be solid reclaimed wood so the fasteners will not show
2. Appropriate size I-Beam with an appropriate natural glazing that would protect it from rusting or perhaps a dark bronze color.
3. The bands that come down off the I-Beams are to match the I-Beam and earth color, bronze.

**Motion: Approve as noted with the changes made to "A" will be the same as "B"**

Marge Gantous moved and John Midlik seconded, Don Spice voted no, the motion passed.

**B. Planter sign at Golf Course**

The Mayor informed the Board the landscaping is more extensive than originally planned and is looking great. The landscaping is in place as a back drop for this sign. The thought is to have this sign accommodate the east bound traffic over the west bound traffic because the building itself is more visible to the west bound traffic. The thought was to match the stone on the building. The use of an I-beam was re-visited. The mayor was open to suggestions on what the supports for this sign should be. Jennifer Frazier stated she liked the cantilever look of this sign. The ground lighting and the use of pine trees (either kept in check by pruning or

consideration given to mature height at time of purchase) in landscaping was discussed. Marge Gantous reiterated this will be a single sided sign mostly facing west, which will be parallel to the building. Jennifer Frazier thought the two vertical elements that support the sign should be same color steel as the I-beam and the support column. Don Spice commented where the sign will be welded will be a different color than the rest of I-Beam and will rust more easily.

The Board is noting:

1. The back side of the sign is to be solid reclaimed wood so the fasteners will not show
2. Appropriate size I-Beam with an appropriate natural glazing that would protect it from rusting or perhaps a dark bronze color.
3. The address to be in contrast to the metal, probably an aluminum color.
4. The bands that come down off the I-Beams are to match the I-Beam and earth color, bronze.

**Motion: Approve as noted**

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

**C. Wall Sign West Elevation**

As originally submitted "GLENEAGLES GOLF CLUB & EVENTS" AND "AARON & MOSES Pub/tavern/grille" were combined on one plaque. This submission shows two plaques, "GLENEAGLES GOLF CLUB & EVENTS" on the upper plaque and "AARON & MOSES pub/tavern/grille" located on an equal sized lower plaque. Each plaque will be 6'9" wide and 1'6" high. The upper sign will have 8" and 3 1/2" high letters. The lower sign will have 6" and 2 1/2" high letters. This sign will be placed on the front elevation underneath the line of the roof overhang. Jennifer Frazier stated she liked the way "GOLF CLUB & EVENTS" below the word "EAGLES" Jennifer Frazier confirmed the signs will be centered on the stone panel. The mayor added that because of the placement of an open electrical box in the stone there may be either one or two goose-neck lights over these signs. There may also be ground lighting from the planting beds shining up onto the lights. The Mayor offered to return to the Board before any decision is made concerning how to either conceal the electrical box or what style of lighting would best suit the building.

**Motion: Approve "Exhibit C" which is the newly submitted sign this evening that has the signs split into two separate signs on the west elevation as submitted.**

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

**D. Wall sign East Elevation – Back of Building – Patio side of**

Mayor Yates addressed the Board and stated this eagle's head logo will be placed on the patio side of the building, no text, and will be back lit with LED lights. It will be approximately 3' high by 7' wide and about 20 feet above ground and will be placed on the stone chimney. It was not mentioned what kind of metal will be used for logo.

**Motion: Approve as submitted**

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

**VI. Work Session:** None

**VII. Adjournment:** As there was no further business before the Board , Marge Gantous moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned at 7:19 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary