

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**July 05, 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: Brian Steel, Council; Dale Steppenbacker, Building Department

**II. Approval of Minutes: June 21, 2018**

Jennifer Frazier commented that the vote on the second landscape sign listed as "A" on the agenda. She wasn't present for the vote and it wasn't reflected in the minutes. Jennifer Frazier wanted it recorded she did not vote on that and if she had not left early she would have voted "no."

**Motion: Approve the minutes as amended**

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously.

**III. Excuse Absent Members:**

**Motion: Excuse Traci's absence**

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

**IV. Public Participation: None**

**V. Review:**

**1. Case 18-06-035 – 8581 Darrow Rd., Car Wash by Trent Walton for Zoom Express Car Wash**

Trent Walter with Zoom Express presented his revised plans to the Board. The applicant brought material samples with him and presented them to the Board. The applicant was talking off microphone and some of his comments were not recorded. The applicant stated he talked with the mayor and the drawings reflect the changes. The roofline has been changed to a shingle style mansard roof. The colors have been changed to earth tones. The Board compared the original plans to the revised plans. Again, the applicant was talking off microphone and his comments were not recorded. Don Spice commented the building is still located in the same position on the site as originally presented. The applicant stated they had approval of the site plan from Planning Commission and The Board of Building and Zoning Code Appeals granted an eight foot variance to the ten foot side yard requirement. Marge Gantous asked if there is more landscaping on the front of the building. The applicant stated there is not. It is the same as presented at the last meeting and as approved by the Planning Commission. Don Spice and Jennifer Frazier discussed the driveway at the cemetery. Jennifer Frazier confirmed the building will have gutters and downspouts. Don Spice confirmed traffic enters the car wash at the back of the building, away from the street and you exit at the street. It was determined the exit door will remain open in good weather. Don Spice thanked the applicant for making the changes to this building. Jennifer Frazier and Don Spice offered comments about the signage on the building.

**Motion: Approve as submitted; the new print**

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

**2. Case 18-06-033 – 9801 Chamberlin Rd., Foundation change to back porch by Vela Construction for Linda Duke**

Dale Steppenbacker explained to the Board as originally presented there was 42" of exposed foundation wall. The Board required brick or brick veneer. The footers needed to be dropped and that changed grade. Now they are at 16" of exposure. Other houses in the area do not have brick to grade, and there will be foundation plantings to help conceal the wall. The applicant is returning to the Board requesting relief from the brick-to-grade requirement. John Midlik ascertained this will be a poured foundation with a

smooth finish. The applicant stated relief was sought because of cost of construction. Jennifer Frazier confirmed the porch will not be seen from the street.

**Motion: Approve as submitted, the change.**

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

3. **Case 18-07-036 – 2841 Overlook Dr., Back yard pavilion by H & M Landscaping for Carol Young**  
John Huxell of H & M Landscaping presented plans for a pavilion to be constructed on an existing patio. Jennifer Frazier commented steps were need at the man door of the garage. John Midlik ascertained the underneath side of the pavilion will be tongue-and-groove cedar. Jennifer Frazier commented on the stone bases with cedar columns. These will be re-built as needed. Marge Gantous called out the shingles will match the house.

The Board is noting:

- A. Add a step or steps as required by code to the garage man door.

**Motion: Approve as noted**

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

4. **Case 18-07-037 – 1280 Sharonbrook Dr., Porch roof over front stoop by SCF Construction for Kevin Young**  
Sam Fortney with SCF Construction presented plans for a porch roof over an existing stoop. The existing stoop is 4' x 8' concrete with a brick foundation. The round columns will set on the stoop. The owner will paint the under-side of the roof and the columns in white. Jennifer Frazier commented she supports the addition of porches to homes that don't have them for protection of deliveries and for possible places for people to sit and keep eyes on the street.

The Board is noting:

- A. Field verify for existing footers
- B. Paint white to match the trim color
- C. There are no side lights as shown in the drawing, the front door will remain as shown in the photographs

**Motion: Approve as noted**

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

5. **Case 18-07-038 – 9417 Trivue Cir., Whitewood Sign by Epic Signs & Graphics**  
This sign will replace a sign damaged in a recent storm. Jennifer Frazier asked what the reason is for keeping the sign in the exact same location rather than moving it back a foot or two. The applicant stated he could move it back; in fact it would probably be better.

**A. Variance to the required ten foot setback**

Dale Steppenbacker stated if the Board is comfortable they could rule in favor of the variance and keep the sign where it is located; if it needs to be located there. If the Board wants the Building Department to work with the applicant and get the sign behind the ten foot set-back that is what we will do first. The first goal will be to get the sign behind the ten foot set-back; if we cannot get it there then the Board can make a motion to allow it to be replaced where it is.

**Motion: We would like to have it be within compliance if the Building Department is out there and determines it can't be located outside that ten foot set-back then we are granting a variance to locate exactly where the old sign was.**

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

**B. Approval of sign**

As presented, this is a black sign with black posts and white vinyl graphics. These are 4" square aluminum posts with a decorative base and a flat top. The double sided sign panel is approximately ¼" thick. John Midlik recommended larger posts. This apartment complex has multiple addresses therefore addresses will not be added to the sign.

The Board is requiring:

1. The post are to be white
2. A white boarder to follow the contour of the sign at the top and bottom of the sign
3. Or decrease the size of the lettering and place the boarder all around the sign
4. There will be no address on this sign as it is for a neighborhood of homes not a single building

**Motion: Approve as noted**

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

**6. 18-07-039 – 2132 Case Pkwy North Suite E, Non-Illuminated wall sign for Jordan Construction by Signarama**

The applicant presented this non-illuminated 10” high “JORDAN” and 6” high “CONSTRUCTION” individual black plastic formed Gemini letters in the Architectural style font. Overall the sign will be 58.48” wide and 18.89” high. The letters will be stud mounted into the wall using aluminum stud mounts and silicone adhesive.

**Motion: Approve as submitted**

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

**VI. Work Session:**

The Board discussed the proposed demolition of two houses located at 9573 and 9593 E. Aurora Rd. for the Twinsburg Community Improvement Corporation. Jennifer Frazier stated she believed these homes don't have any particular value to the community. If these homes wanted to be taken down and just left vacant she would be OK with that. She does like what is proposed and she would vote in favor of homes like these in place. She thinks this will be a nice location for this density and she likes the character of the homes. The relief in the façade, the way the floor plan is arranged; massing steps in and out by two or three feet several times the mix of materials, use of stone and brick. There is some really good character in what they are showing. These houses look like they will be here fifty years from now. Two options are shown; Jennifer Frazier likes the idea of the court.

**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 6:49 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary