

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**July 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. Roll Call:**

Present: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik and Don Spice  
Absent: None  
Others in attendance: Brian Steel, City Council; Dale Steppenbacker, Building Department

**II. Approval of Minutes: July 05, 2018**

**Motion: To approve them**

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

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

**IV. Public Participation:** None

**V. Review:**

**1. Case 18-07-040 – 2573 E. Aurora Rd., Demolition of Single Family Dwelling by Twinsburg Community Improvement Corporation**

Larry Finch appeared before the Board on behalf of the Community Improvement Corporation. This property was acquired by the CIC late in 2016 in hopes of achieving the city's development goals for the square. These properties have previously been leased but have since become deteriorated due to vandalism. The Community Improvement Corporation is seeking a Certificate of Appropriateness to enable them to clear the properties. Marge Gantous noticed there is a middle parcel between these two homes and asked Larry Finch who owned this property. Larry Finch explained the CIC owns all three parcels. Marge Gantous pointed out on the second page of the presentation there appears to be four parcels outlined for review. Larry Finch stated the parcel shown to the right on the handout is not to be included. John Midlik ascertained the three parcels together are a little over one acre. John Midlik asked what the future plans will be for the property. Larry Finch stated he attached some general graphics on what they are envisioning will happen there in the future. Jennifer Frazier stated she liked what was proposed. Jennifer Frazier reiterated the material standards, relief, depth and the facades. Jennifer Frazier re-stated these are good examples of what we should be striving for in the down-town area. Jennifer Frazier stated she did not see either of the homes as being architecturally significant or needed in this location if residential is proposed to replace it so she did not think that these are needed to have a continuity of homes along the street because we are at the end of it and we will be headed into the interchange district we are expecting residential to replace these.

**Motion: To approve the demolition and issue a Certificate of Appropriateness of 2573 E. Aurora Rd.**

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

**2. Case 18-07-041 – 2593 E. Aurora Rd., Demolition of Single Family Dwelling by Twinsburg Community Improvement Corporation**

Jennifer Frazier stated she believes the same case exists where the homes are in great disrepair, they don't have architectural significance in themselves and if residential is approved she does not think it disrupts the line of residential along that street with these being taken down right now.

**Motion: To approve 2593 E. Aurora Rd. demolition and Certificate of Appropriateness**

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

3. **Case 18-07-042 – 9785 Ravenna Rd., Non-Illuminated wall sign for Twinsburg Music Connection by Easy Sign**

The applicant presented this 96" long by 21" high 3/4" thick PVC panel with black cut vinyl graphics applied to the face with a red painted border. This sign will be an exact size and shape as the previous sign. Marge Gantous commented the graphics were nice.

**Motion: Approve as submitted**

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

4. **Case 18-07-043 – 8900 Darrow Rd., Suite H-101 Illuminated wall signs for Fast Signs by North Coast Sign and Lighting**

Gil Macias the owner of this franchise presented his plans for two wall signs. One sign will be on the east elevation and the other sign will be on the south elevation. These signs are consistent with the corporate branding as provided to all the franchisees. The sign will be produced by the corporate office and will be installed by North Coast Sign and Lighting out of Medina. Marge Gantous ascertained the signs were approved by the management of Town Center. Jennifer Frazier confirmed the raceway will match the background. Jennifer Frazier stated the placement looks good the size appears to be within the allowed signage. Don Spice inquired about the returns. The applicant stated the returns will be 5" deep with a 1" trim cap. The returns will be white. Jennifer Frazier stated she noted one sign is 18" and the other will be 24". The applicant said the sizes were in accordance to the guidelines provided.

- A. **East Elevation**
- B. **South Elevation**

**Motion: to approve sign "A" and sign "B" as submitted**

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

5. **Case 18-07-044 – 1888 Cornerstone Pkwy., O'Reilly Auto Parts Warehouse by Peak Construction**

David Michael with Peak Construction presented plans for a new distribution center for O'Reilly Auto Parts on a 38 acre site. This will be a 406,000 sq. ft. building with docks on two sides of the building with the main entrance on the north elevation, facing Cornerstone Parkway. The "O'Reilly" main entrance will be highlighted in red and the address will on the top right of the north facing wall. There will be a green canopy on the front and there will be canopies over all the docks. These pre-fabricated, sheet metal canopies will be 4' deep in "O'Reilly" green. The downspouts will be green as wells. The lighter color will be Sherwin Williams "Softer Tan", and the darker color will be Sherwin Williams "Sawdust." The applicant produced a sub-division site plan for Jennifer Frazier to look at and the applicant reviewed the site plan with her. The applicant reviewed the Landscape plan with the Board. Marge Gantous confirmed the applicant's project has full approval from the Planning Commission. The applicant reviewed the truck and trailer stacking and/or quick turn-around use of parking lot with the Board. Don Spice ascertained there will be a warehouse and a show room in this building. Jennifer Frazier clarified a general consumer could purchase from this location. Don Spice further clarified the general public could come in a view their products. Marge Gantous asked for further clarification on where the awnings will be. The applicant stated on the north wall and above all the dock doors. The applicant also pointed out the employee entrance. Jennifer Frazier asked if there will be any vertical control joints or reveals. The applicant stated there will be reveals every eight feet on the precast panel joints. This will be a very flat building with a lot of canopies and windows. Marge Gantous commented this building will be at the back of the site. Jennifer Frazier suggested they consider using sky lights in their future buildings. Brian Steel recommended the applicant ask the Police Department to tour the building upon completion.

**Motion: Approve as submitted not including the signage**

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

**6. Case 18-07-045 – 8910 Hadden Rd., Tulum Mexican Restaurant by TRIP, LLC**

Jason R. Mould representing TRIP, LLC presented plans for a Tulum Mexican Restaurant. The applicant stated the building will have glass overhead garage doors that will come up in the summer revealing the outside bar – patio. The goal is to have the public side where you can see the people eating. The applicant stated this was a difficult site with four faces, with the entrance door facing I-480. The services will be tucked in on the back side with the dumpster enclosure matching the accent panel on the building. The stone will be quarried in Mexico and shipped to the site. John Midlik determined this will be the first Tulum restaurant to be built. However, the owner has other restaurants under different names. John Midlik commented he liked the arched wall. Several people were discussing and reviewing different parts of the plans. The applicant presented samples of construction materials to the Board. The building will be EIFS, with primary and secondary stone with a horizontal dark red aluminum band. Jennifer Frazier commented the plans show a separate entrance for carry-out. Marge Gantous asked about seating; the applicant stated parking for 102, seating for 204. Marge Gantous clarified the outside of the patio to the outside of the building will be 12 feet; or enough room for one row of tables before the seats at the bar. John Midlik thanked the applicants for their nice work and Marge Gantous reminded the applicant to come back for the review of the signage.

**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 John Midlik seconded and the meeting was unanimously adjourned at 6:47 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary