

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**August 01, 2019**

Board President, Don Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:00 p.m.

**I. Roll Call**

Present: Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: Traci Bonvenuto

Others in attendance: Greg Bellan, City Council, Lynn Muter, City Planner (substitute)

**II. Approval of Minutes: July 18, 2019**

**Motion: Approve minutes from July 18, 2019 as submitted**

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

**III. Excuse Absent Members: Excuse Traci Bonvenuto from this evenings meeting**

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

**IV. Public Participation: None**

**V. Review:**

**1. Case 19-08-63 – 1888 Cornerstone Parkway – O’Reilly’s Retail Store – Wall Sign – Linda Nicholas – LAAD Sign and Lighting**

- Linda Nicholas presented herself to the Board on behalf of O’Reilly’s and LAAD Sign and Lighting. Linda Nicholas advised she is only the contractor hired to produce and hang the sign. LED, internally illuminated. The O’Reilly’s “cloud” sign is flush mounted and “Auto Parts” will be on a raceway.

**Motion: Approve as submitted**

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

**2. Case 19-08-64 – 1888 Cornerstone Parkway – O’Reilly’s Distribution Center – Sign Package– Linda Nicholas – LAAD Sign and Lighting**

- Linda Nicholas of LAAD Sign and Lighting remained at the podium while the Board reviewed the information for this case.
  - A. Monument Sign** – Linda Nicholas advised the monument sign will be an 8 – 10 inch thick sign with the monument underneath. The sign will include tan brick and a sandstone cap and the sign will be saddle mounted. Jennifer Frazier noted there were no address numbers on the rendering. Linda Nicholas advised if that is required they will add 6 inch, pin mounted, black metal numbers on the base into the mortar joints. Marge Gantous advised to Linda Nicholas that the address numbers are required.

The Board is noting: Add address numbers as required, minimum 6 inches that can be pin mounted on lower portion of the sign on the brick base. Add a sandstone cap.

**Motion: Approve as noted**

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

- B. *Wall Sign* – Linda Nicholas advised the Board the “Distribution Center” wall sign will be on the North Elevation on a reverse raceway, through bolted where the letters appears to be floating. Jennifer Frazier inquired if the sign was illuminated and in turn Linda Nicholas advised it is not.

**Motion: Approve as submitted**

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

- C. *Directional Signs* – Linda Nicholas did not provide any additional information regarding these signs except for Sign F will be painted black on the back as it is not a two sided sign. Jennifer Frazier advised that the amount of directional signs (8) are reasonable a one sign per curb cut.

**Motion: Approve as submitted**

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

3. **Case 19-08-65 – 2496 East Aurora Road – Circle K – Car Wash – Eric Riter - Architect**

- Eric Riter presented himself to the Board on behalf of Circle K and Cupovic Architecture LLC. Eric Riter is filling for Susan Moore, Architect. John Midlik inquired if the car wash that is currently on the property will be demolished. Eric Riter advised the Board that the current car wash will be demolished on the West side of the property and relocate the new structure to the East side of the property where the back wall will be facing I-480. Jennifer Frazier advised there needs to be some landscaping that is on that rear wall that faces the highway with a minimum height of 6 feet at maturity. Jennifer Frazier and Marge Gantous inquired if Eric Riter has brought samples of the brick or colors. Eric Riter advised that he did not but is willing to send in samples for the Board to review.

The Board is noting:

Landscaping to be installed on the West elevation and samples of the masonry to be brought to the Building Department for the next ARB Meeting on August 15, 2019 for review and approval by the Board members.

**Motion: Approve as noted**

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

4. **Case 19-08-66 – 2496 East Aurora Road – Circle K – Diesel Canopy – Eric Riter – Architect**

- Eric Riter remained at the podium while the Board reviewed the information for this case. Jennifer Frazier inquired in the posts were going to be gray and the canopy be red and orange with a little white. John Midlik inquired if the soffit was going to be white. Eric Riter advised that all of the colors were correct.

**Motion: Approve as submitted**

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

5. **Case 19-08-67 – 2496 East Aurora Road – Circle K – Exterior Building Renovations – Eric Riter – Architect**

- Eric Riter remained at the podium while the Board reviewed the information for this case. Jennifer Frazier inquired if the tile on the East elevation was to change and Eric Riter responded that no, it will just be re-painted. Jennifer Frazier then inquired if there was going to be any surface on the building that was going to go without modification. Eric Riter advised the whole building will be freshened up.

**Motion: Approve as submitted**

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

6. **Case 19-08-68 – 2496 East Aurora Road – Circle K – Sign Program – Eric Riter – Architect**

- Eric Riter remained at the podium while the Board reviewed the information for this case.

- A. *Car Wash* – Jennifer Frazier inquired in the entire Circle K logo sign will be internally illuminated. Eric Riter advised it would be. Eric Riter provided a revision to the lettering on the North and South elevations. Eric Riter advised the lettering will be on a solid panel with illumination behind.

**Motion: Approved as submitted including revised submittal**

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

- B. *Main Building Sign(s)* – Lynn Muter asked Eric Riter if the advertisement sign is part of the wall signs. Eric Riter advised the Board that it is and requested information for this sign, which is basically a poster in a frame style sign. Jennifer Frazier advised the Board would not be able to rule on that sign due to lack of information. The advertisement sign will have to be submitted separately. Jennifer Frazier advised the Board could only rule on the illuminated sign above the main entrance.

**Motion: Approve as submitted**

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

- C. *LED Monument Price Sign* – Jennifer Frazier inquired why BP is still branded on the sign. Eric Riter advised that BP is providing the gasoline and diesel, however Circle K will be the convenient store. Marge Gantous inquired if BP was going to remain forever or if it will change. Eric Riter advised he was uncertain of the details regarding the contract between Circle K and BP.

**Motion: Approve as submitted**

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

7. **Case 19-08-69 – 3033 Wyatts Way – New Single Family Dwelling – Chris Schneider – Pulte Homes**

- Chris Schneider presented himself to the Board on behalf of Pulte Homes. Chris Schneider presented a Pulte Newberry HR2L style home that will be a three bedroom, two and half bathroom, 2,453 square foot home with an unfinished basement and a three car front load garage with color scheme 27.

The Board is noting:

An egress window is recommended for the basement. Add an operational window in the stairwell landing on the left elevation. Stack a window on the far left of the rear elevation (closet).

**Motion: Approve as noted**

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

8. **Case 19-08-70 – 3069 Wyatts Way – New Single Family Dwelling – Chris Schneider – Pulte Homes**

- Chris Schneider remained at the podium to present the information to the Board. Chris Schneider presented a Pulte Continental CR2K style home that will be a four bedroom, two and half bathroom, 3,001 square foot home with an unfinished basement and a two car front load garage with color scheme 16.

The Board is noting:

An egress window is recommended for the basement. Move the garage man door to align with the window on the second floor.

**Motion: Approve as noted**

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

**VI. Work Session: None**

**VII. Adjournment:** As there was no further business before the Board, John Midlik moved and Marge Gantous seconded and the meeting was unanimously adjourned at 7:50 p.m.