



**Architectural Review Board Meeting Minutes
Thursday, September 7, 2023
6:00 p.m.**

Mr. Marcovitz called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:03pm.

Roll Call – All Members

Present: David Marcovitz, Viraj Sharma, John Midlik, Valerie Wales, Gursimran Khatra
Others in attendance: Danielle Waites, Building Department, Jason Pastorius, Building Department, and Karen Labbe, City Council

Public Participation:

Review:

1. Case 23-09-44 10173 Ravenna Road – Twin Masks Performing Arts Center Signage – Gilbert Macias, Fast Signs

- **Mr. Macias stated they are requesting a cabinet sign above the entrance.**
- **Mr. Macias stated this plaza just went through a re-facing so all the signs were taken down and Twin Masks is the first to petition for a new sign.**
- **Mr. Marcovitz asked if it is just the one sign over the doors.**
- **Mr. Macias stated it is an internally illuminated cabinet sign.**

MOTION: Mr. Midlik motioned to approve Case 23-09-44 as submitted.

Ms. Wales seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

2. Case 23-09-45 1790 Sunview Drive – Almquist home addition – Mark Babarick, D&D Home Improvement & Robert Almquist, Homeowner

- **Mr. Babarick stated they were originally slated to come before the Board because of the square footage of the add-on.**

- **Mr. Babarick stated the addition conforms to the zoning code, it's ten feet off the side yard but the existing house does not conform.**
- **Mr. Babarick stated the addition will be seventeen or eighteen feet by thirty-six feet.**
- **Mr. Marcovitz asked if everything will be matching to existing. Mr. Babarick stated the homeowner will be residing the home and addition. The siding will be Dutch lap and the color will be Artisan Clay.**
- **The shingles will match the existing home and will be Desert Tan.**
- **The trim and soffit will be white.**

MOTION: Mr. Sharma motioned to approve Case 23-09-45, as submitted per condition the Case gets approval from BZA (Board of Building and Zoning Appeals).

Ms. Wales seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

3. Case 23-09-46 2569 East Aurora Road – Jasmine Beauty Center Signage – Maryam Alammari, Business owner & Gilbert Macias, Fast Signs

- **Ms. Alammari stated she would like to place a sign with her business name on the existing monument sign, two wall sign (one on the left side of the window and one on the right side of the window), and one sign at the side entrance.**
- **Mr. Marcovitz asked if she would be replacing the post and sign with basically the same size in the front yard. Mr. Macias stated the cabinet is still there and they will be reusing and refacing the existing cabinet and putting vinyl sleeves over the existing post so it will look like a brand new sign.**
- **Mr. Khatra and Ms. Wales both asked if this sign will be lite up. Mr. Macias stated it does not have power there today but in the future she would like to put power to it but right now it's not going to be illuminated.**
- **Mr. Sharma asked if the address text at the bottom of the yard sign can be made bigger with a minimum of four inches. Mr. Macias stated yes. The Board further asked that all lettering for the address be increased.**

MOTION #1: Mr. Marcovitz motioned to APPROVE "Ground Sign" for Case 23-09-46, as submitted, with the change of the address and street name being four inches.

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

- In regards to the signs being proposed on the building itself, Mr. Marcovitz stated he does not have a problem with having signage on the building.
- Mr. Sharma stated it is a no for him for signs two, three and four.
- Ms. Wales stated her issue isn't the sign on the side of the building it's the signs on the front of the building.
- Mr. Sharma stated sign two on the side of the building he can maybe be fine with but signs three and four that are street facing he is not okay with.
- Mr. Sharma stated he would rather not have any sign on any side of the building but he is willing to compromise by allowing it on the side but nothing on the front.
- Mr. Pastorius stated to the Board, no other residence/businesses in this district have street facing signage on the buildings.
- Ms. Labbe asked Mr. Pastorius if any of the other buildings have signs on the sides of the buildings like an entry sign. Mr. Pastorius stated they may have for an entrance for handicap accessibility or a directional sign but he does not believe there are any signs promoting the business on the sides of the building in that area.
- Ms. Alammari stated the main entrance for the business will be the front door and the side entrance is for handicap entrance.
- Mr. Marcovitz asked if Ms. Alammari plans on building a ramp at the side entrance. Ms. Alammari stated yes.
- Mr. Marcovitz stated he would like to note that there is a decal sign in the window on the side and the top pane of the window. There is also one in the center pane of the front window and there is a lighted open sign.
- Mr. Khatra stated he would be okay if they had a sticker sign just saying main entrance that has her logo on there but that is just his suggestion. This would be placed on the front entrance glass door instead of having the front wall signage (signs three and four).

MOTION #2: Ms. Wales motioned to APPROVE “the over the door sign for the side of the building –number two” for Case 23-09-46, as submitted.

Mr. Khatra seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

- No further discussion was had for signs three and four.

MOTION #3: Mr. Marcovitz motioned to NOT APPROVE “Signs on front of residence/business” for Case 23-09-46, as submitted.

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

4. Case 23-09-47 10735 Ravenna Road – Bins 2 Bargains Signage – Keith Lallemand, Business Owner

- **Mr. Lallemand stated they are putting a new face on the existing sign.**
- **Ms. Wales asked if this is for a new business, the Power Appliance is not there anymore. Mr. Lallemand stated correct. Power Appliance moved down a couple units so they are utilizing their existing sign.**
- **Mr. Marcovitz asked if it's for only the one sign because in one of the pictures that was provided it looked like there's another sign. Mr. Lallemand stated that was a banner that was up there temporarily until they got the sign but it has been removed.**
- **Mr. Khatra asked if this is using the existing fixtures and just changing the front face. Mr. Lallemand stated that is correct.**

MOTION: Mr. Sharma motioned to approve Case 23-09-47, as submitted.

Mr. Khatra seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

Approval of Minutes: August 17, 2023

MOTION: Mr. Marcovitz motioned to approve the Architectural Review Board meeting minutes dated August 3, 2023, as submitted with the additional corrections:

- **Add comma between Mr. Midlik & Ms. Wales names in the Roll Call.**
- **Case #2, bullet point four – change “broiler plate” to “boiler plate”.**

Ms. Wales seconded the Motion.

No further discussion presented.

Upon roll call, the Motion passed unanimously.

Additional Discussion:

Excuse Absent Members:

Adjournment:

MOTION: Mr. Midlik motioned to adjourn the meeting at 6:44pm.

**Mr. Khatra seconded the Motion.
Upon roll call, the Motion unanimously passed to adjourn the meeting.**

David Marcovitz, Chairman

John Midlik, Secretary