

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**October 03, 2019**

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:01 p.m.

**I. Roll Call**

Present: Traci Bonvenuto, Don Spice, Marge Gantous, John Midlik, Jennifer Frazier  
Absent: None  
Others in attendance: Greg Bellan, City Council, Dan Cegelka, Building Department

**II. Approval of Minutes: September 19, 2019**

The Board is noting:

Jennifer Frazier advised she had comments regarding the minutes for Case 19-09-94 – 9422 Darrow Road.

- Jennifer Frazier advised the Board has the right to approve not only the exterior aesthetics of the units but all architecture. Jennifer Frazier advised the Board can discuss issues that pertain to public health safety or welfare and those issues found should be noted or called into question not just the aesthetics even though that was stated on record.
- Jennifer Frazier stated that the line “Traci Bonvenuto advised that the applicant would only have to come back in front of the Board for color choices and they do not have to hold up the start of the construction as the Building Department can move forward with the plan approval process” and would like it to be clarified that the intent is not for the applicant to come back just for color selection but the Board still wants each cluster unit to come back to the Board. The reason is the Board reserves the right to move, for example a window location, stone wrapping, and style of vent on the dormer. The Board is not asking for a complete re-design of the project but potentially minor changes if necessary.
- Jennifer Frazier would like the word “vent” in the last bullet point clarified to reflect this is part of the dormer piece as she believes that is where the question lay.
- Jennifer Frazier inquired if someone mentioned liking the 6 foot fencing separating the units but agrees there needs to be something.
- Don Spice wanted to note that even though this is not in the minutes, but to iterate the necessity for a project of this size to come back in front of the Board for approvals on each unit.
- Jennifer Frazier mentioned that there were no remarks or questions regarding man doors as they were not looked at in the previous meeting. Jennifer Frazier mentioned that man doors will be a requirement on the garages but will be assessed on an individual basis as they come back in front of the Board for approval as there could be a conflict on location based on the front door.

**Motion: Approve minutes from September 19, 2019 as noted**

Jennifer Frazier moved and Don Spice seconded, Marge Gantous abstained, upon roll call the motion passed

**III. Excuse Absent Members: None**

**IV. Public Participation: None**

**V. Review:**

**1. Case 19-10-95 – 9817 Ravenna Road – Pavilion – Twinsburg VFW Post 4929 – Owners**

- Al Smolek presented himself to the Board on behalf of this project and Twinsburg VFW Post 4929. The pavilion will be a pavilion over the stone table that is existing. Visitors spend their lunch hour there and the VFW would like to provide shade during warm weather and coverage from rain so individuals could enjoy park at all times. Al Smolek advised it will be all treated wood and asphalt shingles to match the VFW Post building.

- Jennifer Frazier inquired how the structure will be secured to the ground. Al Smolek advised due to the snow load, each pillar will have a footer.
- John Midlik inquired what size boards will be used for the columns and the overall size. Al Smolek advised 6 x 6 boards and the total size of the structure will be 11 x 17.
- Jennifer Frazier questioned the underside of the pavilion and if the nails will come through. Al Smolek depends on roof thickness and wants to have appropriately sized nails from weather conditions. John Midlik and Jennifer Frazier advised the applicant to double sheath it to hide the exposed nails. Jennifer Frazier advised the location of the pavilion will be in the core of the square and should look finished.
- Dan Cegelka advised the Board should make the sheathing as a recommendation as the Board is discussing building code. Jennifer Frazier advised because the underneath is exposed she would like it to look finished and not unfinished. Dan Cegelka advised that the applicant could use a shorter nail.

The Board is recommending:

Double sheath the bottom of the roof structure to hide exposed nails if they pop through or use shorter nails based on applicant choice just as long as the underside is clean and not unfinished.

**Motion: Approve as submitted**

John Midlik moved and Marge Gantous seconded, Traci Bonvenuto abstained from the motion as she was not present for the entire presentation, upon roll call the motion passed

**2. Case 19-10-96 – 3050 North Arbor Glen Drive – Monument Sign – Rick Porter – Twinsburg Residential Associates**

- Rick Porter presented himself to the Board on behalf of Gross Builders, Twinsburg Residential Associates and Arbor Glen. Rick Porter advised the sign is for the new section of the Arbor Glen apartments which is classified as Traditions of Arbor Glen. The sign will be an 8 foot tall sign with a 22.5 square foot sign. Rick Porter advised the brick columns to match brick on the building. The sign will be made of a black aluminum panel with acrylic painted letters.
- Don Spice inquired if there is a separate street address for this location. In turn Rick Porter advised there is. Don Spice advised Rick Porter that the Board requires the street number to be on the sign. Rick Porter advised he is okay placing black numbers on the side of the column with a font that matches the sign frontage.
- Marge Gantous inquired if the existing sign at Arbor Glen is going to remain the same as there is no mention of the new "Traditions" branding. Rick Porter advised the sign will remain. Marge Gantous advised she is uncertain if she likes the idea of having two different signs for these apartments. Rick Porter advised that the Traditions is a re-brand since there is a new product that was erected.
- Jennifer Frazier advised that there is a separate dedicated street and entrance for the new building and it is allowed to have a sign at each entrance.

The Board is noting:

Add address numbers with a minimum 4 inch height on the brick column.

- After the presentation of Case 19-10-97, Jennifer Frazier wanted to revisit this particular Case.
- Jennifer Frazier advised that due to location on Ravenna Road, it might be confusing to individuals seeing the address numbers listed as it is not a business location but a vertical neighborhood and the Board would not require the address number on the sign for neighborhood. Jennifer Frazier advised the address numbers would be for North Arbor Glen Drive and not a Ravenna Road but the sign sits on Ravenna Road.
- Jennifer Frazier is requesting to amend the original motion from Approve as noted to Approve as submitted.

**Motion: Approve as submitted**

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

**3. Case 19-10-97 – Whitewood Parkway and Altamont Drive – Monument Signs – Samuel Costiuc – Signarama**

**A. Altamont Drive Monument Sign**

- Samuel Costiuc presented himself to the Board on behalf of Signarama and the sign project. Samuel Costiuc advised the sign will be a replacement of the existing sign. Samuel Costiuc advised it will be a non-internally illuminated sign and will be an aluminum product to resemble wood with an aluminum frame. Marge Gantous inquired the need for the address to be on the sign. Samuel Costiuc advised there is a range of address numbers and might be confusing to place all address numbers on the sign.

**Motion: Approve as submitted**

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

**A. Whitewood Parkway Monument Sign**

- Samuel Costiuc advised the sign on Ravenna has been there for over 25 years and during a recent storm the existing sign had collapsed and there is a need for the replacement. The sign will be the same as the Altamont entrance sign.
- Jennifer Frazier advised the sign at Ravenna Road would be more directional that it would be an entrance sign as there are multiple complexes that utilize that entrance way.
- Both Marge Gantous and Jennifer Frazier inquired the owner of the property in which the sign resides and if there is an agreement to have the sign located there. In turn Samuel Costiuc advised he is unaware who the current owner is as he was contracted to replace the sign with the existing base that is there.
- Jennifer Frazier advised she would like more information on the owner of that property as she is cautious to approve it due to multiple complexes utilizing that entrance.

**Motion: Approve as submitted**

John Midlik moved and Traci Bonvenuto seconded, Jennifer Frazier voted no, upon roll call the motion passed

**4. Case 19-10-98 – 8581 Darrow Road, Zoom Car Wash – Wall Sign – Mark Bailin – Diamond Sign and Graphics**

- Mark Bailin presented himself to the Board on behalf of Diamond Sign and Graphics and Zoom Car Wash. Mark Bailin stated they are looking to place a wall sign on the south elevation which would be an internally illuminated, channel letters spelling “Car Wash”.
- Jennifer Frazier advised she likes the look of the sign however wanted to revisit the previous approvals of the signs on the current elevation. Jennifer Frazier referenced the previous variance for the front elevation sign size, the entrance and exit sign variance, and the variance for the vacuum sign. Jennifer Frazier advised that there is nothing specific in the Sign Ordinance that states side elevation signs but is cautious of allowing businesses to place signs on the side of the buildings.
- Dan Cegelka advised the Sign Ordinance states businesses are allowed one wall sign per building regardless of elevation side. Jennifer Frazier advised she is cautious because previous businesses have put up too many signs but advised this particular situation looks fine aesthetically.
- Don Spice agreed with Jennifer Frazier and the location of the building sits deeper off the street. Don Spice stated since the builders were cooperative
- Jennifer Frazier any change to painting scheme on the masonry as the stripes in white and blue are not currently on the building. Mark Bailin advised the stripes will not be there as it was an older drawing and should have been removed.

**Motion: To approve the variance for an additional wall sign on the South Elevation.**

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

**Motion: Approve as submitted**

Don Spice moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**5. Case 19-09-92 – 8883 Merryvale Drive – New Single Family Dwelling – Matt Riley – Ryan Homes**

- Matt Riley presented himself to the Board on behalf of Ryan Homes. Matt Riley presented a 1,566 square foot Aviano Elevation K style, three bedroom, and two bath home. Matt Riley advised this will be a ranch style home on a slab, no basement. The home will have a two car front load garage and will have Irish Thistle colored siding, beige colored trim and garage door, Raisin colored front door, Dark Berry colored shutters, Aspen Buckeye colored stone, Sandy Tan colored board and batten and Weathered Wood roof shingles. Matt Riley advised to the Board there will be a garage man door approximately 2.9 feet from the front corner with an outlet and a light.
- Jennifer Frazier advised there is no windows on the rear portion of the left elevation and typically the Board would require one or two windows. Jennifer advised to add a window to Bedroom Two closest to the closet with a recommendation to add one to Bedroom Three.

The Board is noting:

Add a man door to the garage side elevation. Add a window to Bedroom Two 30 “x 52” and a recommendation to add a window to Bedroom Three.

**Motion: Approve as noted**

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

**6. Case 19-10-99 – 8803 Merryvale Drive – New Single Family Dwelling – Matt Riley – Ryan Homes**

- Matt Riley remained at the podium to present this case. Matt Riley presented a 1,823 square foot Allegheny Elevation A style, four bedroom, and three and a half bathroom home. The home will have a two car front load garage and will have Dover White colored siding, white trim and garage door, Rockwood Shutter Green colored front door, Black Watch Green colored shutters, and Weathered Wood roof shingles. Matt Riley advised the Board there will be a garage man door approximately 2.9 feet from the front. Matt Riley advised there is an egress window on the basement rear and asked the Board will require an additional window. Jennifer Frazier advised the Board has been requiring two windows and could be a hopper window if needed.

The Board is noting:

Add a garage man door to the garage side elevation. Add a second basement windows.

**Motion: Approve as noted**

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

**7. Case 19-10-100 – 8836 Merryvale Drive – New Single Family Dwelling – Matt Riley – Ryan Homes**

- Matt Riley remained at the podium to present this case. Matt Riley presented a 1,823 square foot Allegheny Elevation K style, three bedroom, and two and a half bathroom home. The home will have a two car front load garage and will have Graphite Grey colored siding, Dakota Ledge Stone colored stone, Silver Mist colored shake white trim and garage door, Naval colored front door, Dark Navy colored shutters, and Weathered Wood roof shingles. Matt Riley advised the Board there will be a garage man door approximately 2.9 feet from the front. Matt Riley advised there will be two basement windows.
- Matt Riley advised there will be a rear covered porch with soffit underneath. Jennifer Frazier stated she didn't like the position of the sliding door, however advised there isn't a good option for replacement.

The Board is noting:

Add a garage man door to the garage side elevation. Add two basement windows, one on left and right with the recommendation one be egress.

**Motion: Approve as noted**

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**VI. Work Session: 9075 Darrow Road – Odessa Jewelers, Signs**

- Dan Cegelka stated that Jennifer Frazier asked him to look into the signage for 9075 Darrow Road, Odessa Jewelers. Dan Cegelka advised that the sign “Cash for Gold” that is currently on the building was approved by Russell Rodic, retired Chief Building Official based on an appeal due to the rejection of the sign from the Board. Dan Cegelka advised that due to that specific appeal approval from Russell Rodic, the Building Division cannot ask him to remove the sign.
- Jennifer Frazier advised that there are multiple signs on the building that she knows were rejected by the Board from approval and Dan Cegelka stated that he would speak to the owner and advise that he will need to go to the Board of Zoning of Appeals to present his case to have the additional signs.
- Marge Gantous would like the “We Buy Silver” and “Jewelry Repair” signs removed and the Board was in agreement.
- Jennifer Frazier, would like to know if the blinking “Open” sign are illegal but Dan Cegelka advised they are not.
- Traci Bonvenuto asked if the owner placed the signs inside the building versus the outside face, if that would be allowed. Dan Cegelka advised it could be allowed as long as the owner removes the signs each night.

**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 7:30 p.m.

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Jennifer Frazier, Chairman

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Julie E. Marinin, Secretary