



**Architectural Review Board Meeting Minutes
Thursday, October 16, 2025
6:00 p.m.**

Mr. Marcovitz called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:01pm.

Roll Call:

Present: David Marcovitz, Viraj Sharma, Robert Petti, David Wales
Others in attendance: - Dale Steppenbacker- Building Department, Rick Depew- Building Department, Bill Furey- Council, Tina Falconbery- Zoning Coordinator

Swearing in of New Members: Mr. Furey swore in new member David Wales

Public Participation: None Presented.

Review:

- 1. Case 25-10-36 9585 E. Idlewood Drive – Sweet Kiddles Signage – John Benedict, Brillant Electric Signs**
 - Applicant stated that they are replacing the ground signs.
 - The main ground sign will be a double faced, aluminum sign.
 - Entry signs will also be changed to include new branding.
 - Applicant stated the address will be added to the main ground sign.
 - Members discussed future lighting of the sign.

MOTION: Mr. Marcovitz motioned to approve Case 25-10-36 as noted to add four inch letters for the address.

Mr. Petti seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

2. Case 25-10-37 9224 Darrow Road Suite T – Boba Queen Signage – Gil Macias, Fast Signs

- Applicant stated they are replacing the Edible Arrangement sign on the building and the monument sign.
- Applicant discussed that the Landlord has approved this new sign.
- Ms. Falconbery discussed sign requirements.
- Applicant states the sign will be internally illuminated.
- Mr. Steppenbacker discussed the electrical permits that will be needed and follow-up.
- Members discussed the colors of the sign and the plaza sign program.

MOTION: Mr. Marcovitz motioned to approve Case 25-10-37 as submitted.

Mr. Petti seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed with three Yes votes. Mr. Sharma abstained from vote.

3. Case 25-10-38 10031 Darrow Road – New Deer Run 2 Story Clubhouse – Jeff Drebus, Payne & Payne Builders

- Applicants discussed that proposed Clubhouse is approximately 7,000 square feet. It will be multi-use to include a gym, offices, entertainment area, and a model apartment. There will be an outdoor pool added at a later date.
- Applicant discussed materials and colors to be used on the building, including stone, siding, gutters, windows, and asphalt roof.
- Applicant and members discussed the parking lot and landscaping.

MOTION: Mr. Sharma motioned to approve Case 25-10-38 as submitted.

Mr. Wales seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

4. Case 25-10-39 1791 Dooridge Drive – New Front Patio & Covered Roof – Heather Woods, Homeowner

- Applicant was unable to attend this meeting tonight.
- Mr. Steppenbacker discussed the project on applicant's behalf. He discussed details for all the materials being used on this project.

**MOTION: Mr. Marcovitz motioned to approve Case 25-10-39 as submitted.
Mr. Sharma seconded the Motion.
No further discussion was presented.
Upon roll call, the Motion passed unanimously.**

5. Case 25-10-40 9981 Vail Drive Suite 1A – Ebony's Ice Cream Additional Wall Sign – Gill Macias, Fast Signs

- Applicant is requesting an additional sign facing Glenwood Drive.
- The sign will match all other signs and does not exceed sign requirements.

**MOTION: Mr. Marcovitz motioned to approve Case 25-10-40 as submitted.
Mr. Sharma seconded the Motion.
No further discussion was presented.
Upon roll call, the Motion passed unanimously.**

Approval of Minutes: This item will be postponed until the next meeting in November.

Excuse Absent Members:

**MOTION: Mr. Marcovitz motioned to excuse absent member: Mr. Khatra from this meeting.
Mr. Sharma seconded the Motion.
Upon roll call, the Motion passed unanimously.**

Adjournment:

**MOTION: Mr. Sharma motioned to adjourn the meeting.
Mr. Wales seconded the Motion.
Upon roll call, the Motion passed unanimously to adjourn the meeting.**