



**Architectural Review Board Meeting Minutes
Thursday, June 15, 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 6:00pm.

Roll Call – All Members

Present: David Marcovitz, John Midlik, Viraj Sharma, Valerie Wales

Others in attendance: Danielle Waites, Building Department, Jason Pastorius, Building Department, and Karen Labbe, City Council

Public Participation:

Review:

1. **Case 23-06-27 10735 Ravenna Rd., Unit 305, Harmonii Social signage – Kristen Enering, Fastsigns**
 - Ms. Enering stated they would be taking down the sign that is currently on the side of the building and would be replacing it with something that's more similar to what other businesses in the plaza have, which is a cabinet sign above the doorway.
 - Mr. Marcovitz stated it will be an internally illuminated cabinet sign, with white letters and blue background. Ms. Enering confirmed.
 - Mr. Marcovitz asked what color the trim around will be. Ms. Enering stated it will be aluminum.
 - Mr. Sharma stated the existing sign has some kind of hangers that are sticking out. He asked if those would be patched. Ms. Enering stated yes.
 - Mr. Marcovitz asked what would happen with the rest of the sign rail that is on the building because it looks like the new sign in the picture isn't taking up the full length, so there is some of the track just sitting there. He asked if that would be removed or cleaned up. Ms. Enering stated they can remove that.

MOTION: Mr. Midlik motioned to approve Case 23-06-27 as submitted.

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

2. Case 23-06-28 2609 E. Aurora Rd., Siding color change – Pat O’Conner, AC Installation LLC

- **Mr. O’Conner stated the homeowner is going with a white vinyl siding.**
- **Mr. O’Conner stated there will be a railing change as well and that will be white. Instead of the current wall that is on the front of the house, it’s going to be actual railing.**
- **Ms. Wales asked if it would be plain white siding with white trim. Mr. O’Conner confirmed.**

**MOTION: Mr. Sharma motioned to approve Case 23-06-28, as submitted.
Ms. Wales seconded the Motion.
No further discussion was presented.
Upon roll call, the Motion passed unanimously.**

3. Case 23-06-29 2066 Case Pkwy., Ritenour building expansion – Trevor Extine, Geis Companies

- **Mr. Extine stated the addition will match all existing materials.**
- **Mr. Extine stated there are two parts to the addition. There’s an office addition and then a warehouse addition.**
- **Mr. Extine stated the warehouse is eighty by one hundred twenty.**
- **Mr. Extine stated the office is approximately forty feet deep and it’s a little bit wider than eighty because of the offset that you can see on the height plan.**
- **The front office will be brick to match existing.**
- **Mr. Extine stated they will be putting some holes in the existing exterior wall so that it can used internally and then the office is just more office space.**
- **There will be metal siding that turns the corner.**
- **The landscaping will be continued to keep the nice look and enhance the addition to match what’s there.**
- **Mr. Midlik asked if it would be one building with two different areas. Mr. Extine confirmed.**
- **Mr. Extine stated the building is currently being expanded for one user but it’s got the foreshadow of, in the future if it needs to be a multi-tenant building it can easily be converted back.**
- **Ms. Wales asked if she were to visit this business how would she know which side is where she would park for the office space. Mr. Ritenour, the building and business owner, stated that right now there is signage on the face of the building, the existing building, that’ll continue to be their main entrance.**
- **Mr. Extine stated that the estimator who’s been working with the contractor on the budget for the project was able to find a matching brick.**
- **Mr. Marcovitz stated that the reason he mentioned signage was because while he was looking for the building he knew about where it was but the only real place that he saw**

an address was on the mailbox and it was really small. He stated there is no signage out by the street with the business name or address.

- Mr. Marcovitz asked if there will be any pass-throughs between the two buildings or will it stay a solid wall? Mr. Ritenour stated they are going to have one access point which will be a garage door in the warehouse space and it's going to connect the two spaces and then they're going to have a walk through closer to the front of the building so they can walk through to go to the warehouse.
- Mr. Ritenour stated there will be two main doors on the warehouse piece and then there will be a glass door entry into the office space.
- Mr. Extine stated there will be concrete walkways to all three entry doors on that side of the building.

MOTION: Ms. Wales motioned to approve Case 23-06-29, as submitted.

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

Approval of Minutes: May 18, 2023

MOTION: Mr. Midlik motioned to approve the Architectural Review Board meeting minutes dated May 18, 2023, as submitted.

Mr. Sharma seconded the Motion.

No further discussion presented.

Upon roll call, the Motion passed unanimously.

Approval of Minutes: June 1, 2023

MOTION: Mr. Sharma motioned to approve the Architectural Review Board meeting minutes dated June 1, 2023, as corrected.

- Change "Mr. Sharma called to order" to " Mr. Marcovitz called to order"

Ms. Wales seconded the Motion.

No further discussion presented.

Upon roll call, the Motion passed unanimously.

Additional Discussion:

Excuse Absent Members:

MOTION: Mr. Sharma motioned to excuse Mr. Khatra.

Mr. Midlik seconded the Motion.

Upon roll call, the Motion unanimously passed.

Adjournment:

MOTION: Mr. Marcovitz motioned to adjourn the meeting at 6:23pm.

Mr. Sharma seconded the Motion.

Upon roll call, the Motion unanimously passed to adjourn the meeting.

David Marcovitz, Chairman

John Midlik, Secretary