



**Architectural Review Board Meeting Minutes
Thursday, August 19, 2021
6:00 p.m.**

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:04 p.m.

Roll Call - Existing Members

Present: Jennifer Frazier, David Marcovitz, Viraj Sharma, Don Spice

Absent: John Midlik

Others in attendance:

Roll Call – All Members

Present: Jennifer Frazier, David Marcovitz, John Midlik, Viraj Sharma, Don Spice

Absent:

Others in attendance: Daisy Walker, Council Rep., Jason Pastorius, Building Department

Approval of Minutes: July 15, 2021

Motion: Approved as submitted

Viraj Sharma moved and David Marcovitz seconded, upon roll call the motion passed unanimously

Review:

- **Case 21-08-66 9076 Church Street, Façade Alteration & Sign-Ken Lacy, JC Jones Corp.**
 - Bonnie Williams, of the Bissell Family, LLC., part-owner of the property came before the board to discuss the additional documents that were submitted at the behest of the board at the July 15, 2021 ARB meeting. She informed the board that they were waiting on the arrival of the contractor who had samples of the paneling that would be installed.
 - The board verified the color scheme of evergreen with an off white accents/trim as well as discussed the dimensions and technique for the corner capping. Ms. Williams confirmed the color palette but was unable to provide exact details of the corner details and stated the contractor would have a better explanation.

- The board agreed to table the discussion for ten minutes to allow the contractor to show up.

Motion – Table for Ten Minutes

Viraj Sharma moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

- **Miscellaneous**
 - **Letter from adjacent neighbor of Case 21-08-64- 9036 Church Street**
 - Jennifer Frazier presented a summary of the concerns addressed in the letter. They included the following:
 - The size of the addition
 - How far forward the addition sits on the property
 - The obstruction of view the structure imposes on neighbor property.
 - Jennifer Frazier further stated that the neighbor's concerns were definitely worth considering. The neighbor could have a negative impact on their property value, its re-sell potential and overall enjoyment of their property. Ms. Frazier voiced concerns about the % of lot development the addition would cover and if it violated the current code restrictions. Ms. Frazier presented the following question: if signage requires a 10' minimum from the right of way, should not the same hold true for an addition.
 - David Marcovitz questioned the distance between the houses and wanted to verify what measurements were used when the plans were submitted by the homeowner. Mr. Marcovitz also voiced concern about the blockage of the neighbor's view facing East and North by the addition.
 - Viraj Sharma stated that he felt the core concern of the neighbor was the impact the addition would have on their property value and re-sell potential.
 - Daisy Walker questioned the board about whether they have visited the property. Majority stated they have all done a site visit.
 - The board further discussed that the massive addition definitely impacted travelers heading east on route 82 the most. That the neighbor had a valid concerns in the letter submitted. The other adjacent building, Chamber of Commerce had minimal to no impact from the proposed addition.
 - The board stated that the property owners of 9036 Church Street needed to complete the following to assist the ARB board with making a decision:
 - Use an engineer to clearly define how the measurements were calculated.
 - Check all the setback, easement and right of way requirements for the property.
 - **Case 21-08-66 9076 Church Street, Façade Alteration & Sign-Ken Lacy, JC Jones Corp.**
 - Bonnie Williams stated there is a miscommunication with the contractor and he will not be able to attend the meeting today. Ms. Williams stated they will drop of a sample to the building department.
 - Jennifer Frazier stated that the board will not be able to go to building department to view the samples, but submitting them prior to the next ARB meeting was acceptable. She

informed the property owners that the case will need to be tabled until the next ARB meeting.

- **The Board is Noting:**

Re-submission of the plans with a sample of the paneling to be installed and details on how the paneling will terminate on the corners.

Motion – Table until Next Meeting

Jennifer Frazier moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- Post discussion by the board after owners left included:
 - Daisy Walker questioned the lack of uniform signage by the tenants of the commercial building as well as the lack of landscaping for the property. Ms. Walker further questioned whether the board would require all the tenants to erect a sign.
 - The board agreed with Ms. Walker and stated they believed the businesses will be adding uniform signage once the remodeling has been completed. The owners are in the process of re-submitting a redesign of their sign proposal. The board also agreed that a clean up the landscaping was definitely needed and suggested items such as new pottery, plants and uniformed benches along the sidewalk.

Adjournment: As there was no further business before the Board, Viraj Sharma moved and David Marcovitz seconded. The meeting was unanimously adjourned at 6:33 p.m.

Jennifer Frazier, Chairman

Sonya Pennington, Administrative Assistance