



**Architectural Review Board Meeting Minutes
Thursday, October 20, 2022
6:00 p.m.**

Ms. Frazier 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: Jennifer Frazier, Viraj Sharma, Michael Gillen, John Midlik

Absent: David Marcovitz

Others in attendance: Jason Pastorius, Building Department and Bill Furey, City Council

Public Participation: None Presented

Review:

1. Case 22-10-55 8796 Independence Parkway, Cornerstone Parking Lot Signage – Bob Bottomly, Fastsigns

- This request is for directional signage for the new buildings that are going up, the Pepsi facility.
- One sign is already installed that has been permitted. This sign will be the same and it is three additional directional signs. Posted panel signs, doubled sided to help with the traffic flow and direct people around the campus.
- Signs are powder coated aluminum with vinyl graphics. Posts are 3” thick, cemented into the ground.
- There are two posts with the panel mounted between them.
- Graphics and letters will be “Pepsi” blue and white.

MOTION: Mr. Midlak motioned to approve Case 22-10-55 as submitted:

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed 4-0.

2. Case 22-10-56 8589 Darrow Road, New Commercial Building for Xtra Lease- John Mueller, Xtra Lease & William Boron, Langan

- Mr. Mueller stated they are an over the road transportation equipment leasing company. They lease semi-truck trailers.
- Employees will park in front of the building.
- We are not a trucking company. These will be empty trailers.
- Customers range from UPS, FedEx, Amazon, etc. to smaller mom and pop carriers.
- The building will be a concrete precast. It tilt up and will be painted on all four sides.
- There will be a two bay maintenance shop. This is on the west side, the doors face east.
- There will be glass on the front of the building.
- Ms. Frazier discussed the prominent feature of the building and keeping in mind that next door is the car wash, which has a stone front face. Her concern is that we continue with consistent requirements. Ms. Frazier discussed her concerns with neighboring businesses, (Cleveland Clinic, Mausoleum, Assisted Living facility and the Car Wash) and how this new building should fit into this aesthetic and character.
- Members discussed using brick on the front and landscaping options.
- Members discussed the trailer storage and Planning Commission conditional use permit. A condition from Planning Commission was to build a 3 foot mound with double row of evergreens.
- Ms. Frazier discussed that the design seems to be heavy industrial. It was stated that this is not a heavy industrial use, it is outside storage asphalt lot.
- Mr. Mueller stated that this is a very cyclical business.
- Members reviewed renderings of the building.

MOTION: Ms. Frazier motioned to table Case 22-10-56, until the end of this meeting.

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed 4-0.

Continued Discussion for Case 22-10-56:

- The Board was provided color samples of the proposed painting of the concrete
- Ms. Frazier discussed the massing and the verticality.
- Also discussed was the emphasis of the boxes to being horizontal vs. vertical as less appealing.
- Applicant discussed additional options for painting the bottom band of the concrete and extending the lower roof height across the 20 ft. side to break this up.
- Applicant discussed adding trees to the landscaping.
- Members discussed adding aesthetic details, including a canopy.
- Members and applicant discussed the conditions required by the Planning Commission. Additional trees can be added.
- The monument sign was discussed, it will be double facing. Material will match the building.

- Ms. Frazier shared the better option for the building is additional foliage.

MOTION: Mr. Midlik motioned to approve Case 22-10-56, as noted:

1. **Additional plantings of a mixture of trees, evergreen and deciduous to screen 70% to 80% of the visual impact of the tall maintenance shop massing from the south and the northwest corner of the property allowing visibility straight across for the signage and entrance.**

Ms. Frazier seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed 4-0.

3. Case 22-10-57 8867 Merryvale Drive, Residential Garage Addition – David Rogers, Safeguard

- The homeowner stated that the Contractor is not present at this meeting. He is representing this case.
- There is currently an attached garage at the front of the house.
- The new proposed garage is 20' x 25' with an 8' overhead door on the front and the back.
- They are paving up to the garage.
- Ms. Frazier recommends making the driveway break part way.
- There is a window on the front, it has gutters and down spouts, trim boards and siding will match the existing house.

MOTION: Mr. Sharma motioned to approve Case 22-10-57, as noted:

1. **The rear elevation will be a continuation of the existing rear roof line.**

Mr. Midlak seconded the Motion.

Ms. Frazier discussed concerns and options for the roof line. Ms. Frazier suggested the homeowner measure and send in rear elevations. A simple solution is to move this forward 2 feet, however this may interfere with the window.

It is clarified that the rear elevation is a continuation of the existing roof line.

Upon roll call, the Motion passed 4-0.

4. Case 22-10-58 9036 Church St. - 3 Projects – Steven Gotch

1. Commercial Enclosed Porch

- It is being proposed as an alteration.
- They are enclosing the porch that now serves as a handicap entrance.
- Mr. Foulkes asked for them to come to ARB for this approval.
- Ms. Frazier stated that she prefers the open porch.
- This enclosure will protect the handicapped entrance for weather elements.

- Members discussed the ADA requirements for the entrance door and ramp landing.
- The entrance door will swing out.

MOTION: Ms. Frazier motioned to approve Case 22-10-58, Part 1, as noted:

- 1. The porch door would swing outward and comply with ADA egress requirements.**

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed 4-0.

2. New 1st and 2nd Story Deck

- This is veranda deck. First floor deck is covered and second floor deck is open.
- There will be a waterproofing system on the upper deck. It will appear to be a finished ceiling.
- The bottom deck is six feet longer than the top deck.
- They are proposing to change the small windows on the veranda be converted to doors.
- Discussion continued regarding the railings, columns and posts.
- Ms. Frazier and applicants discussed the elevation and landscaping options and deck skirting options.

MOTION: Ms. Frazier motioned to approve Case 22-10-58, Part 2, as noted:

- 1. There will be four bays equally spaced. Three of them will be under the cover of the above deck so the above deck width will be divided equally into three bays with a fourth identical bay extending on the right side.**
- 2. The columns will be equally spaced and wrapped.**
- 3. Railings will be incorporated between the columns.**
- 4. The second story railing will divide with half height columns aligned with columns below them.**
- 5. There will be dense shrubbery planted to screen the underside of the deck porch.**

Mr. Midlik seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed 4-0.

3. New Monument Sign Facade

- There is a change in the facade.
- They are trying to simplify the logo and preserve the history.
- The new sign will be black and white, newspaper print-like.

MOTION: Mr. Midlik motioned to approve Case 22-10-58, Part 3, as submitted:

Ms. Gillen seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed 3 – 1.

Ms. Frazier voted Yes, Mr. Gillen voted Yes, Mr. Midlik voted Yes, Mr. Sharma voted No.

Mr. Sharma stated that it should be recommended to add the 4” address numerals to the sign.

Approval of Minutes: October 6, 2022:

MOTION: Mr. Midlik motioned to approve the Architectural Review Board meeting minutes dated October 6, 2022 as submitted:

Mr. Sharma seconded the Motion.

No further discussion presented.

Upon roll call, the Motion passed unanimously.

Excuse Absent Members:

MOTION: Ms. Frazier motioned to excuse Mr. Marcovitz from the October, 20, 2022 ARB meeting.

The Motion was seconded.

No further discussion presented.

Upon roll call, the Motion passed unanimously.

Adjournment:

MOTION: Ms. Frazier motioned to adjourn the meeting.

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

Jennifer Frazier, Chairman

Viraj Sharma, Secretary