

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
December 06, 2018

Chairman, Donald R. Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:30 p.m.

I. Roll Call

Present: Jennifer Frazier, Marge Gantous, Don Spice, John Midlik, Traci Bonvenuto

Absent:

Others in attendance: Dan Cegelka, Building Department

II. Approval of Minutes: November 15, 2018

Motion: Approve minutes from November 15, 2018 as submitted

Jennifer Frazier noted that in the minutes it mentions that "the garages that protrude significantly in front of homes with the front loading garages would date the homes." She wanted to make mention that the ones with the side loading garages when the garages sits in front of the house also dates the homes. It is not just a front loading issue. She would like it to read that "it is the location of the garage that dates the home." Dan Cegelka stated that he would have that change made.

John Midlik moved and Jennifer Frazier seconded upon the above revision being made. Upon roll call the motion passed unanimously.

III. Excuse Absent Members:

There were not any absent members.

IV. Public Participation: None

V. Review:

1. Case 18-12-075 – 2495 E. Aurora Road – Planter sign modification by Getlitwithus

- Jeff from Ace Lighting Sales and Service. They are looking to redo the planter sign at Sheetz. The size and the dimensions are not changing. The only change is on the face of the sign. Instead of showing "Unleaded 87" it will show "Unleaded 87 & 88."
- Marge Gantous inquired as to what the difference is between Unleaded 87 & Unleaded 88 and he was not sure. It is not diesel. The "88" is the higher unleaded.

Motion: Approve as submitted

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

2. Case 18-12-076 – 9964 Vail Drive – Planter, primary & secondary wall signs, by Fastsigns

- Ed Gonzales – Fastsigns of Medina – Representing his client, Great Beginnings Pediatric Dentistry as well as Dr. Gen Orthodontics. Dr. Laura has a simple change in her logo and she would like to update the current sign. The change would affect the following sign locations.
 - A. Primary Wall sign
 - B. Planter sign
 - C. Secondary sign
- The question was approached as to why the change in logo. Dr. Laura explained that she has brought in an associate and would like the opportunity to phase into the new practice and ultimately phase out of the original practice down the road.
 - A. **Primary wall sign** - The letters on the sign are non-illuminated. These are individual letters that will be mounted individually. It is basically similar to the previous signage. No border on this sign.

Motion: Approve as submitted

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

- B. **Planter sign** – The existing sign was damaged in the storm. The brick and sign will be removed and will be replaced with ½" thick PVC double sided non-aluminum post and panel sign as the picture indicates. One board member noted that she is disappointed that a good number of the brick signs are being removed in this area. She feels as if the look is being cheapened. She likes the shape and the graphics on the sign though. It is a 4x4 sign that is digitally printed with vinyl laminate. Mr. Gonzales stated that the brick was not originally footed properly and that is why it came down in the storm so easily.

Motion: Approve as submitted

John Midlik, that although he would like to see the brick again, he is going to moved to approve as submitted. There was not a second.

Motion: Approve as submitted

Another board member made a motion to approve the center part of the sign as long as it is mounted between two brick columns similar to the existing columns to be rebuilt, approximately 2x2 red brick to match the building to be located in the existing location. Another rendered drawing is not necessary if it is the same size sign with the same graphics that is presented at this time, she is comfortable to approve this sign.

Mr. Gonzales inquired as to if there was an ordinance that states that there should be brick pillars to signage in this area and he was wondering if there were any violations occurring with this sign. The board mentioned that there were not any violations occurring, and that their recommendation was only for aesthetics since the plaza has signs with the brick and the buildings are brick and they feel that it is a higher end plaza and the only one on that side of town. She would not like to see the area downgraded. Mr. Gonzales mentioned that he would have to consult with Dr. Gen regarding this issue. Dr. Laura approached and stated that she is half of the partnership so if there is something set up, with Dr. Gen's approval, they can proceed. The visibility is poor at their location. She is okay to a certain degree in keeping up the quality and she wants to present a high end, state of the art dental practice, but she thinks they need to do something to get some more visibility from the foot traffic from Heinen's, preschool, etc. With all of this new signage, they would like to increase their visibility. She would really not have to delay this any further, but she would like some conversation as to what they can do to make their business more visible at least from the backside.

Jennifer Frazier moved to approve the sign as noted. The note being that the center of the sign can be created and mounted temporarily for a maximum of three (3) months from when the sign is displayed and then the brick columns could be created to replace the existing columns in the same character as the previous columns with the concrete to be installed permanently after the three months. John Midlik seconded, upon roll call the motion passed unanimously

Dan Cegelka noted that they will need a design on the brick with the footer detail and this will need to be submitted to the Building department. If there are not any changes to the design they will not need to come back to the Architectural Review Board for this item. This will be needed by the Building Department.

- C. **Secondary Wall Sign** – Mr. Gonzales noted that it is a very busy area and they need the visibility. They would like to construct, fabricate, and install an illuminated sign cabinet in encased in aluminum with some nice graphics that would go higher up on the building. Would be LED illuminated bulbs for a cleaner look. There is a sign currently in that place, but will be replaced with an illuminated sign that is the same size.

Motion: Approve as submitted

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

NOTE: Prior to the next case, John Midlik expressed concern regarding the Pulte Home situation with the home in Corbett's Farm. It was his understanding that nothing was moving forward until that situation was resolved. Keith Filipkowski – Director of Construction Operations – Pulte Homes stated that he has been working on that situation with his team and that they have contacted Russ Rodic and have distributed a letter to Miss Stone on

December 6, 2018. They have a response in place to the homeowner. There is not a final resolution in place. They have to understand what the response will be from the homeowner first. He does not think that he has the privilege to discuss all of the details of this in a public hearing. Mr. Midlik stated that it was his understanding from Council that nothing would move forward with this new section until this situation was resolved. He has a problem with going to ARB without this being resolved first. Mr. Filipkowski has personally been working with their legal council to address concerns in that area. They have distributed the letter to the homeowner and he had helped draft that letter. They have offered some solutions with Pulte participation in the event that they were able to get onto the adjacent lot. He doesn't know how much further he has the liberty to discuss in a public hearing in that private matter. He just asks the board to recognize that those are two separate understanding the sensitivity around it and he also asks the board to treat their agenda item tonight as a separate issue than that but rest assured they have transmitted to the homeowner a response and Pulte is willing to participate in that solution. Dan Cegelka noted that he was told by Lynn Muter, City Planner that they were not going to do anything further until this issue is resolved. That is what John Midlik was told as well, and that is what was relayed by David Maistros, City of Twinsburg Law Director. Since Dan Cegelka has not heard anything different, he stated that they could take a look at what is being presented and not have an answer, or look at the home and not vote on it, that is entirely up to the board. Mr. Filipkowski was wondering if they feel compelled to confirm the answer before the City allows them to construct the home, perhaps they should consider an approval, if satisfactory, of the architecture and the actual model to be built, but conditional of any terms the board sees necessary related to this outside topic. Dan Cegelka stated that the Board could approve the architecture, but that there would not be a permit until what the Board is looking for gets resolved.

3. Case 18-12-077 – 0 Hunters Ridge, New Single Family Dwelling (Model) by Pulte Homes of Ohio

- Keith Filipkowski – Director of Construction Operations – Pulte Homes to present for the Boulder Brook Community as well as to review the case for their Model Home proposal with anticipation for a vote on that project tonight.
- Quarry Reserve at Boulder Brook where they intend to build in. The community is about 45 lots and is the second phase to the previous Ryan Homes community which was 26 lots and was closed out in the 4th quarter of 2017. Average lot sizes are 60' wide and 130' deep. The community offers a lot of terrain and this phase is not too different from the first phase. It is a front entry garage community and there is consideration for side entry garage on lot #44, but they are not committed with that lot with respect to its garage orientation yet. Lot #1 would be the model home.
- Mr. Filipkowski noted that Pulte Home's intent tonight, as a courtesy, was to provide an overall portfolio for their feedback. This is a way for them to work collaboratively with the City. They are open to the feedback but they absolutely understand the process and the requirement to get individual final approvals on any one home they submit. This is just a preliminary look to get an overall feel as to what the product is so that they can limit the amount of adjustments that are potentially needed through the process.
- The paving is complete. Curbs and drains are set to finalize next week and they anticipate electric and gas to be installed by February/March.
- This is just an overview of the project from a site plan prospective. As far as the portfolio in total, a package was submitted.
- There was a question as to how many homes the City allows in an area with one exit out. Dan Cegelka was going to look into this. There is a 10' wide emergency access road for this area off of Jody Lynn Lane. This will be an easement but there are some requirements around the type of material for the surface. It lists concrete between the homes and recycled asphalt grindings elsewhere. Sort of like gravel once it stretches beyond the homes. They are intending to construct this road that is suitable/acceptable for emergency vehicles to travel.
- There was a question regarding building elevations of the homes on lots #44 left and right sides, #45 left and right sides, #7 right side elevation, #31 left and right sides. These are examples. If it is an exposed side that is in view of cars driving down the street or of another neighbor, they would like to see those elevations dressed up. When it really affects the character of the neighborhood it is important that those elevations be considered as a second front elevation. Would need to have balanced placement of windows, and other elements that would help it, such as some stone inclusion; some relief to it so it is not a single flat façade. Was disappointed with the model home in Hunters Ridge. Mr. Filipowski appreciated the concern, but he asks that they are able to be creative with additional and/or different materials other than stone or brick such as possibly some full gable walls and things of that nature. They do want to respect the buyer's privacy as well. They wanted this to be pointed out at the beginning so that when Pulte goes to sell these lots, that the lots with exposed elevations, they would like those elevations dressed up. They want the buyers to be prepared that

there would be some additional costs to those exposed lots. Mr. Filipowski confirmed that he understood.

VI. Work Session:

- The architecture package was introduced. The package has been updated since October 2018. This package shows that they are offering 5 floor plans.
 1. **The Ascend floor plan.** This will be the only plan that will start out as a ranch floor plan. It is 1936 sq. ft. They do offer a second floor which would increase the square footage to 2236 ft. or over 2500 sq. ft. depending on the option that is selected on the second floor. Basically it is a two bath and two bedroom plan. This base floor plan is open living, master suite separated. There are luxury bathroom option scenarios with that bathroom layout. Noteworthy about this floor plan they offer additional space in the garage so that it can be oversized for additional storage. On this floor plan they intend to offer six varieties of elevations. The typical roof pitch would be 5/12 on this floor plan, but if someone selects a second floor that would increase the roof pitch to 7/12.
 2. **The Newberry, Linwood, Mercer, Continental** are two story plans. The **Linwood** being a multi-level. These two story plans would range (base square footage) from 2400 sq. ft. to just over 3000 sq. ft. keep in mind that does not include any structural options that they offer with the floor plans, such as sunrooms, etc.
 3. **The Newberry floor plan – Entry level square footage plan** - open gathering space. In this series of floor plans, they have their trademark Pulte® planning center off of the entry from the garage. All of bedrooms have walk-in closets, the master bedroom's common theme will be an oversized master suite. This particular floor plan offers a loft. Three bedroom standard. There are seven different elevations on this particular floor plan. It was confirmed that the laundry room is on the second floor. If a buyer wishes the laundry room to be in the basement, then they would try to accommodate the homeowner's wishes. They also have limitations as to how flexible they can be in regards to plumbing, structurals, etc. They are not a custom build company. You will start to notice that there are not many optional windows situated on the sides of the homes. In this plan, there are eight different scenarios of windows that can go on the side elevations.
 4. **The Linwood floor plan – this will be the model home** - Introducing back the multi-level type of floor plan which may have been referred to as a split level back in the 1970s. Walk in the first floor and down a couple of feet into a game room which could be constructed out of concrete slab or it could be a crawl space with a floor truss system, just depends on the conditions of the grade which dictates that. This is almost like a four level home. This plan is a good seller for them. This plan also has the trademark Pulte® planning center included in the design as well, all walk-in closets, the oversized master suite, and this design has a two story great room, three bedrooms at its base format, second floor laundry. There are options within the home configuration that are not shown in this plan. Just trying to give everyone a concept as to what they are offering. There are six elevations with this floor plan, which are rendered. Follow-up elevations are also shown.
 5. **The Mercer floor plan** – 2600 sq. ft. two story plan. This home is modeled in Macedonia. Open living, trademark Pulte® planning center, three bedrooms, oversized owner suite which is actually owner's retreat as well. Also offers a loft space and offers seven elevations.
 6. **The Continental floor plan** – This is their largest floor plan and is just under 2900 sq. ft. open living, trademark Pulte® planning center, with a dining room and it does have the loft space with four bedrooms standard and this offers seven elevations as well.

The intent tonight was to pull together something for everyone at this meeting to view and discuss, but he does not want this presentation to be construed as something that is final in their bid sets. They do understand, that, after building in the last community within the City of Twinsburg, that there are certain things that they need to make sure that they are doing on the elevations. These typical sides and rears, may or may not show things that they are committing to that they are actually doing, you should expect to see on their individual submittals such as fypons on the side elevations, grade brick around the foundation, two foot coin returns, service door is standard, and three foot landings at the rear entries.

Marge Gantous noticed that on the elevations they have dressed up the fronts with vents, etc., but nothing on the side elevations, even though the City has requested architects to add non-working vents at the peaks of the roofs. Keith Filipowski noted that they are there, but he refers to them as louvers/ fypons. These will be seen on the model print. Dan Cegelka noted that he thought that the front setbacks are 35'. Marge Gantous was inquiring as to if there is enough space at the rear for people to add decks or patios. Dan Cegelka mentioned that there are small lot sizes in this area that there is not a rear setback for that. Marge Gantous mentioned that there have been a lot of variance requesting to add decks to the backs of homes in these developments. Keith Filipowski mentioned that lot sizes are generally 60' wide x 130' deep. These lot sizes are similar to the lots at Fox Hollow.

Comments:

- Jennifer Fraiser inquired about the two foot brick return. Where it is logical, they request that the brick to go back to the main building mass. Typically it is when they have a return and then a gap of siding and then it goes back to brick. Keith Filipowski said that they intend to have two foot coin returns and they request to use their best judgment upfront knowing that there is some variability with that, but allowing them to work through those conditions with each individual submittal. It was noted that since there are only 45 homes in this area that there probably won't be too many duplicates so they won't encounter this as to when there are 100 homes. There are five different floor plans with different elevations.
- As to garage protrusions, the **Ascent** plan, the width of the garage facing seems to be as large, if not greater, than the width of the livable side of the house on the elevation. Keith Filipowski confirmed that it is a 40' wide product and the garage is 20'. When they are reaching these type of proportions it is important that the garage not protrude significantly ahead of the house or you don't really see the livable portion of the house, so on the Ascent plan the bedroom does protrude ahead of the garage and when you add on the porch it looks nice (such as elevations 9, 10 and 14), and not bad when you reach elevations 3, 4, and 6, but when you get to the **Newberry**, the garage is at least half, if not more than half, and protrudes out at least 10' from the flexroom, and 20' from the massing of the house, that home is very garage heavy and they are trying to start getting away from those in Twinsburg where the garage dominates the elevation of the house. Keith mentioned that is what you will find overall though and that there is the porch condition associated with that which helps, and they are at the mercy of the configuration to some point. He would argue that these front entry homes the garage does not overall project as much as your typical two car front entry home that you see. He also agreed that they will be paying close attention as to high exposure views from the street.
- Marge Gantous inquired about fireplaces. They do offer fireplaces as an option and those would be direct vented, so there would not be a chimney stack associated with it.
- Jennifer Fraiser noted that the City now requires an egress window from the basement if that space is finished and there is a bedroom. If it is a walkout basement, this is not an issue. Keith Filipowski confirmed that they do require this as per Ohio Building code. He did clarify that they do offer a finished basement option and there is an option within that option to have a bedroom created and an egress window does come with that option. When the basement is finished or not, and there is a walkout condition then the egress in the way of a rear slider. In a daylight scenario, garden grade, halfway down, 4', instead of a full walkout, the window size that is there are egress compliant across the back of the house, so it is only in the instance that there is a finished basement without a bedroom that they are requesting that an egress window come with that option.
- Jennifer Fraiser wanted it noted in the minutes that the ARB did recommend that an egress window was to be put into any finished basement. Traci Bonvenuto commented that this is probably a slightly mute issue for these lots since there are a lot of walkouts and gardens. Kevin Filipowski noted that approximately 16 of the 45+ lots are full basement, a couple of garden, and the rest will be walkouts. Jennifer Fraiser just wanted it noted since they have been recommending this for the past year.
- Marge Gantous was wondering how close this development will be to the cement plant. Was wondering if they will be able to hear the trucks being loaded, etc. Jennifer Fraiser stated that there will be trees, but Dan Cegelka noted that those residents will be able to hear it as well as see it. She was also inquiring if they were going to mound the rear elevations that butt up to the cement plant. They will not be mounds within the parcel line, but there is some mounding and trees within the common area to create a buffer.

- Jennifer Fraiser stated that they prefer to see two windows per bedroom. They are aware that one window is required by code, but when they are balancing elevations, that is when they go to adding a second window. The **Ascend** elevations – elevation 9, 10, and 14 are very nice, elevation 3 is nice, elevation 4 with the dutch roofline is a little odd to her and elevation 6 is fine. It was noted that each home is going to look different than the renderings that they are currently seeing. She thinks that the side elevations for the **Ascend** are very long and unbroken. Just one long roofline. The window placement on the right elevation when you don't have a second floor is odd to her that is not centered. It was confirmed that the roof overhangs for the whole neighborhood were going to be one foot on the side elevations. She thought all of the **Newberry** elevations looked appropriate from this angle that they are currently seeing them at. Looking at the **Linwood** elevations, she thinks that the bottom row, HR2R, CR2T, NC2N are nice, the HR2Q on the top row are nice, but the first two, the HR1A she does not like because it has a tall garage without a break in it and it has an odd porch – an overbuild to make the porch. The HR2P also has that overbuild, but the way the garage is divided it doesn't jump out quite as much. Kevin Filipowski stated that they could possibly abandon the HR1A elevation and then offer the HR2P as the entry elevation. Jennifer Fraiser noted that would be okay. **Mercer** elevations all look acceptable. **Continental** elevations look fine. She especially likes the PR2G. She likes the fact that even though the garages protrude, the porches continue that garage line and the CR2K, NC21, the porches extend ahead of the garage.
- Glad that they are offering five different plans for this neighborhood so that the house won't seem repetitive. Keith Filipowski said that he received great feedback and that they are excited about moving forward.
- Dan Cegelka posed the question as to if they would allow them to use stone instead of brick to grade. They had this in a prior development. Jennifer Fraiser would recommend that if they start with stone then do not switch to brick.
- The model home is their **Linwood** floor plan, 2,456 sq ft, multi level, 2 ½ bath, three bedroom, second floor laundry, two story great room, should include all of the features that they have discussed including typons, the one foot overhangs, etc. This is the CR2T elevation. The dormers are all false dormers, it is attic space. Trying to create a craftsman style of architecture with this model. Jennifer Fraiser noted that most floor plans have a window in the bathroom, but this one does not. She was also wondering why the main sink is on the island in the kitchen. Feels like it is missing a window in the kitchen when they go with this option. Would like to see windows be 2 x 2 windows. Exterior lighting was addressed. Siding color is cast iron, trim color is extra white, front door color is tricon black, no shutters, the brick color is cedar creek, stone color is southern ledgestone grey, roof color is the weathered wood and the board n batten color is platinum grey.
- Jennifer Fraiser made a motion that she is making a recommendation that, if plumbing is roughed in the basement, recommendation for an egress window, and on the left side elevation they added two 2 x 2 windows in the flex room, and everything else is shown on the plan.

Motion: Approve as noted

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

- Dan Cegelka reported an overview of future projects for 2019.

VII. Adjournment: As there was no further business before the Board, Jennifer Frazier moved and Marge Gantous seconded and the meeting was unanimously adjourned.