

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
November 21, 2019

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:10 p.m.

I. Roll Call

Present: Marge Gantous, Don Spice, John Midlik, and Jennifer Frazier

Absent: Traci Bonvenuto

Others in attendance: Greg Bellan, City Council, Dale Steppenbacker, Building Department

II. Approval of Minutes: November 07, 2019

Motion: Approve minutes from November 07, 2019 as submitted

Don Spice moved and Marge Gantous seconded, upon roll call the motion passed unanimously

III. Excuse Absent Members: Excuse Traci Bonvenuto from this evenings meeting

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

IV. Public Participation: None

V. Review:

1. Case 19-11-119 – 2592 East Aurora Road, Davita Dialysis – Shed – Nicole Poirrier – Davita Dialysis

- Nicole Poirrier presented herself to the Board on behalf of Davita Dialysis. Nicole Poirrier advised the Board that Davita has limited storage space and as the business has grown, they've outgrown the space for basic supplies. Nicole Poirrier advised that various supplies would be housed in the shed to allow more room for medical supplies in the interior of the building. Nicole Poirrier advised the shed will be a pre-fabricated metal shed that will be delivered and placed on a wood base next to the existing brick dumpster enclosure.
- Jennifer Frazier advised she is not opposed to the storage, however the character of the shed presented is not in accordance with the downtown C-5 district. Jennifer Frazier advised there is a list of materials approved for the district and it needs to be of like materials to the existing building, which is masonry.
- Don Spice advised that he agrees with Jennifer Frazier's assessment and due to the location being closer to the street, it should be masonry.
- Marge Gantous stated that the Board would normally not allow the shed in this particular district but if the proper approval is granted from the Planning Commission for a conditional use, the Board can rule on the aesthetics of the shed.
- Jennifer Frazier advised the Board has a higher standard for quality of building in this particular district.
- Jennifer Frazier advised the Board will require the applicant to return with drawings of the shed along with pictures of the existing building elevations and location for the shed. The Board will require the shed to be masonry to match the existing including color, trim, and the potential need for a window. Jennifer Frazier also advised there will need to be a man door as well.

Motion: Revise and Re-submit and contingent on Planning Commission approval

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously

2. Case 19-11-120 – 8776 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts presented himself to the Board on behalf of Ryan Homes. Tyler Metts presented a 2,216 square foot Carolina Place Elevation K model with a two car front load garage, three bedrooms and three bathrooms. Tyler Metts advised the siding will be Dover White in color. The stone will be Conestoga Ledge stone in color. The garage door and trim will be white in color. The front door will be

Tricorn Black in color. The shutters will be Black in color. The board and batten will be Flint in color. Finally the roof shingles will be Weathered Wood.

- Tyler Metts advised there will be two basements windows 4 feet off the rear on each side of the home. Tyler Metts advised there will be a man door on side of the garage approximately 2 feet off the back wall. Tyler Metts also advised there will be a louver on side elevation and a high window on the other side elevation.
- Tyler Metts asked if the steps to grade are needed if there is a covered patio. In turn Jennifer Frazier advised yes, there would still need to be the egress path off the rear.
- Jennifer Frazier advised the windows on the right elevation could use a third window on the bonus bathroom/bedroom and that would have three evenly spaced windows on the second floor.
- Jennifer Frazier advised on left elevation to add a window in bedroom two.

The Board is noting:

Add a garage man door approximately two feet from rear wall. Add steps to grade off rear deck in between the two columns. Add two basement windows, one on the left and one on the right elevation, with the recommendation of one being an egress window. Add a window to bedroom two.

Motion: Approve as noted

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

3. Case 19-11-121 – 8812 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts remained at the podium on behalf of Ryan Homes. Tyler Metts presented a 4,362 square foot Seneca Elevation A model with a two car front load garage, five bedrooms and four bathrooms. Tyler Metts advised the siding will be Silver Mist in color. The brick will be Heritage Trail in color. The garage door and trim will be white in color. The shutters will be Dark Navy in color. The front door will be Naval in color. Finally the roof shingles will be Weathered Wood.
- Tyler Metts advised there will be a man door on the garage side elevation. Tyler Metts advised there will be two windows four feet from the rear in the basement on the right and left elevation. Tyler Metts advised there will be steps to grade off the rear patio door.
- Jennifer Frazier advised the garage man door could be placed further back on the garage elevation if the customer decides.

The Board is noting:

Add a garage man door. Add steps to grade off rear patio door. Add two basement windows, one on the left and one on the right, with the recommendation of one being egress.

Motion: Approve as noted

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

4. Case 19-11-122 – 9050 Church Street, First Congregational Church – Shed – Brandon Kirkpatrick – Eagle Scout

- Brandon Kirkpatrick presented himself to the Board on behalf of First Congregational Church and as the Eagle Scout in charge of this project. Brandon Kirkpatrick presented an 8x10 shed, wood frame on foundation blocks. Brandon Kirkpatrick advised there is a shed that is already on property and will match the existing shed. Brandon Kirkpatrick advised the shed will be all white, tan shingle to match the existing.
- Jennifer Frazier inquired the distance of spacing between the two structures. Brandon Kirkpatrick advised there would be three feet.
- Jennifer Frazier inquired if this project has received Planning Commission approval. Brandon Kirkpatrick advised he has not but is on the next agenda.
- Jennifer Frazier inquired if more than one accessory structure will be an issue. Dale Steppenbacker advised that he had partnered with Planning and Zoning regarding this project and was advised the square foot allowance in this PUD district on this lot is within the allowable limit.
- Jennifer Frazier advised the trim style and material to match the dimension of the existing including the door.

The Board is noting:

All trim and materials to match existing shed on property to appear it was built at the same time.

Motion: Contingent on Planning Commission Approval and as noted

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously

5. Case 19-11-123 – 2964 Darlene Court – New Single Family Dwelling – Jamey Heinzman – Pulte Homes

- Jamey Heinzman presented himself to the Board on behalf of Pulte Homes. Jamey Heinzman presented a 3,957 square foot Newberry Elevation HR2K model with a two car front load garage, four bedrooms and two and a half bathrooms. Jamey Heinzman advised the siding will be Tuscan Clay in color. The trim will be Extra White in color. The front door will be Porpoise in color. The brick will be Cutawba in color. Finally the roof shingles will be Weathered Wood.

Motion: Approve as submitted

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously

VI. Work Session:

- Greg Bellan advised that this will potentially be his last Architectural Review Board with the changes coming with Council in December. Greg Bellan thanked the Board for all they do and advised it was a pleasure working with them.

VII. Adjournment: As there was no further business before the Board, Jennifer Frazier moved and John Midlik seconded and the meeting was unanimously adjourned at 7:00 p.m.

Jennifer Frazier, Chairman

Julie E. Marinin, Secretary