



Architectural Review Board Meeting Minutes
Thursday, November 5, 2020
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 6:00 p.m.

Roll Call

Present: Jennifer Frazier, David Marcovitz, Don Spice, John Midlik, Marge Gantous

Absent:

Others in attendance: Ryan Kennedy – Building Department

Approval of Minutes: October 15, 2020

Motion: Approve as Submitted

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

Review:

- **Case 20-10-100 – 9417 Trivue Circle – New Office Building – Scott Powell**
 - John Midlik confirmed with the applicant that this is an office space for Whitewood Apartments.
 - Renderings were provided by Scott Powell as requested at the previous meeting.
 - Marge Gantous asked about the siding and roofing. Scott Powell said it will match. Roof color will match A-frame buildings.
 - David Marcovitz confirmed that it is a glass pane front door.
 - Jennifer Frazier mentioned the need for a window on the right elevation to see the parking spot and sidewalk up to the building.

The Board is noting:

Awning, gooseneck lamp, lamppost, and mailboxes required as shown on the plans. A window on the right elevation is a requirement, same style as the front window. Trim must be 4”-6” for corners, under soffit, around windows, and the door.

Motion – Approve as Noted:

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

- **Case 20-11-105 – 9481 Ravenna Road – Carena Motors Sign Review – Mary Ann Serafino**
 - Marge Gantous asked if there is a sign on the building now. Mary Ann Serafino said they have no signage on the property at this time. It is a non-illuminated sign.
 - Jennifer Frazier asked if the “Motors” portion of the sign is see-through. Mary Ann Serafino confirmed.

Motion – Approve as Submitted:

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

- **Case 20-11-106 – 9913 Shepard Road – Greenhouse – Sharon Edwards**
 - David Marcovitz asked about the footing. Sharon Edwards said they are 4x4 ties.
 - Sharon Edwards confirmed that there will not be a patio or concrete walk outside the greenhouse. Total size is 8x12’.
 - Marge Gantous confirmed with Sharon Edwards that it is attached and will be stable.

Motion – Approve as Submitted:

David Marcovitz moved and John Midlik seconded, upon roll call the motion passed unanimously.

- **Case 20-11-107 – 1650 Bridget Lane – New Single Family Dwelling – Phil Markowski**
 - Phil Markowski presented the new home at 1650 Bridget Lane on behalf of Coblenz Homes.
 - The home will be 2,590 square feet. Basement with full bathroom and egress. The color of the siding will be Clay, shake siding will be a darker Clay tone.
 - Jennifer Frazier made note that the garage is pushed 17 feet forward from the main face of the home and tends to be all you will see driving down the road. The details have good character making this submittal approvable.
 - Phil Markowski confirmed that there is a faux dormer on the right side.

Motion – Approve as Submitted:

Marge Gantous moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 20-10-108 – 1584 Bridget Lane – New Single Family Dwelling – Phil Markowski**
 - Phil Markowski presented the new home at 1584 Bridget Lane on behalf of Coblenz Homes.
 - The home includes a three car garage, Nightfall Gray siding and shakes, a Pewter roof, and Breakwater Ledgerstone.
 - Jennifer Frazier recommended an egress window on the rear.

The Board is noting:

Rear window on the right side recommended as an egress window.

Motion – Approve as Noted:

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

- **Case 20-10-109 – 8551 Darrow Road – Promedica Sign Review – Bill Prymas**
 - Bill Prymas presented the Promedica signage package. They are using the existing monument, masonry, and lighting currently on-site.
 - Jennifer Frazier confirmed that the travel signs are being built over the existing signs.
 - David Marcovitz confirmed that the brick base is staying. Bill Prymas confirmed and it will not be painted.
 - Jennifer Frazier pointed out that the address is displayed on both sides of the monument sign.
 - Jennifer Frazier questioned the location of sign #5. Jennifer Frazier would like to see it on the inside face so people can see it.

The Board is noting:

Move sign #5 to the inside face of the column.

Motion – Approve as Noted:

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

- **Case 20-11-110 – 8054 Darrow Road – Allergy Asthma Sinus Sign Review – Jim Scherer**
 - Jim Scherer presented the sign at 8054 Darrow Road. It will be an exact replacement, only slightly smaller.

Motion – Approve as Submitted:

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 20-10-111 – 11487 Ravenna Road – Home Addition – Joseph Piecenski**
 - Joseph Piecenski presented as the homeowner for 11487 Ravenna Road. The home is over 50 years old. The addition will be over 1,200 square feet. The existing home is 1,000 square feet. Siding will remain the same. The home will need to be re-roofed.
 - Jennifer Frazier asked about the connection between new and existing. Joseph Piecenski clarified the opening connecting both spaces.
 - The new basement will be a walk out.
 - Jennifer Frazier expressed concern that one window seemed to span the tub and shower. Looks like there could be a wall in the middle of the window. Could need adjusted upon construction.
 - ARB voiced concern with the depth and having everything on one plane. Jennifer Frazier and David Marcovitz discussed some options with the homeowner to increase depth.

The Board is noting:

Gable over the front door to extend a minimum of 3 feet, recommending 4 feet. Recommendation for the larger gable to extend 2-4 feet from the house. Alternative option to move the addition forward.

Motion – Approve as Noted:

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

- **Case 20-11-112 – 2740 Cora Court – Wilcox Meadows Sign Review – Ian Jones**
 - Ian Jones presented the signage for Wilcox Meadows. Stone will match existing units. No lighting or landscaping. Initials mounted facing the street. Extended post features the full Wilcox Meadows development name.
 - Marge Gantous confirmed the sign height with the applicant. With the cap, the height is 8 feet.

Motion – Approve as Submitted:

David Marcovitz moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

- **Case 20-11-113 – 2770 Hunters Ridge – New Single Family Dwelling – Gabe Kirksey**
 - The color package for the home includes Oak Island LedgeStone, Storm shake siding which is a gray-blue shade, and horizontal siding is a Charcoal Smoke. It is a Linwood floor plan with a walkout foundation.

Motion – Approve as Submitted:

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 20-10-114 – 3039 Wyatts Way – New Single Family Dwelling – Gabe Kirksey**
 - Gabe Kirksey presented the Linwood floor plan by Pulte Homes.
 - Jennifer Frazier inquired about the basement windows and if a basement hopper would need to be added. John Midlik agreed.

The Board is noting:

Basement hopper on the left elevation.

Motion – Approve as Noted:

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

- **Case 20-11-115 – 2792 Hunters Ridge – New Single Family Dwelling – Gabe Kirksey**
 - Gabe Kirksey presented the Linwood floor plan by Pulte Homes.
 - Jennifer Frazier pointed out that the master bathroom does not have a window.

Motion – Approve as Submitted:

John Midlik moved and Don Spice seconded, upon roll call the motion passed unanimously.

- **Case 19-06-58 – 3078 Wyatts Way – Color Change – Gabe Kirksey**
 - It is a stone color change to Oak Island LedgeStone.

Motion – Approve as Submitted:

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

Adjournment: As there was no further business before the Board, Marge Gantous moved and David Marcovitz seconded and the meeting was unanimously adjourned at 8:00 p.m.

Jennifer Frazier, Chairman

Ryan Kennedy, Secretary