



Architectural Review Board Meeting Minutes
Thursday, December 3, 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 6:02 p.m.

Roll Call

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

Absent: John Midlik

Others in attendance: Maureen Stauffer – City Council Representative, Ryan Kennedy – Building Department

Excuse Absent Members

Motion: To excuse John Midlik from the December 3rd meeting.

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

Approval of Minutes: November 19, 2020

Motion: Approve as Submitted

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

Review:

- **Case 20-12-120 – 2057 Spring Ridge Dr – Pavilion – Daniella Feinstein**
 - The homeowner would like to install a pavilion in the backyard. Similar to others in the Corbett's Farm community. Pictures and colors have been submitted along with an HOA letter. Berlin Gardens will be constructing it, an Amish builder.
 - Jennifer Frazier asked about the stone at the base of the posts. Daniella Feinstein responded that the stone will not be there initially. Another company will have to finish that piece.
 - Jennifer Frazier confirmed the roof color with the homeowner. Daniella Feinstein displayed the color on the Zoom call, it is a darker blue.

- Jennifer Frazier commented that if the stone base is not chosen, use the wrapped wood style as shown in the submittal packet. The homeowner confirmed.

Motion – Approve as Submitted:

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

- **Case 20-12-123 – 3072 Wyatts Way – New Single Family Dwelling – Mike Ritondaro**
 - Mike Ritondaro presented on behalf of Pulte Homes. It is a Newberry floor plan, 2,450 square feet, two stories, and a three car front entry garage. Breakwater Ledge stone, horizontal siding in a medium gray, board and batten in Glacier White. Daylight basement, stairs to grade.
 - Jennifer Frazier confirmed the stone return with Mike Ritondaro.

Motion – Approve as Submitted:

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

- **Case 20-12-124 – 3066 Wyatts Way – New Single Family Dwelling – Mike Ritondaro**
 - Mike Ritondaro presented the Mercer floor plan at 3066 Wyatts Way on behalf of Pulte Homes. It is approximately 2,660 square feet with a two car front entry garage. Full brick around the door. Horizontal shake and board and batten siding. Brick color is Cedar Creek, board and batten will be Cast Iron, and shake will also be Cast Iron. Horizontal siding will be Glacier White. Stairs to grade in the rear of home. Basement windows shown.
 - Marge Gantous discussed window placement with Mike Ritondaro.

Motion – Approve as Submitted:

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

- **Case 20-12-125 – 2963 Darlene Ct – New Single Family Dwelling – Mike Ritondaro**
 - Mike Ritondaro presented the new home on behalf of Pulte Homes. It features a Linwood floor plan, stone front, horizontal and shake siding. Two car garage. Stone will be Breakwater Ledge stone, shake will be Storm (tan), horizontal siding will be a Riviera Dusk (dark blue/navy). Daylight basement with egress window. Garage access door as shown on the right elevation.
 - Jennifer Frazier asked about the optional window trim. Mike Ritondaro said the front windows will have trim, sides/rear typically do not.

Motion – Approve as Submitted:

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

- **Case 20-12-126 – 2971 Darlene Ct – New Single Family Dwelling – Mike Ritondaro**
 - Mike Ritondaro presented on behalf of Pulte Homes. This is returning to ARB since the footprint and colors have changed. Brick will be Coral Blend, siding will be Platinum Gray. In regards to comps, there is only one other brick home on the cul-de-sac and it is a different color.
 - Jennifer Frazier noted the inconsistency in brick returns.
 - Mike Ritondaro confirmed that the windows are unchanged from the previous submittal.

The Board is noting:

Wainscot height brick return on the left face of the garage back to the porch.

Motion – Approve as Noted:

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

- **Case 20-12-121 – 9079-9081 Darrow Rd – Demolition – William Cornell Jr.**
 - David Marcovitz asked if there are plans to build something else on the property following demolition. William Cornell Jr. said there are no plans at this time.
 - Jennifer Frazier commented that this is a very old structure. An urban downtown setting is preferred with small setbacks and walkable storefronts. The current building meets that standard but does not hold any architectural character.
 - Pictures of the current building and condition were provided by the applicant.
 - David Marcovitz is concerned how long the land may stay vacant, but leaving a vacant, aging structure there is not necessarily better.
 - Marge Gantous would like to see the lot well maintained following demolition, cleaned up and leveled. No leftover items or debris laying around the property.
 - Jennifer Frazier mentioned that when a new building is constructed, it will need to hold that corner of the Township Square. A structure of urban nature. No large parking lot with a building set further back. Vacant land is acceptable as long as it is cleaned up.
 - David Marcovitz said the jeweler's building may need to be re-worked in the future as well.

Motion – Approve Certificate of Appropriateness:

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

- **Case 20-12-122 – 9981 Vail Dr – Infinity Eye Care Sign Review – Michelle Miller**
 - Michelle Miller of Akers Sign Company presented the Infinity Eye Care sign. The package includes a wall sign with channel letters and halo lighting. The existing monument sign would be changed as well, non-illuminated.
 - The sign is centered over the tenant space.

Motion – Approve as Submitted:

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously.

OPEN DISCUSSION: Jennifer Frazier wanted to revisit the comment from the previous meeting about late additions to the agenda. The current timeline works well, 7-8 days. Late additions don't allow the community an opportunity to view the agenda in advance.

Adjournment: As there was no further business before the Board, Jennifer Frazier moved and Don Spice seconded and the meeting was unanimously adjourned at 7:17 p.m.

Jennifer Frazier, Chairman

Ryan Kennedy, Secretary