

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
November 6, 2014

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: Mike DiCillo, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: None

Others in attendance: Dan Cegelka, Bob McDermott

II. Approval of Minutes: October 16, 2014

Jennifer Frazier requested that item D in the third case, #14-10-93, the transom window be verified. Dan Cegelka confirmed he did call out transom windows.

Motion: Approve as noted

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

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. **Case 14-11-102 – 2150 Gary Dr., Slab addition by EZ Construction for Doug & Stephanie Schuller**
Ernest Zajac with EZ Construction presented his plans for the proposed addition of a bedroom and closet to the rear elevation of the existing house. An existing patio will be dug up and the footer for the addition will go in that area. It was determined the plans were not to scale. The addition would be flush, and he would reside a side so it will match the rest of the house as close as possible. The shingles will match the house too. The new window on the side elevation will be the same style as the exiting windows. The addition will have a 4/12 roof pitch which matches the rest of the house. The windows were discussed and the Board was able to determine the size and location of the windows in this presentation. Don Spice and Mike DiCillo commented there was a lot of information missing from the plans.

The Board extended the roof line on the drawings.

The Board is requiring:

- A. The entire side elevation that was drawn on the drawing to be re-sided

Motion: Approve as noted

Jennifer Frazier moved and John Midlik seconded, Mike DiCillo and Don Spice voted no, the motion passed 3 yea 2 nay.

2. **Case 14-11-103 – 8499 Darrow Rd., Resistivity Garage Addition for G.E. Reuter Stokes by Oak Group, Inc.**

Andrew MacPherson with G.E. Reuter Stokes presented plans for another addition to this building. This will be a 3200 sq. ft. addition. The proposed addition will double their space. They will match like materials, windows and shutters. Mr. MacPherson passed around photographs for the Board to view. John Midlik recalled the last addition to this building and inquired how the building was used. The applicant stated it is part of their oil and gas product line. Mr. MacPherson answered the questions Marge Gantous and Jennifer Frazier had concerning the windows and the new ramp was explained to all the Board members. This project is pending before Planning Commission.

Motion: Approve as noted, pending the approval of the Planning Commission

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

3. **Case 14-11-104 – 2377 Enterprise Pkwy., Building Addition for Keltec Technololab by Geis Companies**

Fred DiBlasio with Geis Companies presented plans for the addition to Keltec. The owner contacted Geis Companies and requested a second set of drawings showing the building height reduced by 4'3". There was considerable confusion concerning the plans as submitted and which drawings were meant to show the higher addition and which drawings were meant to show the lower addition. The Board marked the plans "L" for lower height and those are the plans the Board reviewed this evening. The top of the proposed addition will be reduced. The applicant and Board members were apparently reviewing plans and talking off microphone therefore the comments are not recorded.

Motion: Approve the Keltec addition as noted, the building will be lower by 4'3" as requested by the client.

Mike DiCillo moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

4. **Case 14-11-105 – 2043 Fieldcrest Ln. S/L 13, New single family dwelling by Pulte Homes**

The applicant presented plans for an Eden model, 5, 508 sq. ft. two story single family dwelling. The siding will be coastal sage; trim, natural linen; front door, enduring bronze; shutters, musket brown; brick, cedar creek; stone, charcoal mist ledgerstone and the roof will be weathered wood. Jennifer Frazier questioned the ½ size column on the left side of the front door and recommended correcting the drawings to accurately show each column size or use three equal size columns as the plans now show.

The Board is requiring:

- A. Vents on both sides of the gable

Motion: Approve as noted

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

5. **Case 14-11-106 – 10181 Scenic View Dr. S/L 27, New single family dwelling by Pulte Homes**

The applicant presented plans for a Crestwood model, 4,933 sq. ft. two story single family dwelling. The siding will be storm; trim, white; front door, dark night; shutters, midnight blue; shake color, Cape Cod gray; stone, charcoal mist ledgerstone and the roof will be weathered wood.

The Board is requiring:

- A. Full height return of brick right side See page 0.00, 7.22b3, 7.22b4
- B. Move window back two feet in bedroom #2 to accommodate the brick See page 2.21b, 7.22b4

Motion: Approve as noted

Jennifer Frazier moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

VI. Work Session:

Keith Filipkowski of Pulte Homes discussed 2045 Meadowood Blvd S/L 24. Mr. Filipkowski stated there is an inconsistency problem. On S/L 24 the minutes show: "C. Brick on right side elevation at porch, retain as shown on drawing." This is in conflict with how he and the Board marked up the prints from that night showing just a 2' brick return on the porch. Mr. Filipkowski stated he thought the agreement was if they [Pulte] did a full return they have done it both on the garage and porch. As things stand now, on S/L 24 there is currently a 2' brick return at the garage and at the porch. The construction problem is the foundation has been laid and there is no brick ledge. John Midlik proffered if it looks nice, and it makes sense just make it look right. Everyone understands that things happen in construction.

VII. Adjournment: As there was no further business before the Board Don Spice moved and Marge Gantous seconded and the meeting was unanimously adjourned at approximately 8:00 p.m.

Donald R. Spice
Donald R. Spice, Chairman *MLF*

Marilyn L. Freed
Marilyn L. Freed, Secretary