

**CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
November 20, 2014**

Jennifer Frazier 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 had a delayed arrival.

Absent: None

Others in attendance: Dan Cegelka, Bob McDermott

II. Approval of Minutes: November 6, 2014

Motion: Approve as written

Marge Gantous moved and John Midlik seconded

Jennifer Frazier stated she would approve the cases but not the work session.

After much discussion Marge Gantous withdrew her motion and John Midlik withdrew his second.

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 14-11-107 – 2434 Glenwood Dr., Demolition of single family dwelling by owner M.G. Plumbing

Mike Gervace addressed the Board stating the house he purchased is a "dump" and would like to demolish the house and either sell the lot or construct a house on the property and sell it. The house has mold and standing water inside. The utilities will be cut and capped at the right of way.

Motion: Approve the Certificate of Appropriateness to demolish this home.

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

2. Case 14-11-108 – 8988 Birchwood Dr., Two story addition to single family dwelling by Perfect Construction, LLC for Kevin & Leah Kleppinger

Chad Stone with Perfect Construction and Kevin Kleppinger, homeowner presented their plans for an addition to the rear of the house. This will be a two story 13' x 15' addition after the removal of an old deck and the addition of a full basement. The cement block, siding, windows, grading were reviewed. The Board informed the applicant that there are problems on all three elevations and he was asked to redesign and resubmit. Mike DiCillo and Don Spice reinforced the Board would like to see drawings that match the project and it will be architecturally pleasing. Jennifer Frazier explained to the homeowner that accurate plans let the homeowner know what will be built before it is built. If the homeowner is unhappy about something, as the plans stand now, there is nothing to go back on.

The Board is requiring drawings to scale that will fully portray the proposed addition

Motion: Table it

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

3. Case 14-11-109 – 2 Corporate Pkwy., Bulk Warehouse by Scannell Properties for tenant space

Kevin See with Scannell Properties presented another building in Cornerstone Park. The building presented is a 207,000 sq. ft. warehouse distribution facility located just off Chamberlin Road on the west side of the park, just north of the existing "Vistar" building. This will be a 36' tall precast concrete building similar in construction the "Fed-Ex" building. This building could house from 2 to 6 tenants. There are 170 parking spaces, up to 52 dock doors on the north elevation, access to the building will be from Chamberlin Rd. on the west side and on the east side by Corporate Pkwy. [to be constructed]. The

building will have 26 dock doors to begin with or one for every 8,000 sq. ft. then more can be cut in if needed. There will be separate tenants and whatever space they need the interior building can be adjusted to accommodate the tenant. The exterior will be precast panels made off site. The applicant provided paint samples, Base Color: SW6085 Simplify Beige, Accent Color: SW6073 Perfect Greige, Accent color: SW6074 Spalding Gray. The entrance canopies will be installed before the tenants are selected.

Motion: Approve as submitted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

4. Case 14-11-110 – 9243 Helen Ln. S/L 8, New single family dwelling by Ryan Homes

Matthew Caine with Ryan Homes presented plans for a 3,993 sq. ft. two story Milan model single family dwelling in the Chase View development. The siding will be sandy tan; shake siding, pebble clay; trim, white; front door, Roycroft bronze green, shutters, blackwater green and the roof will be weathered wood.

The Board is requiring:

- A. The downspouts are on the side elevations, not running down the front see pages A-1 & A-2
- B. Watch the window and make sure the trim is complete
- C. The downspout on the left side of the porch has been relocated to the right side of the porch

Motion: Approve as noted

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

5. Case 14-11-111 – 2049 Meadowood Blvd. S/L 25, New single family dwelling by Pulte Homes

The applicant presented plans for a 5,216 sq. ft. Birmingham model two story single family dwelling in the Corbett's Farm subdivision. The siding will be Tuscan clay; shake siding, autumn red; trim, white; front door, tricorn black; shutters, black; brick, county road; stone, vintage wine fieldstone; and the roof will be weathered wood.

Jennifer Frazier informed the applicant that on S/L 23 she went by and it is missing a two foot return on the front face. It is in the center of the front face where the masonry covered a two story area and then it does not have any return at all. It is just one way thick on that side. The applicant thanked her for pointing that out. Jennifer Frazier confirmed there would be two foot returns on the right side elevation and the shake will return as well.

The applicant commented with lot 24 after our discussion it was his understanding there was not an obligation to do a full return at the garage and just the porch. Jennifer Frazier stated correct. The applicant continued and stated we made the decision to go ahead and do the return at both locations.

Motion: Approve as submitted

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

6. Case 14-11-112 – 9783 Ravenna Rd., Wall sign for Affordable Flowers by E. S. Sign Group

Chris with Easy Sign stated this was a single sided, non-illuminated, ½" PVC sign panel with vinyl graphics in PMS3282 blue, PMS210 rose, PMS5 cool grey on a white background.

Motion: Approve as submitted

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

VI. Work Session:

Dan Cegelka set out some prints regarding Corbett's Farm and said that what we are trying to do here tonight is eliminate some of the inconsistency issues so everyone could be on the same page. Dan began by saying that Jennifer Frazier had something about a return on S/L 23 there is nothing on the print that says it and I just showed her the minutes from my I-Pad and it is built to what we showed. Dan read a note provided to the Board from the secretary which covered the Board's misunderstanding of how the working draft of the minutes and plans of S/L 24 of June 19th ARB meeting were handled.

On November 6th Keith Filipkowski of Pulte Homes addressed the Board and accurately recalled the events of the Board meeting of June 19th concerning 2045 Meadowood Blvd. S/L 24. Originally in the meeting of June 19th the Board approved S/L 24 with a 2 ft. brick return at the porch and the minutes

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would have shown this. However, at the same meeting the Board approved S/L 20 with a full brick porch [S/L 20 was consistent with all the other porches]. This conflict was brought to Dan Cegelka's attention and he took the plans to Don Spice and as a direct result of their meeting the minutes and plans were amended to show a full brick porch on S/L 24 as this would keep all the porches on the Crestwood model homes in the subdivision the same. Unfortunately Mr. Filipkowski was not informed of Don Spice's clarifications of the drawings with the brick return.

Mike DiCillo clarified for Jennifer Frazier that a working draft of the minutes was changed; this would have been prior to their approval by the Board. Jennifer Frazier commented that of all that was said that evening there was only one comment by John Midlik in the minutes and she did not feel that his comment represented everyone's final feelings. Mike DiCillo reiterated during the first part of the Board's discussion on November 6th the return shouldn't be and we "X" it out and then Don clarified it because later we said, no the return should be there and then he said well that is not what you said a half hour ago. I said well I know because I was corrected on that happened, what transpired later. The discussion was either a full return or stop it and that is why we "X" it out and then Don clarified it. It took an hour and a half to do it. Jennifer Frazier also stated that S/L 23 did not have a 2' return and we have required it on all locations, minimum 2' return and it doesn't have one at all.

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

Donald R. Spice

Donald R. Spice, Chairman

MLF

Marilyn L. Freed

Marilyn L. Freed, Secretary