

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
April 16, 2015

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, John Midlik, Don Spice

Absent: Marge Gantous

Others in attendance: Dan Cegelka, Maureen Stauffer

II. Approval of Minutes: April 02, 2015

Motion: Approve as submitted

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

III. Excuse Absent Members

Motion: Marge be excused

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

IV. Public Participation: None

V. Review:

1. Case 15-04-19 – 3108 Killingworth Ln., addition by homeowner.

Applicant not present

2. Case 15-04-20 – 2251 Pine Tree Ln., replacing existing patio w/cover by American Patio Room.

Bob Round with American Patio Rooms is proposing the removal of an existing enclosure that is in deteriorated condition and replace it with a new enclosure that will have an insulated roof, shingles to match the shingles on the house, double four wood grain vinyl siding to match the house which is a sand color. The trim will be sand as well. The windows will be vinyl windows with full screens. The shed roof will have a little more pitch to it than there is on the enclosure that will be replaced. Mike DiCillo questioned the plans stating the overhang may vary. The applicant stated the overhang will be 12 inches.

The Board Is Noting:

There will be no variation in the overhang.

Motion: Approve as noted

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

3. Case 15-04-21 – 10304 Luman Ln., converting storage area to living area by homeowner.

Kevin Ahern the property owner explained to the Board that Ethan's Green does not allow separate storage sheds. Behind his garage a space was enclosed and made into storage shed. Mr. Ahern would like that space converted into a home office. He is proposing removing the exterior doors into the space, match the siding, a double 5" aluminum wood grain, tan in color to wall the space in. The siding is still available on the west side of Cleveland. Install a window on the rear elevation, matching the one in the family room next to it. Access from the house into the room will be via new French doors. Once the project is completed no one will be able to tell it happened.

Motion: Approve as submitted

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

4. **Case 15-04-22 – 10043 Deerfield Ct., roof over existing patio by Ability Home Improvements.**
Ray Perchinske of Ability Home Improvements explained the patio roof plan to the Board. The roof will attach to the house. The shingles and siding will match the house. The fascia will align with existing fascia. The posts will be wrapped in white azek. The underside will be finished in vinyl bead board.

Motion: Approve as submitted
Mike DiCillo moved and John Midlik seconded, upon roll call the motion passed unanimously.
5. **Case 15-04-23 – 2056 Meadowood Blvd., new single family dwelling by Pulte Homes.**
The applicant presented plans for a two story, 5,875 sq. ft. Eden model single family dwelling. The siding will be Tuscan clay; trim, glacier white; front door, rookwood dark brown; shutters, federal brown; brick, signature blend; stone, glacier valley ledgerstone; and the roof will be weathered wood. John Midlik and the applicant discussed the two roof pitches on the right side elevation. The family room has a cathedral ceiling with scissor trusses.

Motion: Approve the plans as submitted
Jennifer Frazier moved and Mike DiCillo seconded, and upon roll call the motion passed unanimously.
6. **Case 15-04-24 – 10190 Corbett's Ln., new single family dwelling by Pulte Homes.**
These plans are for a two story, 6,662 sq. ft. Huntington model single family dwelling. The siding will be Monterey sand; trim, natural linen; front door, urbane bronze; no shutters; brick, ashbury; stone, Bucks County fieldstone; and the roof will be weathered wood.

Motion: Approve as submitted
Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously.
7. **Case 15-04-25 – 9279 Helen Ln., new single family dwelling by Ryan Homes.**
Matt Caine with Ryan Homes presented plans for a two story, 2,837 sq. ft. Landon model single family dwelling. The siding will be Irish Thistle; trim, white; front door, grizzle grey; shutters, grey; stone, Conestoga cobblestone and the roof will be weathered wood.

The Board is requiring:
Add a 30"x 52" window to garage on left side elevation -- see page A-1

Motion: Approve as noted
John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.
8. **Case 15-04-26 – 2365 Edison Blvd., new Industrial building by Geis Companies.**
Trevor Extine from Geis Companies addressed the Board and is proposing a build to suit 12,669 sq. ft. office building which is now out of Planning and Zoning. The applicant presented colored renderings depicting the project. The colors may show a little different in the field than they show on paper. The applicant was talking off microphone when he was going over the exterior colors and materials. The outside walls will be split face brick and aluminum panels. There will be mechanical equipment on the roof which will be located in the middle of the roof as not to be visible from the parking lot over the parapet. The double canopy, as an architectural element, over the entrances was discussed. These are south facing doors and the upper canopy's purpose may be to provide shade.

The Board is requiring:
Extend the lower canopy out at least two feet in front only (not the sides, they are fine)
That will be five feet from the face of the door.

Motion: Approve the drawings contingent upon the canopies being extended five feet from the face of the door and the Board gets to see them prior to the permit being issued.
Mike DiCillo moved and Jennifer Frazier, seconded, upon roll call the motion passed unanimously.

9. **Case 15-04-27 – 1 Fox Hollow Cir. (temp), subdivision identification sign by TBD.**

Mark Holz with Fox Hollow Twinsburg, Inc. is the developer of Fox Hollow, a Ryan Homes subdivision that has been approved by Planning and Zoning and is going to Council next week for final approval. He is here to submit plans for approval of the permanent monument sign which will be at the entrance to the subdivision. The applicant was talking off microphone when he was describing the project. This is a cultured stone sign with a cast stone or HDU sign insert. There will be two 2' square columns with cultured stone veneer caps. There will be two cross rail PVC white fences on either side of the sign, all this will be set in landscaping and lit with ground lights. The letters, and outline will be blasted into the sandstone and then painted.

The Board is requiring:

All three caps, including the slope, on sign are to be a minimum 5" tall

Motion: Approve as noted

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

10. **Case 15-04-28 – 9158 Ravenna Rd., face change of existing planter sign by E.S. Sign.**

Nate Millstein with E.S. Sign Group presented plans for a new sign face that will reflect new ownership of the business. This is an aluminum box sign with a wood frame inside that will attach to the existing 4"x4" posts that will be covered with a vinyl 4"x4" white tube. The graphics will be applied vinyl. The red background will be Pantone 185C, the gray background will be Pantone 424C.

The Board is requiring:

Move the light gray band from the middle of the sign to the bottom of the sign

Move "Tim's Collision" up to where the light gray band was and Make "Tim's Collision" larger 5.5" high and the phone number 4" high

Add address to bottom of sign in the light gray band address to be 4" high

The posts are to be white

E-mail changes to the city and they will forward the changes on to the Board

Motion: Approve as noted

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

11. **Case 15-04-29 – 1873 Dooridge Dr., new attach garage by homeowner**

Homeowner withdrew application

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board, Mike DiCillo moved and John Midlik seconded and the meeting was unanimously adjourned at 7:20 p.m.

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

Marilyn L. Freed
Marilyn L. Freed, Secretary