

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
August 20, 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, Marge Gantous, Don Spice

Absent: John Midlik

Others in attendance: Maureen Stauffer, Dan Cegelka, Mayor Procop

II. Approval of Minutes: August 6, 2015

Motion: Approve the minutes as mailed

Mike DiCillo moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

III. Excuse Absent Members:

Motion: Excuse John Midlik from this evenings meeting.

Mike DiCillo moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

IV. Public Participation: None

V. Review:

1. Case 15-08-59 – 2925 Glenwood Dr., Storage bin for landscape materials for Golf Course

Dan Cegelka explained to the board that the golf course is planning to re-locate landscape materials that are now stored on the parking lot to a landscape material storage bin that will be located east of the building. The landscape bin will be eight feet tall at its highest point and will step down to a lower point. The bins will be obscured with a landscape mound. The driveway will be re-located. The storage bin will be constructed with faux stone panels that will be supplied by Medina Supply. In speaking for the applicant Dan Cegelka asked if the Board would prefer an earth tone colored concrete as opposed to regular poured wall concrete. Mike DiCillo confirmed the design was done in house. Dan Cegelka showed the Board some pictures he had taken of the site. Don Spice asked the purpose of the storage bin. Mike DiCillo said it would be for maintenance materials used at the golf course, such as stone, sand, topsoil and mulch. The storage bins will keep the various materials separated. Don Spice stated that in order to give some direction to the project the Board needed to decide if this is the way they want to do it and ask to be provided with some choice of colors. Dan Cegelka re-stated that the Board was okay with the panel but would like samples from the supplier of what the concrete would look like. Mayor Procop and Jennifer Frazier discussed applying colored powders after the pour to give the stone some depth and variation.

Motion: Accept the stone delineation on the poured concrete with the color samples to be brought in at the next ARB meeting for approval.

Marge Gantous moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

2. Case 15-08-60 – 2048 Meadowood Blvd. S/L 11, New single family dwelling by Pulte Homes

Jamie Heintzman with Pulte Homes presented plans for a 5,299 sq. ft. two story, Birmingham model single family dwelling. The siding will be adobe cream; trim, glacier white; front door, terra brown; shutters, Federal brown; brick, campfire; stone, vintage wine fieldstone and the roof will be weathered wood. A discussion about the siding between the group windows was had. To keep construction costs down Pulte is using individual windows with integral J channels as opposed to a package of three windows. As originally depicted on Pulte's plans and approved by the Architectural Review Board these group windows are to have trim, not siding, between the windows. The applicant explained to the Board that Pulte has been using OSB because it fits inside the integral J and wrapping it with vinyl coil on the houses that were approved with trim between the windows. Jennifer Frazier explained to the applicant that the Board is requiring, at a minimum, at least the look of trim between the windows.

The Board is requiring:

- A. Page 7.18b1 -- On the rear elevation there are three occurrences of siding between the windows on the submitted plans. The master bedroom, 2nd story of the great room and the 1st story of the great room. The Board is requiring trim, not siding, between these group-of-three windows. The trim shall be the OSB with wrapped coil.

Motion: Approve as noted

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

3. Case 15-08-61 – 2241 Pinnacle Pkwy. Suite A, Non-illuminated wall sign for DCTECH

Katelyn Crowder with DCTECH is proposing a 45" high by 120" wide exterior wall sign. It will be a non-illuminated ACM panel with applied vinyl graphics in white on reflex blue. Marge Gantous asked if there was a sign program in place for this building. Dan Cegelka replied not at this location. Marge Gantous clarified this will be a flat panel with no dimension to the letters.

Motion: Approve as submitted

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

4. Case 15-08-62 – 2375 Edison Blvd., Non-illuminated wall sign for Mirka Abrasives by ASI Signage Innovations

Lou Marino with ASI Signage is proposing a 48" high by 192" long non-illuminated wall sign. This sign depicts the company's logo in their company colors. It will be a 2" deep fabricated aluminum box panel mounted flush to the building with angel brackets, studs and template. The 2" deep fabricated aluminum letters will be mounted to the box panel with studs, 2" spacers, painted black & template. The Board questioned the scale and color on the renderings, the applicant explained the renderings are not to scale and the color may not be exact.

Motion: Approve as submitted

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

5. Case 15-08-63 – 2615 Glenwood Dr., Gleneagles G.C. Clubhouse, for the City of Twinsburg by Perspectus Architecture

Mayor Procop introduced the project to the Board with a little bit of background saying the City has owned Gleneagles G.C. since 1996. It has been the dream of many people who have served on City Council and the Gleneagles Advisory Board for the City to build a clubhouse. In the last three years there have been many improvements to the golf course. The city believes that this clubhouse will be fabulous addition and many more people will want to golf at Gleneagles. The site plan recently went before planning commission for a preliminary review. This evening will be the preliminary review of the clubhouse. Jim Wallace with Perspectus Architecture presented plans for a new clubhouse at Gleneagles Golf Course for a preliminary review. The landscape plans are not complete at this time. A 2003 study by an outside company recommended developing a clubhouse and a banquet facility. This will be a clubhouse, banquet center and snack bar/restaurant. The footprint is about 13,000 sq. ft. Perspectus studied the golf course flow and view of the lake to determine the location of the clubhouse. The basement of the building was designed for the storage of electric golf carts if the city transitions to them and storage for the pro-shop and kitchens. On one side of the building will be the pro-shop and the opposite side of the building will be the banquet facility. There will be outside dining overlooking the lake. The lobby space and lounge area is pre-function space for weddings or parties. The plan was designed to be compact and simple. As a public facility the building was designed to be open and welcoming to everyone. The design, massing and form of the building are designed to open up toward the lake. Roof wells will be used to hide mechanical and kitchen equipment. From a material perspective they looked to a natural material palate as much as possible. There will be stone and Hardie plank siding to complement the cluster homes across the lake. Two different roof products are being considered. The sloped roof will be metal but the center area, taking a cue from the residential area, shingles will be used. Glass will be used with the thought of creating a great glow at night and the form works well with the way the sun moves around the building from a heat gain perspective. As this is a preliminary review the Board asked the applicant to return when the plans have been finalized and they are through Planning Commission.

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board Mike DiCillo moved and Marge Gantous seconded and upon roll call the meeting was unanimously adjourned at 7:45 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary