

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
August 6, 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, John Midlik, Don Spice

Absent: Jennifer Frazier, Marge Gantous

Others in attendance: Maureen Stauffer, Dan Cegelka

II. Approval of Minutes: July 16, 2015

Motion: Approve as mailed

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

III. Excuse Absent Members:

Motion: Excuse Marge Gantous, and Jennifer Frazier from tonight's meeting

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

IV. Public Participation: None

V. Review:

1. **Case 15-08-49 – 1998 Edgewood Dr., Detached Garage by Teague Construction for Kim Paige**
Eric with Teague Construction presented plans for a 20' x 20' detached garage. The existing garage will be removed. The Contractor will dig a foundation to the proper depth, pour footers, add block, pour a new concrete floor and construct the garage. The frame will be 16" on center and the trusses will be 24" on center with 8' clearance inside. The contractor will use plywood with Dutch lap siding on the exterior and 5/8" drywall on the interior. The roofing will be a three dimensional shingles. There will be one man door, one garage door and a window in the structure. The electric will be added later. John Midlik asked if the garage door will be solid and the applicant replied yes. John Midlik verified the shingles will be silver lining and the siding will be stone grey and both are the same color as the house. The soffits and gutters will be white. The pitch on the roof will be 5/12. Don Spice inquired about additions to the home and confirmed this will be an exact replacement of the previous garage.

Motion: Approve as submitted

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

2. **Case 15-08-50 – 2808 Veron Ln., Addition to rear elevation of single family dwelling Contractor to be determined for Brian Havrilla**
The applicant explained to the Board that they were adding a 12' addition to the back of their house and the addition will be the full width of the house. Don Spice verified the windows will be re-used. The existing fireplace will be moved back 12'. The applicant stated the siding, roofing and trim will match the exiting. The house was built in 1999.

Motion: Approve as submitted

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

3. **Case 15-08-51 -- 10730 Ravenna Rd., Detached garage by homeowner John Castros**
Withdrawn
4. **Case 15-08-52 – 11526 Ravenna Rd., Addition to single family dwelling by Bonafide Builders for Matthew Terry**
Withdrawn

5. Case 15-08-53 -- 2032 Fieldcrest Ln., S/L 49, New single family dwelling by Pulte Homes

David Francesconi with Pulte Homes presented plans for a 5,941 sq. ft. Birmingham model two story, single family dwelling. The siding will be Monterey sand; trim, natural linen; front door, urbane bronze; shutters, musket brown; brick, Ashbury; stone, Bucks County fieldstone; shake, Tuscan clay and the roof will be weathered wood. Mike DiCillo verified there will be no window in the bathroom on the right side elevation, first level (Pg. 2.10b). The lack of windows on the first level was discussed. The applicant stated this house is the same as S/L 9. Don Spice commented the plans are designed for windows on the front and back. John Midlik verified this will be an un-finished walk out basement. The applicant showed the Board two pictures with siding between the windows and two pictures with trim between the windows. This is referring to the new windows with built in J-channels. Mike DiCillo clarified the previous conversation was not about appearance it was about what is shown on the drawing. Mike stated, "If you do something that is contrary to what was approved by the Board, and then come back to the Board to ask that any conflict between you and the owner of the home arises be resolved by this Board. That is putting the Board right in the middle. That is what my argument was about that night. If it is shown on the drawing and approved on that drawing that is the way it should be built." David Francesconi asked the Board how to proceed with the prints and construction concerning these new windows. Don Spice asked David to present a better way to do it. The Board is judging by aesthetics. David Francesconi re-stated, instead of siding you want a better way to do the coiled trim around the multi-group windows.

The Board is requiring:

1. Page 7.21b1 -- add grids to middle window, front elevation
2. Page 7.21b2 -- 2nd floor bathroom window to be solid window, left side
3. Page 7.21.b2 -- full height, 2 foot brick return, left side of garage
4. On right side elevation: 2 foot full brick return, wainscoting brick, and shake siding on the garage wall. Applicant showed Board members a rendering.

Motion: Approve as noted

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

6. Case 15-08-54 -- 2030 Fieldcrest Ln., S/L 50, New single family dwelling by Pulte Homes

David Francesconi presented plans for a 6,085 sq. ft., Crestwood model two story, single family dwelling. The siding will be storm; trim, natural linen; front door, iron ore; shutters, black; brick, bellevedere; shake, vintage wicker and the roof will be weathered wood. Mike DiCillo asked to see drawings of previous approvals of the similar homes; the Birmingham guest suite and the Crestwood walk out basement.

The Board is requiring:

1. Page 7.17b2 -- add bonus room window on second floor, right side elevation
2. Page 7.17.b2 -- shorten band board, top of garage left elevation

Motion: Approve as noted

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

7. Case 15-08-55 -- 2035 Meadowood Blvd., S/L 19, New single family dwelling by Pulte Homes

This is a 4,491 sq. ft. Crestwood model two story, single family dwelling. The siding will be natural linen; trim, glacier white; front door, Mediterranean; shutters, wedgewood blue; brick, Ashury; shake, Cape Cod grey and the roof will be weathered wood.

The Board is requiring:

1. on rear elevation add 3 x 3 deck with steps
2. on left side elevation front gable left return to have horizontal siding to match the right side

Motion: Approve as noted

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

8. Case 15-08-56 -- 1900 Midway Dr., Signage for Rexnord Aerospace by Fastsigns

A. Face change planter sign

Earl DiMalanta presented plans for a 79.5" x 32.5" single sided non illuminated sign to be screwed into an existing brick structure. The sign face will be .040 aluminum with a polymer

core. The sign face will be white with black, PMS 2757 C blue, and PMS 431C grey letters in 1/4 inch polymer.

The Board is requiring:

1. adding the address to the sign in 4" high black numbers on the masonry

Motion: Approve as noted

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

B. Replace directional signs

The directional signs will be updated with white backgrounds and black lettering.

Motion: Approve as submitted

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

9. Case 15-08-57-- 9319 Ravenna Rd., Illuminated wall cabinet sign for OMSI by A Sign Above

Jim with A Sign Above presented plans for a 36" high by 72" wide by 8" deep, LED internally illuminated wall cabinet sign with a flat polycarbonate sign face. The colors will be white and PMS 072 blue. Don Spice clarified that what was presented is the company logo although it is a little difficult to read. The returns will be blue.

Motion: Approve as submitted

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

10. Case 15-08-58 – 8928 Darrow Rd. Suite D-102, Signage for PetValu by Sign-A-Rama

A. Illuminated wall sign

Brett Smith presented plans for a 2' 8 1/2" high by 7' wide LED illuminated pan sign that will hold the 5" deep channel letters. The letters will have a white acrylic faces, black aluminum returns and black trim caps. John Midlik inquired if this was a chain and the applicant replied it is a national chain of pet stores. Don Spice verified the word "valu" will be all blue. The word "pet" will be in white and the word "valu" will be in blue.

Motion: Approve as submitted

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

C. Directory sign

This is the panel for the existing multi-tenant sign. The bar will be 81/4" high by 4' long. The background will be black and the letters will be white. Don Spice questioned why the letters appeared so small, or why there was so much background. The applicant replied the way the sign is constructed the bottom has a larger retainer than the other divider bars.

Motion: Approve as submitted

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

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board, John Midlik moved and Mike DiCillo seconded, upon roll call the meeting was unanimously adjourned at 7:15 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary