

**CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
October 1, 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, John Midlik, Don Spice

Absent: None

Others in attendance: Dan Cegelka, Maureen Stauffer

II. Approval of Minutes: September 17, 2015

Motion: Table approval of the minutes

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

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

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

David Urbansky and Adam Yaracs of Perspectus Architects are here this evening to address the comments made by the Board during the meeting of August 20, 2015. The applicants started with the site plan. The island has been removed from the approach to the front door. Trees will be used to focus attention on the front entry door. There is now a landscape buffer in the service area and mounding along the street. Nothing has changed on the lower level floor plan. More rest room space has been added for the banquet facility. This expansion was used to pull out the corner creating more of an entrance to the banquet facility. There were concerns over the main entry to the golf club. The fireplace has been relocated to the side. The back entrance was modified. The speaker is talking off microphone and some of his comments are inaudible. The front is taller now so it doesn't look like a punched opening. The dormer has been changed. Mike DiCillo commented the plans do not show the canopy over the secondary entrance. It was explained the canopy will not project out over the walk; it will stick out a couple of feet. It will be in line with the bump-out. There will be a drop-off area in front of the banquet entry. Jennifer Frazier commented by moving the entrance a little further north queuing room at the front entrance would be enhanced. Mike DiCillo inquired about the amount of glass used on the east and west elevations. Jennifer Frazier discussed the high ceilings and the use of low headers with the applicants. The interior space of the banquet facility was discussed. Marge Gantous asked for a review of the materials. The applicant responded off microphone; his comments are inaudible. The modern design of the building was discussed. Jennifer Frazier liked the interplay of the lifting planes and the lowering planes in the back. She also thought the shifting of the patio from the plane of the building is very important to this building. Mike DiCillo commented the name "Gleneagles" has roots in Scottish heritage and thought the building could have picked up on that theme. The applicant explained the modern designed golf clubs are perceived to be more inclusive and inviting to the public. Don Spice asked how elegant the banquet hall was going to be and would it be suitable for weddings.

The Board is requesting to review the construction drawings with the applicant when they become available.

Motion: Approve the design of the clubhouse as presented

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

2. **Case 15-10-76 – 2037 Fieldcrest Ln., S/L 59, New single family dwelling by Pulte Homes**

The applicant presented plans for a two story, 5,626 sq. ft. "Crestwood" model single family dwelling. The siding will be vintage wicker; trim, glacier white; front door, Turkish coffee; shutters, musket brown; brick, old Indiana; shake, maple and the roof will be weathered wood.

The Board is requiring:

- A. Page 7.17b2 – Shake on front will wrap on right side elevation and terminate at the wall
- B. Page 2.11b – there is a gap in the brick on the left side of the garage, extend the brick on the left side elevation

Motion: Approve as noted

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

3. **Case 15-10-77 – 2043 Fieldcrest Ln., S/L 13, New single family dwelling by Pulte Homes**

The applicant presented plans for a two story, 5,183 sq. ft. "Birmingham" model single family dwelling. The siding will be storm; trim, maple; front door, iron ore; shutters, black; brick, country road; stone, charcoal mist; shake, coastal sage and the roof will be weathered wood. This is a corner lot with a twenty foot storm easement.

Motion: Approve as submitted

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

4. **Case 15-10-78 – 2031 Meadowood Blvd., S/L 18, New single family dwelling by Pulte Homes**

The applicant presented plans for a two story, 6,633 sq. ft. "Huntington" model single family dwelling. The siding will be storm; trim, glacier white; front door, dark night; brick, old hickory and the roof will be weathered wood.

The Board is requiring:

- A. Page 7.02b1 – center living room windows on front elevation on the gable (move windows to the right, shift them as a pair)

Motion: Approve as noted

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

5. **Case 15-10-79 – 9900 Nantucket Cove, single story addition to rear of single family dwelling by Scott Frey for Jim & Brenda Robbins**

Scott Frey with Property Renewals Construction presented plans for an 18' x 20' addition to the rear of the home. This addition will eventually be the kitchen. This house sits on a slab with 4" of concrete showing. The siding will be white, double four vinyl and will match the existing. The shingles will match the existing. The windows will also match the windows in the house. The existing rake detail will be maintained and there will be a saddle area for the tie-in of the addition which will be covered with ice and water shield.

Motion: Approve as submitted

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

Amended Motion: Approve as submitted pending approval of the BZA

Marge Gantous 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 Jennifer Frazier moved and Marge Gantous seconded and the meeting was unanimously adjourned at 7:15 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary