

**CITY OF TWINSBURG  
ARCHITECTURAL REVIEW BOARD  
MINUTES  
November 19, 2015**

Chairman, Donald R. Spice, called to order the regular meeting of the Architectural Review Board for the City of Twinsburg at 5:30 p.m.

**I. Roll Call:**

Present: Mike DiCillo, Marge Gatous, John Midlik, Don Spice

Absent: Jennifer Frazier

Others in attendance: Dan Cegelka, Building Department; Maureen Stauffer, Council

**II. Approval of Minutes: November 5, 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 Jennifer Frazier 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 15-06-39 – 2496 E. Aurora Rd., New Signage at B.P by 3-G Graphics**

**D. Tenant Panel “Rita’s Café”**

Tabled by Board on 06/04/2015

The review of this 60” wide by 14.5” high tenant panel was taken off the table. The sign presented will replace the “am pm” sign because the business ownership has been transferred. The Board proceeded to a vote.

**Motion: Approve as submitted**

John Midlik moved and Mike DiCillo seconded, Don Spice voted no, and the motion passed.

**2. Case 15-11-91 – 2045 Midway Dr., non-illuminated planter sign for Change Health Care by Fast Signs**

Earl Demana with Fast Signs explained because of a logo and branding changes new signage was needed. He presented plans for a 80” by 36” non-illuminated, double sided dibond black panel with white acrylic routed letters. The sign will be mounted to the bar fascia using lag screws and bolts. The acrylic letters will be mounted to the sign using outdoor, weatherproof epoxy. John Midlik commented it was nice that the address was included on the sign. Marge Gantous asked for clarification on whether the sign would be mounted right below the pier caps or one brick course below the pier caps.

The Board is requiring the sign be mounted one course below the cap on the end piers.

**Motion: Approve as noted**

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

**3. Case 15-11-92 – 10730 Ravenna Rd. partial demolition of existing single family dwelling by homeowner John Castros**

Mr. Castros has recently constructed a new detached garage on his property and is here to request permission to demolish a portion of his home due to termite damage. John Midlik determined that the house is constructed on sandstone with no underlying footers as was the custom for a home built in 1848.

Mr. Castros further explained there are field stones holding up the floor joists that are in poor condition. The Board reviewed photographs of the structure with the applicant.

Pursuant to City of Twinsburg Ordinance § 1162 a Certificate of Appropriateness for the partial demolition of this single family dwelling is hereby approved. The Architectural Review Board has indicated that the proposed environmental change, alteration, relocation, or demolition within or to an historic site or structure is not in accordance with provisions of the Historic Preservation Regulations.

This certificate is issued for the demolition of a portion of a structure (partial demolition) as shown on the site plan for 10730 Ravenna Rd and reviewed by the Architectural Review Board.

**Motion: That we agree with the Certificate of Appropriateness for a partial demolition of the structure at 10730 Ravenna Rd.**

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

**4. Case 15-11-93 – 2041 Fieldcrest Ln. S/L 61, new single family dwelling by Pulte Homes**

Jamie with Pulte Homes presented plans for a 6,198 sq. ft. "Eden" model two story single family dwelling. The siding will be platinum gray; trim, natural lines; front door, sommelier; shutters, tuxedo gray; brick, old hickory; stone, charcoal mist and the roof will be weathered wood. Don Spice clarified that there will be a two foot brick returns on either side of the two story front gable.

**Motion: Approve as submitted**

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

**5. Case 15-11-94 – 10389 Fox Hollow Cir., S/L 20, new single family dwelling by Ryan Homes**

The applicant presented plans for a 3,326 sq. ft. two story, single family dwelling. This will be their "Florence" model. The siding will be Irish thistle; trim, white; front door, raisin; shutters, dark berry; stone, Bucks County ledgerstone and the roof will be weathered wood. The plans were placed on the table in Council chambers and due to the lack of microphones the conversation could not be transcribed.

The Board is requiring:

- A. See page A-1 -- The roll lock over the picture window be extended 4" past window on each side.
- B. See page A-1 -- The trim over the upper windows be extended 4" past window on each side.

**Motion: Approve as noted**

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

**6. Case 15-11-95 – 10342 Fox Hollow Cir., S/L 10, new single family dwelling by Ryan Homes**

The applicant presented plans for a 3,686 sq. ft. two story, single family dwelling. This will be their "Florence" model. The siding will be flint; trim, white; front door, Roycroft copper red; shutters, black; stone PA Sierra ledgerstone and the roof will be weathered wood. The plans were placed on the table in Council chambers and due to the lack of microphones the conversation could not be transcribed.

The Board is requiring:

- A. See page A-1 – The roll lock over the picture window be extended 4" past window on each side.
- B. See page A-1 – The trim over the upper windows be extended 4" past window on each side

**Motion: Approve as noted**

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

**7. Case 15-11-96 – 2445 Old Mill Rd., addition to single family dwelling by homeowner Mark Sutkowski**

Mark Sutkowski presented plans for an addition to his home. Don Spice asked the applicant to explain his project. The applicant stated he is basically changing the whole house. All the rooms will change. Most of the addition will take place on the north side (back) of the existing structure. The south, east and west walls will remain. The colors that are on the garage that was built five years ago are the colors that will be used on the house. Marge Gantous clarified with the new addition the house will increase to 3,800 sq. ft.

Don Spice inquired about the windows on the left side or west elevation. The applicant explained they are 16' overhead garage doors with craftsman style windows in them. John Midlik clarified there will be living space over the garage.

**Motion: Approve as submitted**

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

**8. Case 15-11-89 – 9903 Shepard Rd., demolition of existing single family dwelling by Coblentz Homes**

The applicant appealed to the Board to issue a Certificate of Appropriateness to approve the demolition of an existing dwelling built in 1942. This will permit the building of a new home on this lot.

Pursuant to City of Twinsburg Ordinance § 1162 a Certificate of Appropriateness is hereby approved for the demolition of a structure located at 9903 Shepard Rd. The Architectural Review Board has indicated that the proposed environmental change, alteration, relocation or demolition within or to an historic site or structure is not in accordance with provisions of the historic preservation regulations. The Board has determined that it is ok to tear this structure down.

**Motion: For the demolition of the home at 9903 Shepard Rd. existing single family home**

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

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

The Board welcomed the representatives from Perspectus Architects. The plans were placed on the table in Council chambers and due to the lack of microphones the conversation could not be transcribed. The Board and Perspectus Architects reviewed the plans for approximately 20 minutes and the Board thanked them for meeting with them this evening. Don Spice and John Midlik commented that they thought Perspectus Architects did a nice job on the clubhouse. Don Spice asked if there was a budget for this project Mike DiCillo thought it was \$4.5 million dollars.

**VI. Work Session:**

The Board stamped and signed the plans for 10345 Fox Hollow Circle S/L 13

**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 7:10 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary