

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
February 4, 2016

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, Building Department; Brian Steele, Council

II. Election of Chairman:

Motion: Nominate Don Spice

John Midlik nominated Don Spice and Jennifer Frazier seconded the nomination, upon roll call the motion passed unanimously.

Don Spice inquired if there were any other members interested in the Chairmanship.

Mike DiCillo moved that Don Spice be elected by acclamation

Don Spice thanked the ladies and gentlemen of the Board.

III. Approval of Minutes: January 21, 2016

Motion: Accept the minutes from the meeting of January 21st as written

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

IV. Excuse Absent Members: All members present

V. Public Participation: None

VI. Review:

1. Case 16-01-005 – 9909 Ravenna Rd., Addition of dormer and balcony to 2nd story of existing dwelling by homeowner Mike Urbassik

Mike Urbassik presented his plans for the addition of a dormer and balcony to his home. The Board reviewed the plans and pictures provided and recalled the importance of trim on the head of the windows and eaves on this project. Jennifer Frazier clarified that the opening for the door will be higher than the header for the existing window. Jennifer Frazier asked the sill height from the bottom of the window to the floor. The applicant did not know. The installation of the balcony may result in loosing the trim on the window below. John Midlik and Jennifer Frazier determined it would be preferable to loose the trim on the window below the balcony than loose the trim on the upper windows and door. Don Spice was concerned about the trim above the windows and the bottom of the roof eaves. The frieze follows the bottom of the rafters. The trim on the top of the window should run up to the bottom of the eaves. The addition will be painted to match the existing dwelling.

The Board is requiring:

- A. Add an arched trim above the balcony door
- B. To understand that the trim on the top of the windows on the dormer are going to work well with the overhang on the roof. So that there not a little piece of siding or something there. That we take the board all the way up and put up an actual piece of trim.
Add a nice piece of trim over the length of windows on the dormer to match existing.

Motion: to approve as noted

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

2. **Case 16-02-007 -- 2057 Case Pkwy North, Storage Building by Studio One Design Group for CMI Industries, Inc.**

Kevin Weidinger, President of CMI Industries presented plans for additional warehouse storage to be added to the back of his existing building. Marge Gantous called for pictures, which the applicant provided. This is a steel building with a 4' high, split face block band around the base of the building. The same masonry will be used on the south side of the building that will face Case Pkwy North. The siding will match the brick. All the doors will be a dark brown.

Jennifer Frazier will abstain from voting because this is her firm that did the drawings

Motion: Approve as submitted

Mike DiCillo moved and John Midlik seconded, Jennifer Frazier abstained, upon roll call the motion passed.

3. **Case 16-02-008 -- 2667 Hunters Ridge S/L 1, New single family dwelling by Ryan Homes**

The applicant presented plans for the model home in the Hunters Ridge subdivision. This will be a 4,762 sq. ft. "Naples" model, two story single family dwelling. The siding will be stone mountain clay; shake siding, teak; brick, Smokey Mountain; trim, beige; front door, Rookwood blue green; and the roof will be weathered wood (black). Jennifer Frazier pointed out that the left elevation of this house is the first thing a person will see when they pull onto Hunters Ridge, so it is important that the left side looks nice. Jennifer Frazier pointed out the elevation drawings do not match the floor plan. Don Spice pointed out there are windows on all four elevations on the Ryan model home on Ravenna Rd. and he would like to see the same on these houses.

The Board is requiring:

- A. Move the man door in garage further back along the right side elevation as requested by Ryan Homes
- B. Add two foot brick return on right side elevation
- C. Inclusion of the windows on the left side elevation on the first floor in the living room. We included one window that was shown on the plan. We included it on the elevation.
- D. In the dining room the two windows that are shown on the plan we included on the left side elevation
- E. On the second floor we have the addition of one window in bedroom # 3 on the left side elevation
- F. Bedroom # 2 already had one window on the left side elevation, we added a second. And those windows on the second floor should all align with the windows on the first floor below on that left elevation.
- G. Don Spice is requesting the drawings be revised and re-submitted since there are so many changes.

Motion: Approve as noted

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

4. **Case 16-02-009 -- 9731 to 9741 Ravenna Rd., Directory Sign for Sarn Properties**

Sheldon and Robert November came before the Board concerning the signage for their building. Dan Cegelka explained to Sheldon and Robert November that sometimes business owners will engage a sign company to draft sign criteria for a commercial building. As a result of these sign criteria new tenants will have to conform to the program in place for that building. Then when any new tenant comes before the Board for sign approval the sign criteria can be consulted. The Board also discussed the problems Mr. November is having with his directory sign. Don Spice reminded the applicants that the address is usually required on these kinds of signs.

Sheldon and Robert November will get a sign criteria drafted and return before the Board.

VII. Work Session:

There was some general discussion on current events. House styles that are presented to the Architectural Review Board for their review by a builder in a new subdivision were discussed. The difference between an Architectural Review Board requirement and recommendation was also discussed.

Dan Cegelka informed the Board there is no update to the Cashelmara Plaza directory sign and no further communication from the either the owner or architect about the window requirements on the industrial addition to Western Reserve Wire.

VII. Adjournment: As there was no further business before the Board, John Midlik moved and Marge Gantous seconded and the meeting was unanimously adjourned at 7:00 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary