

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
April 21, 2016

Mike DiCillo 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

Absent: Don Spice

Others in attendance: Brian Steele, Council; Dan Cegelka, Building Department

II. Approval of Minutes: April 21, 2016

Dan Cegelka reminded the Board that the meeting of April 7th was not recorded

Case 15-12-100 A – Mike DiCillo voted no -- to approve the 17 ft. side yard set back variance

Case 16-03-027 B – John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

Motion: Approve as amended

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

III. Excuse Absent Members:

Motion: Excuse Don Spice from this evenings meeting

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

IV. Public Participation: None

V. Review:

1. Case 16-04-040 – 9151 Darrow Rd., Attached Garage by homeowner Michael K. Pukay

Michael Pukay presented plans for an attached garage with a second floor addition to his existing home. The applicant plans to remove an existing shed and at some time in the future plans to add outside stairs and a deck to complete his renovation project. There is an existing sliding door that opens onto a balcony and the applicant was hoping to relocate this door. However it was explained to him that he needed some kind of egress. Marge Gantous asked for photographs. None were provided. Jennifer Frazier asked if there was an issue with set-back from the rear property line. The applicant replied he didn't think so. Jennifer Frazier stated it looked like he would be about ten feet from the rear property line. Dan Cegelka informed the applicant that he did not think the Board should proceed with his application until the set-back issue was addressed. Jennifer asked the applicant to provide the Board with photographs. Jennifer also reminded the applicant that if he was going to go ahead with the sliding doors he would need at least a landing and steps down to the ground.

Motion: Table this until we find out if a rear set-back variance is required.

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

2. Case 16-04-032 – 8934 Darrow Rd., install aluminum composite panels by Town Center Construction

Applicant not ready

3. Case 16-03-027 – 8934 Darrow Rd., Suite C-104, signage for Sears by Triangle Sign Service
A. Internally illuminated face-lit channel letters (in gable)

Applicant not ready

4. Case 16-04-041 – 10413 Fox Hollow Cir. S/L 23, New single family dwelling by Ryan Homes

The applicant presented plans for a 3,886 sq. ft. "Florence" model, two story single family dwelling. The siding will be silver mist; trim, white; front door, marooned; shutters, black; stone, Bucks County ledgerstone; brick, falls canyon and the roof will be weathered wood.

Dan Cegelka informed the applicant that the breakfast room encroached upon the rear set-back. Dan explained they could eliminate the breakfast room.

Mike DiCillo read from information he received from the City's Engineer stating that this property is adjacent to a wet land also the drainage area through the wet land is larger than the neighboring back yard. The wet land is fed by a culvert under Ravenna Road so the drainage area is very large that enters the wet land and eventually flows into Tinkers Creek. The reason behind these criteria is two fold to intercept any water runoff from adjoining property from getting to the home and two to allow local water around the house foundation to drain away from the home. This could be as simple as rain from the sky or a gutter or roof overflowing onto the ground. The City Engineer believes the house configuration for this house should be modified without the morning room the plan would meet the thirteen foot requirement. The site plan cannot be approved as submitted.

There was discussion about removing the morning room and all the interior changes that would result and if the prospective homeowner would even want the home without a morning room.

Motion: Revise and resubmit since the changes are so great.

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

5. Case 16-04-042-- 9186 Liberty Rd., New single family dwelling by Classic Homes of Aurora

The applicant with Classic Homes of Aurora presented plans for a 2,925 sq. ft. single story, with a loft above the garage, single family dwelling. The siding and shake will be canyon drift; trim, Tuscan clay; front door, wood brown; shutters, brown; brick, old Mississippi; stone, Pennsylvania blend and the roof will be Mission brown. Jennifer Frazier noted there was a lack of a man door to the garage. The applicant stated the homeowner wanted the door moved from the garage to the laundry room. Jennifer Frazier recommended an egress window for the basement.

Motion: Approve the drawings as submitted

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

6. Case 16-04-043 – XXXX Abrams Dr., Illuminated subdivision sign by Mark Collins

Mark Collins, President of the Abrams Farm Homeowner's Association presented plans for the makeover of the entrance into Abrams Farm subdivision. The applicant presented his landscape plan complete with plant selection. The Homeowner's Association had a landscape architect draw up plans that the Association envisioned. The plans include removal of an existing white vinyl fence and replacing it with black aluminum fencing. The existing subdivision sign will be removed. A landscape contractor, a fence company and a masonry company will be working on the project. Mike DiCillo determined the black aluminum fence will be placed in the same location as the white vinyl fence. The sign will be illuminated with ground spot lights. John Midlik commented that although the sign lacked measurement details, the landscape site plan was exceptional.

Motion: Approve as submitted

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

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board Marge Gantous moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 6:40 p.m.