

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
May 19, 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 a.m.

I. Roll Call:

Present: Mike DiCillo, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: None

Others in Attendance: Brian Steele, Council; Dale Steppenbacker, Building

II. Approval of Minutes: May 5, 2016

Motion: Approve as submitted

Mike DiCillo 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 16-05-050 -- 2048 Meadowood Blvd., 3 season sunroom on deck by M.K. Rosenlieb Co., Inc. for Samrat Jani

Motion: Move this case to the end of the meeting

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

Motion: Applicant did not appear, remove from this evening's agenda and place on agenda for future meeting.

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

2. Case 16-05-051 -- 9905 Chamberlin Rd., Deck with pergola by homeowner Mate & Tina Soric

Jennifer Frazier inquired and the applicant explained they moved into this house late last summer and the patio door has been barred to prevent a fall. The applicant stated the deck will be as wide as the bump-out portion on the rear elevation. The railing will be white vinyl with black aluminum spindles. The flooring on the deck will be a Trex composite material. Upon recommendation by John Midlik and Mike DiCillo the applicant will drop the floor of the deck 3 or 4 inches below the French door to allow for snow accumulation. John Midlik clarified the detail on the ends of the rafters, the post, and the bracing of the pergola will look just the same as in the picture provided. The applicant stated they will. This will be pre-built and shipped by Berlin Gardens. Don Spice was checking the risers on the drawing provided and inquired about the height above grade on the deck. The applicant thought it would be approximately five feet. John Midlik thought the drawing of the steps was not to scale.

The Board is noting:

A. The risers should be no more than six inches high and tread twelve inches deep.

Motion: Approve as noted

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

3. Case 16-05-052 -- 10432 Oviatt Ln., Sun Room by homeowner Dmitry Khmeluitsky

Don Spice inquired about the note on his plans, "excluded separate submittal." The applicant stated the Home Owner's Association informed him that above ground pools are prohibited. The Board concentrated on the sun room portion of the application. Mike DiCillo inquired if the Architectural Review Committee of the Home Owners Association approved the plans and read from the drawings, "It is not approved, above

ground pool not permitted. Six foot high fence not permitted. Need photographs of the existing house which they didn't have. Need color schedule, existing and new. Refer plans for additional comment." Jennifer Frazier explained to the applicant, that because she has the plans in front of her, she would offer an observation on the roof. Jennifer Frazier explained to the applicant that he would not be able to switch to regular shingles because the pitch on the roof is only 1.5/12. The Architectural Review Board for the City of Twinsburg stated the applicant would need to revisit the roof and have the windows more balanced and in character with the rest of the home on any future plans for their review.

Motion: Table – Revise and Resubmit, redesign to the approval of your Home Owners Association.

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

4. Case 16-05-053 -- 2086 Meadowood Blvd. S/L 42, New single family dwelling by Pulte Homes

Jamey Heinzman with Pulte Homes presented plans for a 6,757 sq. ft. "Huntington" model two story single family dwelling. The siding will be glacier white; shake, natural linen; trim, glacier white; front door sommelier; shutters, black; stone vintage wine; and the roof will be weathered wood. Don Spice and Jennifer Frazier commented that as you are driving down the street the right side of this house will be very visible. John Midlik questioned the pond on the drawing. The applicant thought it is a retention pond. Jennifer Frazier questioned the stone returns are supposed to be 2' returns; the drawings show 1' 8". The dimension lines are not quite hitting the wall or the front face. Jennifer clarified, if this is a 4" thick piece of stone then it would be 2'.

Motion: Approve as submitted

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

5. Case 16-05-054 -- 2026 Meadowood Blvd, S/L 15, New single family dwelling by Pulte Homes

Jamey Heinzman presented the plans for a 5,918 sq. ft. "Vanderbilt" model two story single family dwelling. The siding will be storm; trim, glacier white; front door, tricorn black; shutters, black; brick, signature blend, and the roof will be weathered wood. Jennifer Frazier inquired about basement windows. The applicant responded the applicant chose not to have windows. Jennifer Frazier expressed her thoughts on not looking at this as a product but looking at this as piece of architecture. A basement should have some windows. John Midlik offered it would be no more labor and the cost would not be prohibitive windows could be added.

The Board is requiring:

- A. Three basement windows, egress windows are recommended not required, Pulte to choose locations to be aligned with windows above

The Board is noting:

- A. Sheet A-1 shows a swinging door the left elevation shows a slider, change Sheet A-1 to a slider in the sun room

Motion: Approve as noted

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

6. Case 16-05-055 -- 10412 Fox Hollow Cir., S/L 2, New single family dwelling by Ryan Homes

Jeremy with Ryan Homes presented plans for a 5,247 sq. ft. "Rome" model two story single family dwelling. The siding will be flint; shake, silver mist; trim, white; stone, Dakota ledgerstone; brick, falls canyon; front door, outer space; shutters, dark navy and the roof will be weathered wood.

Motion: Approve as submitted

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

7. Case 16-05-056 – XXXX Independence Pkwy., New warehouse for an undisclosed occupant by Twinsburg Industrial Properties

Matthew L. Weber of Weber Engineering Services presented plans for another building at Cornerstone Business Park. This building will be 248,000 sq. ft. with a single user and similar to Building # 5. The main entrance is on the north elevation with secondary entrances on the north-east and north-west corners.

The main color of the building will be SW6085, Simplify Beige with accent colors of SW6073, Perfect Greige and SW6074, Spalding Gray. The colors are similar to those used on Fed-Ex and the Spec 5

Building. There will be 53 loading docks on the south elevation. Don Spice confirmed the wall will be continued between the housing to the east and this new building stopping about 10 feet short of the property line near the retention basin. Don further confirmed the wall will be the same in appearance as the existing wall and will be landscaped, the same being maintained. Don Spice further stated this fence and the landscaping was very important to the residents of this community. Don Spice inquired there still appears to be one more lot to the south of this. Mr. Weber stated that is correct, approximately 15 to 18 acres. John Midlik inquired what size building would go on that lot. It would be very similar in size to this building. However, there is a pond on the vacant lot. Mike DiCillo asked how many lots remain. Mr. Webber replied there is one large lot that could be sub-divided into 10 to 15 acre lots. Jennifer Frazier confirmed the main entrance on the north elevation would not open directly into the office space. The entrance into the office is on the north-west elevation. The main entrance will lead into the warehouse and will provide the look of a single user to the exterior of building. Mike DiCillo inquired about the number of employees and Mr. Weber replied approximately 300. Don Spice confirmed there will not be a lot of visitors to this building. Mike DiCillo inquired about roof to units. Mr. Weber stated they will follow the same pattern as the # 5 Building. The units will be screened. This building will be constructed of precast units that will be shipped in. Marge Gantous inquired and the applicant stated, the occupant of this building will be announced in about one month.

Motion: Approve as submitted

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

8. 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)

Dan Bertke of Triangle Sign & Service presented the revised drawing for a 12' long by 2'2" high white box (3" deep) to house the power supply for the internally illuminated, face-lit channel letters, that will be 5" deep in Sears blue (PMS 072PC) with matching trim caps and returns. Jennifer Frazier clarified just the letters and not the background will light up. The applicant provided a sample of the day/night blue vinyl.

Motion: Approve as submitted

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

9. Case 16-05-048 -- 2050 E. Aurora Rd. Non-illuminated direction sign for FedEx by Agile Sign & Lighting

Bruce Langguth of Agile Sign and Maintenance explained to the Board the source of confusion was an incorrect graphic labeled "Trailer & Van Entrance Only" when in fact it is an "Employee & Visitor Entrance Only". There will be two directional signs one near the employee's parking lot on Independence Pkwy and the other at the corner of E. Aurora Rd. and Independence Pkwy. There will be no sign stating "Trailer & Van Entrance Only."

B. "Employee and Visitor Entrance Only", this will be the same as the sign approved by the Board on 05/05/2016.

Motion: Approve as submitted

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

VI. Work Session:

Mike DiCillo commented on the letters to the editor in the Bulletin about the material storage facility at the Golf Club. Mike DiCillo read the residents letter. Jennifer Frazier reminded the Board that the material storage facility was to be reviewed by the Board upon completion to determine the need for stain. The size and location of the storage facility and various methods of concealment was discussed.

Mike DiCillo commented on the modern style of the proposed golf clubhouse at Gleneagles. Several members of the Board stated that when the city embarks on a construction product the Architectural Review Board reviews a finished product and has no input at the beginning of a project. Brian Steel thought cart storage was important whether or not it is part of the clubhouse or a separate building. The idea of a more traditional looking building was discussed.

VII. Adjournment: As there was no further business before the Board Mike DiCillo moved and Marge Gantous seconded and the meeting was unanimously adjourned at 7:25 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary