

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
August 18, 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

II. Approval of Minutes: August 04, 2016

Motion: Accept the minutes as presented from August 4th.

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

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 16-08-088 – 10260 Ravenna Rd., Restroom for Twinsburg Amphitheater

Dan Cegelka presented the plans for this city project. The existing restroom will be demolished and replaced with a new structure. The restroom will be 48' wide and 32'4" deep. In hopes of receiving a grant the city is adding a partial living roof. These will be living plants planted in earth encased within the roof over the east elevation porch. Jennifer Frazier inquired if the plantings would have a sprinkler system. Dan Cegelka did not know. It was determined that because this is a restroom they could be easily added. Dan Cegelka pointed out there will be black screening in the east and west roof peaks for ventilation. There will be a standing seam roof, shake siding with a 2'10" band of stone rising from the base, stucco trim and cedar posts. The Board compared and contrasted the Hardie board siding to the vinyl classic shake siding and decided the Hardie board, although more expensive, would be more durable. The gable peaks will be trimmed out in cedar wood. The under porch roof will be a beaded board. Don Spice pointed out a leak in the roof under the plantings will travel any place it wants to travel and it is hard to find. There is also a problem with unwanted trees growing in a roof top planting bed. The Board voted three to two in favor of the green roof.

The Board is noting:

Metal roof: hunter green

Hardie board: kaki brown # 20/30

Dryvit stucco: Navaho beige

Stone: manufactured by Weather Ledge, canyon creek – larger stones

Trim: white

Screen: black

Cedar trim: stained in white

1" x 6" window wrap, raise windows to wrap bottom

Page A-3 – north and south elevation should read 15# roofing felt.

Changes to plans or materials need to be approved by the Board

Motion: Approve as noted

Mike DiCillo moved and John Midlik seconded, upon roll call the motion passed unanimously. Jennifer Frazier commented she would be ok with a blue roof, and the cedar stained a cedar color.

2. **Case 16-08-089 – 2074 Meadowood Blvd S/L 39, New single family dwelling by Pulte Homes**
Jamey Heinzman with Pulte Homes presented plans for a 6,444 sq. ft. two story “Eden” model single family dwelling. The siding will be platinum gray; trim, natural linen; front door, sommelier; shutters, tuxedo gray; brick, old hickory; stone, charcoal mist; shake, storm and the roof will be weathered wood.

Motion: Approve as submitted

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

3. **Case 16-08-090 – 2065 Spring Ridge Dr S/L 92, New single family dwelling by Pulte Homes**
This is the first house in phase three and is a 6,325 sq. ft. two story “Eden” model single family dwelling. The siding will be storm; trim, glacier white; front door, dark night; shutters, midnight blue; brick, old hickory; stone, charcoal mist and the roof will be weather wood.

Motion: Approve as submitted

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

4. **Case 16-06-059 – 10191 Corbetts Ln S/L 68, changes to single family dwelling by Pulte Homes**
These plans were originally presented to the Board on 06/02/2016 and were approved as noted, requiring the addition of a garage man door. Today the plans are being re-submitted to the Board. Mike DiCillo summarized by stating instead of brick and stone now it is just brick and the sun room has been eliminated. The homeowners down-sized the “Vanderbilt” elevation and removed the sun room. Marge Gantous confirmed the colors will remain the same.

Motion: Approve as re-submitted

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

5. **Case 16-08-091 – 10366 Fox Hollow Cir S/L 7, New single family dwelling by Ryan Homes**
Jeremy Feehan with Ryan Homes presented plans for a 5,202 sq. ft. two story “Rome” model single family dwelling. The siding will be natural almond; trim, white; front door, fiery brown; shutters, terra brown and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add garage service door to right elevation, two feet off front
- B. Page A-1 – Add one basement window, centered on rear of morning room.

Motion: Approve as noted

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

6. **Case 16-08-092 – 10409 Fox Hollow Cir S/L 22, New single family dwelling by Ryan Homes**
This is a 4,075 sq. ft. two story, “Milan” model single family dwelling. The siding will be sandy tan; trim, white; front door, raisin; shutters, dark berry and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add garage service door to left elevation, two feet off front
- B. Page A-1 – Add two basement windows one to the right elevation both below the dining room window and
- C. Page A-1 -- Add one window the left elevation more to the rear to avoid the mechanical equipment in the basement.

Motion: Approve as noted

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

7. **Case 16-08-093 – 2710 Hunters Ridge S/L 26, New single family dwelling by Ryan Homes**
This is a 5,622 sq. ft. two story, “Torino” model single family dwelling. The siding will be natural almond; trim, beige; board and batten, teak; front door, pewter green; shutters, blackwatch green; brick, Allendale Hill and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add garage man door to right elevation approximately 2 feet off front
- B. Page A-1 – Add two basement windows one on right elevation directly below the window above and
- C. Page A-1 – Add a basement window on the left elevation both directly below the window above.

Jennifer Frazier commented this home has a walk-out basement.

Jennifer Frazier questioned sub lots 14, 15 and 16 in Boulder Brook they look like they could accommodate larger homes. Jeremy Feehan stated as long as the home fits within the building lines, the house could be larger. Jeremy Feehan confirmed these three lots are wider than the rest.

Motion: Approve as noted

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

8. Case 16-08-094 – 2733 Hunters Ridge S/L 13, New single family dwelling by Ryan Homes

This is a 4,421 sq. ft. two story, “Milan” model single family dwelling. The siding will be Briarwood; shake, sandy tan; trim, beige; front door, Rockwood blue green; shutters, terra brown; brick, falls canyon; stone, Bucks County and the roof will be weathered wood. John Mildik commented on the diamond shaped, functional attic vent.

The Board is requiring:

- A. Page A-1 – Add garage man door to left elevation approximately two feet off the front
- B. Page A-1 – Add a basement window under the morning room and
- C. Page A-1 -- Add a basement window on right elevation under the dining room window.

Motion: Approve as noted

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

9. Case 16-08-095 – 2742 Hunters Ridge S/L 21, New single family dwelling by Ryan Homes

This is a 5,846 sq. ft. two story, “Torino” model single family dwelling. The siding will be natural almond; trim, beige; front door, pewter green; shutters, pepper corn; stone, Bucks County and the roof will be weathered wood. Jennifer Frazier questioned why S/L 20 is set back. Jeremy Feehan answered that the set-back is due to a sanitary sewer easement. Any potential variation will be eased out as determined by the size of house that will be built and this is monitored by engineer. If one house sets back further than the others, Jennifer Frazier was wondering if the houses next door would set back partially, half way, so it did not look like one house was pushed back from the street line.

The Board is requiring:

- A. Page A-1 – Add garage man door to right elevation approximately two feet off the front
- B. Page A-1 – Add one basement window to left elevation directly below the front dining room window

Motion: Approve as noted

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

10. Case 16-08-096 – 2750 Hunters Ridge S/L 19, New single family dwelling by Ryan Homes

This is a 4,482 sq. ft. two story, “Rome” model single family dwelling. The siding will be stone mountain clay; trim, beige; front door, Aurora brown; shutters, blackwatch green; stone, Dakota ledges and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add garage man door to left elevation approximately two feet off the front
- B. Page A-1 – Add basement window to right elevation below the two stacked windows and
- C. Page A-1 – Add basement window to left elevation toward the back

Motion: Approve as noted

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

11. Case 16-08-097 – 2222 & 2300 Highland Rd. Signage for MRP by Signarama

Joe Berdine of Sign-A-Rama explained that due to a name change there will be a change in signage.

A. Illuminated Planter sign at 2300 Highland Rd.

This is a 213.25" wide by 48" high, double sided, internally illuminated .125 thick polycarbonate white pan face with blue, green and light grey paint copy. The sign will be held in place by a 3" metal trim retainer and will be approximately 24" from the ground. Jennifer Frazier and Don Spice suggested "MOLD-RITE PLASTICS" did not read strongly at all and "INNOVATIVE", "RELIABLE", "RESPONSIVE" is much bolder, and not helpful in determining the nature of the business. Joe Berdine explained these signs were designed by a Corporate Office.

Motion: Approve as submitted

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

B. Non-illuminated wall sign at 2222 Highland Rd.

This is a 205" wide by 48" high single sided, non-illuminated aluminum pan face sign on a aluminum tube frame and drawn exactly the same as the above planter sign. Jennifer Frazier commented "INNOVATIVE", "RELIABLE", "RESPONSIVE" seems to be distracting.

Motion: Approve as submitted

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

VI. Work Session: The green band on the Huntington Bank ATM and Drive Up building located at 9089 Darrow Rd was discussed. Marge Gantous thought the building was far enough off the street that the color of the band was not a problem. The changes in the banking industry and bank building uses were discussed. The Board would like to see a drawing of what exactly will be painted. Mike DiCillo stated he had no problem with the corporate color he just has a problem with how it is applied and exactly what will be painted.

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 7:15 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary