

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
October 6, 2016

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, Jennifer Frazier, Marge Gantous, John Midlik and Don Spice

Absent: None

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

II. Approval of Minutes: September 15, 2016

Motion: Accept the minutes as written

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 16-10-110 — 9945 Vail Dr., Changes to sign criteria, by Dr. Larry Miller

Denise Myetta presented the revised sign criteria to the Board. Jennifer Frazier inquired about the background color PMS 430 and it was determined this is a medium to dark gray.

Motion: Approve the sign criteria as submitted

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

Motion: Repeal the sign criteria

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

2. Case 16-10-111 — 9945 Vail Dr. Suite 4, Non-illuminated wall sign by Fast Signs for Dr. Larry Miller

Jennifer Frazier inquired and the applicant responded there are five suites in this building. However one tenant occupies two spaces. Don Spice thought the sign would be difficult to read because the colors are very close together (not much contrast). Don Spice also commented the letters needed a more bold stroke. Jennifer Frazier suggested making the background a lighter gray. Marge Gantous noticed the apostrophe was missing in Let[']s Paint.

The Board is requiring:

- A. Add an apostrophe to Let[']s Paint
- B. Lighten gray background from PSM 430 to PMS 428 to help the blue read better
- C. Option to increase the stroke on the letters

Motion: Redesign and resubmit

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

3. Case 16-10-112 — 2746 Hunters Ridge S/L 20, New single family dwelling by Ryan Homes

Motion: Table until the end of the meeting

Jennifer Frazier moved and Mike DiCillo seconded,

4. Case 16-10-113 — 2026 Meadowood Blvd., Deck with Pavilion, by Klassic Custom Decks for Bob & Michel Srgal

Jason with Klassic Decks and Michel the homeowner appeared before the Board and explained their proposed project. This will be a 16' x 16' wood deck that comes off the home and another 16' x 16' deck that comes off the first deck but set at an angle with a wood pavilion or gazebo on it. This pavilion will have a hip roof with shingles to match the home. The pavilion will be constructed of pressure treated wood. The applicant presented pictures of a 12' x 12' pavilion and this homeowner will be building a 16' x 16' pavilion. The Board determined what the differences would be. The pavilion will be a screened-in enclosure with a prairie rail at the top and Gothic arches on each panel. The hand rail will be wood with wood spindles. The inside of the ceiling will have exposed beams with tongue and groove rather than plywood. This will be left as a natural structure for the homeowner to stain at a later date. This deck will be approximately 36" above grade and the underside will be enclosed with a vertical skirting. This structure will not be visible from the front of the house.

The Board is noting:

- A. There will be three bays or four columns on each face of the pavilion
- B. The deck has vertical boards for the skirting
- C. There will be a handrail
- D. That the elevation that is most similar to what is intended is sheet marked Sarasota 1, Elevation 3.2 with a full hip roof
- E. A typical wood deck stain color, a clear, cedar, or mahogany, a normal wood color will be applied at a later date.

Motion: Approve as noted

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

5. Case 16-10-114 — 2464 Sherwin Dr., remove and replace three season room by Patio Enclosures for David & Danielle Nemenz

The applicant from Patio Enclosures presented plans for a 15' x 18' three season room. This glass and aluminum structure will have sliding windows above a glass knee wall. The two side walls will have walk out doors. This will have a shed roof. The applicant provided a brochure and directed the Board to the bottom left picture on page eight. Mike DiCillo inquired about structural supports.

The Board is noting:

- A. Provide structural detail of wall plans to Building Department

Motion: Approve as noted

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

6. Case 16-10-115 – 2016 Parkview Dr., Add in-law-suite, by Cory Allen

Cory Allen and Dan Pierce presented plans for a proposed 36' wide by 23'4" deep, single story, in-law suite to be added to the right and rear elevation of the existing single family dwelling. The Board of Building and Zoning Code Appeals granted a 13 foot rear setback variance. Jennifer Frazier confirmed no side yard variance was required. The siding, shutters and brick will match the existing house. The house will be re-roofed then the addition will match the existing structure. Marge Gantous inquired about approval from the Home Owner's Association. The applicant replied the Home Owner's Association informed him approval was not required. The Board discussed the roof from the garage to the addition. It was determined that portion of the roof was not drawn on the plans. The highest point of the ridge of the garage is going to continue back until it meets the new addition. Jennifer Frazier and John Midlik reviewed the plans and discussed the back portion of the roof and the need for custom trusses with the applicant.

The Board is noting:

- A. On the right elevation the existing garage roof will continue back to meet the new addition
- B. The existing house will be re-roof and will then match the in-law suite

Motion: Approve as noted

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

7. Case 16-10-116 – 10135 Scenic View Dr. S/L 4, New single family dwelling by Pulte Homes

Jamie Heinzman with Pulte Homes presented plans for a 4,878 sq. ft. two story “Crestwood” 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 ledgerstone; shake, glacier white and the roof will be weathered wood.

Motion: Approve as submitted

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

8. Case 16-10-117 – 10192 Corbetts Ln. S/L 63, New single family dwelling by Pulte Homes

Jamie Heinzman presented plans for a 6,134 sq. ft. two story “Vanderbilt” model single family dwelling. The siding will be Tuscan clay; trim, glacier white; front door, sommelier; shutters, Bordeaux; brick, Catawba, stone glacier valley ledgerstone and the roof will be weathered wood. Jennifer Frazier commented that she was pleased to see egress windows in the basement.

The Board is noting:

- A. Page A3-HR2T – Columns on front elevation are a glacier white column on a stone veneer pier.

Motion: Approve as noted

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

9. Case 16-10-112 — 2746 Hunters Ridge S/L 20, New single family dwelling by Ryan Homes

Jeremy Feehan with Ryan Homes presented plans for a 4,098 sq. ft. two story “Chantilly Place” single family dwelling. The siding will be sagebrook; trim, beige; front door, pewter green; shutters, peppercorn; stone, Conestoga ledgerstone and the roof will be weathered wood. This home has a walk out basement without a door.

The Board is requiring:

- A. Page A-1 – Add garage man door to right elevation approximately two feet off front
- B. Page A-1 – Rear elevation is a walkout with two 30” x 52” windows to basement to be centered with windows on first and second floor
- C. Page A-1—Show basement window on right elevation—not on elevation
- D. Page A-1 – Add steps to grade off door to morning room—left elevation

Motion: Approve as noted

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

VI. Work Session: Case 16-08-093 – 2710 Hunters Ridge S/L 26 – revised plans

This home has been flipped, basically reversed the whole home, the driveway is now on the opposite side. The floor plan is reversed and the elevation has not changed. This was done because of site conditions. The Board reviewed the plans with Jeremy Feehan of Ryan Homes. The possibility of a three car garage was discussed.

Motion: Approve as submitted

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

VII. Adjournment: As there was no further business before the Board Jennifer Frazier moved and Marge Gantous seconded and the meeting was unanimously adjourned 7:35 p.m.