

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
March 16, 2017

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 and Don Spice

Absent: None

Others in attendance: Dale Steppenbacker, Building Department; Maureen Stauffer, Council

II. Approval of Minutes: March 2, 2017

Motion: Approve the minutes as submitted

Jennifer Frazier 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 17-03-017 – 2321 Edison Blvd., Signage for Middlefield Banking Company

A. Non Illuminated monument sign – Darrow Rd.

Don Spice commented it helps the Board visualize the sign if the letter size is noted on the drawings. It also helps the Board determine if the sign can be read at a distance. This is a polycarbonate flat face with flat decorated graphics. The Board determined the logo and “mb” will be 2’ high and “The Middlefield Banking Company” will be 6” high. This will be a double faced sign with a white background with black text and the “mb” will be in an unidentified blue-green color. Don Spice noted before the permit is issued the dimensions be put on the permit application.

The Board is noting:

- a. The “mb” is about 2’
- b. “The Middlefield Banking Company” text is about 6”

Motion: Approve as noted

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

B. Non Illuminated monument sign – Edison Blvd

This is an aluminum flat face replacement with flat decorated graphics. The Board determined the logo and “mb” will be 1’ 6” high and “The Middlefield Banking Company” will be 4” high.

The Board is noting:

- a. The “mb” is about 1’ 6”
- b. “The Middlefield Banking Company” is about 4”

Motion: Sign B be accepted with the qualifier that when they pick up their permits they re-submit with the letter dimensions

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

C. Replacement face – ATM

This is a flat polycarbonate replacement face with flat decorated graphics.

Motion: The Sign C be accepted with the condition that the lettering is dimensioned when picking up the permit.

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

D. Non Illuminated wall sign

This is the sign will be placed over the main entrance facing Darrow Road it will be constructed from ¾" routed PVC with flat decorated graphics. This lettering is dimensioned. Jennifer Frazier confirmed when the former Liberty Bank Building sign will be removed and the site will be cleaned, painted and the holes filled in. There will not be a sign plaque behind the lettering. The Board determined the sign will be approximately 11' 3" wide.

Motion: This sign be approved with the stipulation that it will be dimensioned properly at the time of the permit issue.

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

2. Case 17-03-018 – 8903 Twin Hills Dr., Addition to Young Explorers by D.S. Architects

Doug Fuller with D.S. Architecture presented plans for the addition to Young Explorers. John Midlik recalled the low ceiling height on the entrance canopy to this building was designed with children in mind. Mr. Fuller explained he did not bring samples of the materials they will be using because all the materials that will be used on the addition have been used on the existing building. These materials are all still available because it has only been two years since the building was constructed. The only difference will be a small area that goes above the roof line between the original building and the addition that is needed for code reasons to provide a two hour fire wall in lieu of adding a sprinkler system to the entire building. Mr. Fuller further explained each room has an exit to the outdoors to meet the safety requirements. Jennifer Frazier clarified no spaces will be removed, this is an addition only. Don Spice confirmed the set-back requirements have been met. Marge Gantous asked if the applicant brought a list of the materials. The applicant replied he did not. The skylights were discussed. Because this item is still pending before Planning Commission, Marge Gantous cautioned the applicant that if Planning Commission requires any changes to any items approved by the Architectural Review Board this evening then the applicant would need to return to the Architectural Review Board.

The Board is requiring:

- a. Add an oval vent to match the existing on the gable end of the addition

Motion: Approve as noted

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

3. Case 17-03-021 – 9478 Lister Ln., Master Bedroom Addition for Marvin Davis by Marks Building Company

Kent Marks explained this addition will be for a 15' x 15' master bedroom. The existing twin double hung windows will be removed and the addition will be on the back of the house. John Midlik determined the crawl space will be 32" deep. The builder will be using a Therma Tru steel door with 15 light glass. There will be a Trex deck for access to the back yard. The closest match to the existing Trex will be a Madera. The addition will have Polaris white vinyl siding. The Applicant explained the house has siding with a rough saw cut look which is no longer available. The windows will match the existing. Due to the weather the applicant was unable to obtain a brick sample. The addition will be set in approximately 4". Don Spice commented the riser height of 7 3/4" or 8 1/4" seems a little high, especially for outside and the fact there isn't a good place for a handrail. .

The Board is requiring:

- a. A riser height of approximately 6" and a tread depth of approximately 11" on three new steps

Motion: Approve as noted

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

4. Case 17-03-022 – 10189 Corbetts Ln. S/L 69, New Single Family Dwelling by Pulte Homes

The applicant presented plans for a 6,636 sq. ft., two story, Huntington model single family dwelling. The siding will be vintage wicker; shake, autumn red; board and batten, Tuscan clay; garage door, sandy ridge; shutters, black; trim, glacier white; brick, Ashbury and the roof will be weathered wood. The siding beyond the two foot brick returns and terminating at the face of the porch on both the left and right elevations of front porch was discussed.

The Board is noting:

- a. The drawings may be approved as drawn if prior conditions of the Huntington model with brick front have not returned to the brick all the way to the face of the porch. If the other homes have a brick front on them and they have returned then this one would also need to return. It has to be compared to a house that has brick on the face of it as the primary material.

Motion: Approve as noted – match the existing condition

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

5. Case 17-03-023 – 2051 Spring Ridge Dr. S/L 94, New Single Family Dwelling by Pulte Homes

Plans were presented for this 5,463 sq. ft., two story, Birmingham model single family dwelling. The siding will be storm; shake and board & batten, vintage wicker; garage door, gauntlet gray; trim, natural linen; entry door, iron ore; brick, Bellevedere; stone, Glacier Valley ledgerstone 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.

6. Case 17-03-024 – 2043 Spring Ridge Dr. S/L 95, New Single Family Dwelling by Pulte Homes

Plans were presented for this 6,770 sq. ft., two story, Huntington model single family dwelling. The siding will be maple; shake and board & batten, Tuscan clay; trim, natural linen; garage door, latte; shutters, musket brown; entry door, well-bred brown; brick, signature blend; stone, mountain majesty aged ledgerstone and the roof will be weathered wood. The applicant asked the Board a question and he was off microphone and the secretary is unable to record the question but it had something to do with fireplaces. John Midlik inquired if it was direct vent with two different stacks. Jennifer Frazier answered if the owner plans on putting a deck on the back rather than doing siding to do some sort of masonry.

Motion: Approve as submitted

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

7. Case 17-03-025 – 2721 Hunters Ridge S/L 10, New Single Family Dwelling by Ryan Homes

Jeremy Feehan with Ryan Homes presented plans for this 5,584 sq. ft., two story, Torino model single family dwelling. The siding will be stone mountain clay; trim, beige; front door, Aurora brown; shutters, blackwatch green; brick, sugar creek; stone, Dakota ledgerstone and the roof will be weathered wood.

Jennifer Frazier reported she drove down Hunters Ridge and noticed three or four houses do not have two foot stone or brick returns. Jennifer Frazier and Jeremy Feehan discussed the issue and Jeremy will check and report his findings to the Board.

The Board is noting:

- a. Page A-1 – Add man door to left elevation
- b. Page A-1 – Add one basement window to the left elevation and one basement window to the right elevation each stacked below another window if possible.

Motion: Approve as noted

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

VI. Work Session:

Mike DiCillo announced this is his last meeting and he had a few comments to make. Mike said it was a pleasure to serve with all the Board members and Council representatives. Mike DiCillo stated each of the Board members are very talented and he enjoyed the professionalism. Mike DiCillo further commented that the city makes a mistake by not using this Board more especially for city work. The ARB should be consulted first on all city projects.

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 7:02 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary