

**CITY OF TWINSBURG  
ARCHITECTURAL REVIEW BOARD  
Minutes  
April 6, 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.

**There is no sound recording of this evenings meeting**

**I. Swearing in Members**

**II. Roll Call**

Present: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: None

Others in Attendance: Dan Cegelka Building Department

**III. Election of Chairman**

**Motion: Nominate Don Spice for Chairman**

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

**IV. Approval of Minutes: March 16, 2017**

**Motion: Approve the minutes as submitted**

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

**V. Excuse Absent Members:** All members present

**VI. Public Participation:** None

**VII. Review:**

**1. Case 17-04-026 – 10336 Fox Hollow Cir., Front Porch with Pergola for Eric & Romona Redding by Steven Shick**

The Board asked Steven Shick to redesign and resubmit his plans showing:

- A. Column profile on pergola to match column profile on porch
- B. Include side view showing attachment to house
- C. Profile edge pergola to match roof line to be same as fascia
- D. Stain deck – concrete color
- E. Face deck to grade skirting (type)
- F. Show steps if it is a step down

**Motion: Table for next meeting**

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

**2. Case 17-04-027 – 2548 Ashdale Dr., Arbor for Rick & Carol Hood by KGK Gardening and Design**

This is a 3'1" wide by 10'7" high cedar arbor that will extend over a walkway into the backyard.

**Motion: Approve as submitted**

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

**3. Case 17-04-028 – 2675 Hunters Ridge S/L 2, New Single Family Dwelling by Ryan Homes**

These plans are for a 5,584 sq. ft. two story, single family dwelling. The siding will be sage brook; trim, sandy tan; front door, pewter green; shutters, peppercorn; brick, sugar creek; stone, Conestoga ledgerstone and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – add a garage man door to the right elevation
- B. Page A-1 – add one basement window on right elevation towards the back
- C. Page A-1 – add one basement window on left elevation towards the back

**Motion: Approve as noted**

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

**4. Case 17-04-029 – 2683 Hunters Ridge S/L 4, New Single Family Dwelling by Ryan Homes**

These plans are for a 5,622 sq. ft. two story, single family dwelling. The siding will be Mediterranean palm; shake, silver mist; trim, sandy tan; front door, Aurora brown; shutters, peppercorn; brick, sugar creek; stone aspen buckeye and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – add a garage man door to the right elevation
- B. Page A-1 – add a basement window on the right elevation as marked on drawing
- C. Page A-1 – add a basement window on the left elevation as marked on drawing

**Motion: Approve as noted**

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

**5. Case 17-04-030 – 2771 Hunters Ridge S/L 15, New Single Family Dwelling by Ryan Homes**

These plans are for a 4,720 sq. ft. two story, single family dwelling. The siding will be stone mountain clay; trim, sandy tan; front door, rockwood blue green; shutters, blackwatch green; brick, sugar creek; stone, Conestoga ledgerstone and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – add a garage man door to the right elevation
- B. Page A-1 – extend the 2 ft stone return all the way up the main house body
- C. Page A-1 – add basement window on the left elevation as marked on drawing
- D. Page A-1 – add basement window on the right elevation as marked on drawing

**Motion: Approve as noted**

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

**6. Case 17-04-031 – 10101 Corbetts Ln. S/L 80, New Single Family Dwelling by Pulte Homes**

These plans are for a 5,852 sq. ft. two story, single family dwelling. The siding will be storm; shake, platinum gray; trim, glacier white; front door, tricorn black; shutters, black; brick, signature blend; stone, vintage wine fieldstone 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 17-03-023 – 2051 Spring Ridge Dr. S/L 94, Change in windows by Pulte Homes**

The Board approved the changes in windows as they differ from the original presentation on March 16, 2017 with the exception shown below.

The Board is requiring:

- A. Add a 16 x 32 window to the basement left elevation.

**Motion: Approve as noted**

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

**8. Case 17-04-032 – 8963 Darrow Rd., Demolition of Dwelling by Regis E. Brown dba Twinsburg Properties**

The Historic Preservation Worksheet was provided to the Board. Don Spice noted the right-of-way line is four or five feet inside the house. This structure has been severely deteriorated by road salt. Photographs were provided and are included herein.

**A. Demolition of single family dwelling**

**Motion: Approve demolition of this single family dwelling**

Marge Gantous moved and Don Spice seconded, upon roll call the motion passed unanimously.

**B. Issue Certificate of Appropriateness**

**Motion: Issue the Certificate of Appropriateness for the demolition of the dwelling at 8963 Darrow Rd.**

Marge Gantous moved and Don Spice Seconded, upon roll call the motion passed unanimously.

**VIII. Work Session:** The Board discussed a question that arose out in the field concerning the addition of front porches to houses when the addition of the porch would encroach into the front yard setback requirements. The Board was of the opinion that the addition of a front porch to most houses would be welcomed and would support and encourage the Board of Building and Zoning Code Appeals to grant variances for front porches if asked.

**IX. Adjournment:** As there was no further business before the Board, Don Spice moved and John Midlik seconded and the meeting was unanimously adjourned at 7:20 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary