

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
May 4, 2017

Chairman, Donald R. Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:30p.m.

I. Roll Call

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

Absent: None

Others in attendance: Dan Cegelka, Building Department; Maureen Stauffer, Council

II. Approval of Minutes: April 20, 2017

Motion: Approve as submitted

Marge Gantous moved and John Midlik 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– 2533 E. Aurora Rd., Change in Signage for McDonalds by Larsen Architects

A. G-10 Single Unit: there will be two of these units. One will be a replacement of an existing pre-sell board and the other will be an additional unit.

James Ptacek with Larson Architects presented the changes to the signage for the drive thru. McDonalds is replacing their existing drive thru signage with these smaller, enclosed, digital pre-order units. This will be a charcoal color and there will be one for each drive thru line.

Motion: Approve the single unit presale boards as submitted

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

B. G-10 Double Unit: Replacing the OPO Outdoor Menu Boards in two locations

These will double units, charcoal in color enclosed digital order placing unit. These will replace the existing menu order boards.

Motion: Approve the larger, double unit, menu boards as submitted

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

2. Case 17-05-042 – 1704 Tinkers View Dr., New Deck with Seasonal Enclosure for Chris & Cassandra Falcone by Great Day Improvements

Bob Zielinski with Patio Enclosures and Cassandra Falcone, homeowner, presented their plans for a three season sun room on a new engineered deck. The deck and three season room will be 16' x 20' which is the same footprint as the existing deck. The three season room will have a shed roof with a 1/12 pitch and the shingles on the three season room will match house. The walls will be tempered monolithic glass windows with screens. There will be glass knee walls below the windows. The three season room will be white and will match the trim on the house. Don Spice clarified this addition will be approximately 20" above grade. Marge Gantous confirmed there will be handrails for the steps.

The Board is requiring:

- A. The risers be 6" high

Motion: Approve as noted

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

3. **Case 17-05-043 – 9461 Lawnfield Dr., Pergola by homeowners Jim & Karen Pollock**

Karen & Jim Pollock, homeowners, presented plans for a pergola. The homeowner would like a pergola to provide shade over their existing stamped patio. John Midlik clarified the patio will not be cut; the posts for the pergola will be placed outside the patio. The Board reviewed the plans and pictures with the applicants. Jennifer Frazier said she liked the idea but thought the Board would need better drawings.

The Board is requiring:

- A. Decide dimensions of the various styles of lumber that will be used
- B. Do a side view, an elevation, showing what you are doing down in the ground and your connecting up to it, and the dimensions of the lumber and the spacing of the joist
- C. Show the connection to the house with a ledger and flashing
- D. Show the framing detail on the posts
- E. Show diagonal bracing on the corners
- F. Show footing

The Board is recommending:

- A. Check the Simpson Strong Tie for brackets

Motion: Table it

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

4. **Case 17-05-044 – 10172 Corbetts Ln., S/L 67 New Single Family Dwelling by Pulte Homes**

The applicant presented for a 6,736 sq. ft. two story "Huntington" model single family dwelling. The siding will be Cape Cod gray; trim, glacier white; front door, black fox; shutters, tuxedo gray; brick, signature blend; stone, mountain majesty aged ledgerstone and the roof will be weathered wood. Jennifer Frazier questioned the two car garage on the left elevation is returning full height brick back to the one car garage? Jamie Heinzman stated that was correct. Jennifer Frazier further inquired on the right side elevation the two car garage is only returning brick back two feet? Jamie Heinzman stated correct. Jennifer Frazier pointed out on the first floor framing foundation plan it looks like there is only a one foot set-back between the two car part of the garage and the one car. But on the elevation it looks like it is approximately five feet. Jamie Heinzman stated the homeowners chose the four foot extension shown toward the back of the plan submittal.

Motion: Approved as submitted

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

5. **Case 17-05-045 – 10077 Corbetts Ln., S/L 79 New Single Family Dwelling by Pulte Homes**

This is a 5,266 sq. ft. two story "Crestwood" model single family dwelling. The siding will be storm; shake, glacier white; board and batten, Cape Cod gray; trim, glacier white; front door, dark night; shutters, midnight blue; brick, old hickory and the roof will be weathered wood.

Motion: Approve as submitted

John Midlik moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

6. **Case 17-05-046 – 10124 Corbetts Ln., S/L 72 New Single Family Dwelling by Pulte Homes**

This is a 5,914 sq. ft. two story "Birmingham" model single family dwelling. The siding will be Tuscan clay; shake, Monterey sand; trim, natural linen; front door, terra brun; shutters, federal brown; brick, country road; stone, charcoal mist ledgerstone and the roof will be weathered wood.

The Board is noting:

- A. Page 7.19b2 – Add brick to right elevation, 2nd story center portion, should match floor plan
- B. Page 7.19B2 –The egress windows that are shown on the plans are being done

Motion: Approve as noted

7. **Case 17-05-047 – 2723 Hunters Ridge, S/L 11 New Single Family Dwelling by Ryan Homes**

Hope Thurston with Ryan Homes presented plans for 5,808 sq. ft. two story, “Torino” model single family dwelling. The siding will be Irish thistle; trim, beige; front door, Aurora brown; shutters, peppercorn; stone, Aspen buckeye ledgerstone and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add two basement windows, one on the left elevation and one on the right elevation aligned under a window above
- B. Page A-1 – Add a garage man door to the left elevation

Motion: Approve as noted

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

8. **Case 17-05-048 – 2674 Hunters Ridge, S/L 28 New Single Family Dwelling by Ryan Homes**

This is a 6,103 sq. ft. two story, “Naples” model single family dwelling. The siding will be natural almond; shake, teak; trim, beige; front door, rookwood blue green; shutters peppercorn; brick, sugar creek and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – This is a walkout basement, one windows on right side aligned below the dining room window and one on the right in the mechanical room aligned below windows above.
- B. Page A-1 – Add a garage man door to the left elevation

Motion: Approve as noted

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the

VI. Work Session:

Maureen Stauffer, the Board, and Dan Cegelka discussed the permit and inspection process performed by the Building Department.

VII. Adjournment: As there was no further business before the Board, Jennifer Frazier moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned at 7:15 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed