

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**May 18, 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: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik and Don Spice

Absent: none

Others in attendance: Dale Steppenbacker, Building Department

**II. Approval of Minutes: May 5, 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 17-05-043 – 9461 Lawnfield Dr., Pergola by homeowners Jim & Karen Pollock**

The applicant returned to the Board with their revised drawings. Karen Pollock informed the Board that she did find someone to fabricate brackets for her. They will use 8' x 8' posts with column base and riser used to secure the posts into the concrete. The revised drawing shows the posts, ledger board, 2" x 8" beams, 2" x 12" beams, joists with 22.5" spacing, and the 2" x 2" runners with a 4" space.

**Motion: Approve as submitted**

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

**2. Case 17-05-049 – 2424 Glenwood Dr. Demolition of single family dwelling**

**A. Demolition of single family dwelling**

The applicant, John Tremain, appeared before the Board requesting approval of the demolition of his ranch style house, which due to problems with the flat roof is now in deteriorated condition. The applicant stated the house was built in 1948.

**Motion: Approve the demolition of this single family house**

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

**B. Issuance of Certificate of Appropriateness**

**Motion: We sign the Certificate of Appropriateness**

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

**3. Case 17-05-050 – 10191 Corbetts Lane, Three season room by M.K. Rosenlieb Co. for Yan He**

Michael Rosenlieb of Betterliving Sunrooms presented plans for a three season sunroom addition on elevated deck foundation. Jennifer Frazier confirmed the sunroom will come off a second story back door. The sunroom will be on a new deck and there will be an exit door onto a deck and the deck will have a winding staircase to grade. Betterliving Sunrooms will be constructing the three season room and elevated deck and Klassic Decks will be constructing the ground floor deck. Both Jennifer and John questioned the size of the posts. The applicant explained they will be 6" x 6" post that will be packed out to 12" x 12" to make them look less frail. Don Spice questioned how the Board could approve the plans for the elevated deck and three season room without seeing the plans for the ground floor deck and

specifically the staircase that would connect the elevated deck to the ground floor deck. Don Spice asked to see the drawings for the ground floor deck when they become available. The Board would like to view this project as one build and that the construction is going to be consistent.

The Board is requiring:

- A. Betterliving Sunrooms re-install the existing steps; for now
- B. The Board review the deck plans from Klassic Decks when they come in, prior to the issuance of a permit.

**Motion: Approve as noted**

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

**4. Case 17-05-051 – 2087 Spring Ridge Dr. S/L 90, New single family dwelling by Pulte Homes**

The applicant presented plans for a 6,284 sq. ft. two story "Eden" model single family dwelling. The siding will be Tuscan clay; trim, glacier white; front door, rookwood dark brown; shutters, Federal brown; brick, signature blend; stone, glacier valley ledgerstone and the roof will be weathered wood.

Jennifer Frazier updated the Board on egress windows. The International Building Codes requires egress windows in habitable basements but the Ohio Building Code has been modified to not include that clause and they re-phrased it as sleeping rooms rather than habitable basement. So the International says, "habitable" and Ohio says, "sleeping."

The Board is requiring:

- A. Page 7.01a1 – The triple window on the rear elevation is to be trimmed between the windows. It had been previously discussed and agreed upon that siding would not to be used when the space between the windows is narrow, in this case 4".

**Motion: Approve as noted**

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

**5. Case 17-05-052 – 10074 Corbetts Ln. S/L 77, New single family dwelling by Pulte Homes**

This is a 6,736 sq. ft. two story "Huntington" model single family dwelling. The siding will be maple; trim, natural linen; front door, well-bred brown; shutters, musket brown; brick, signature blend; stone, bucks county fieldstone and the roof will be weathered wood. Jennifer Frazier ascertained the rear of this house directly faces the round-about and the left elevation is very well exposed to Darrow Road heading south. John Midlik asked about the space above the front door. The applicant explained the plans show a window but it is the window beyond, there is actually an empty space above the front door. John Midlik stated the space looks better arched, rather than square. The Board thoroughly reviewed the left elevation because it will be exposed to traffic queuing up for the round-about. The right elevation looks balanced and purposeful. The rear elevation does as well. The Board was looking for ways to improve the left elevation because it is very exposed to the wetlands and to traffic. An exchange of ideas ensued.

**Motion: Approve as submitted**

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

**6. Case 17-05-053 – 2687 Hunters Ridge S/L 5, New single family dwelling by Ryan Homes**

Jeremy Feehan with Ryan Homes presented plans for a 4,444 sq. ft two story "Genoa" model single family dwelling. The siding will be natural almond; shake, teak; trim, beige; front door, rockwood blue green; shutters, peppercorn; brick, sugar creek; stone, Dakota ledgerstone and the roof will be weathered wood. The lack of windows on the left elevation was discussed. Jeremy Feehan explained there is only ten feet between houses and this is the 5<sup>th</sup> house in on the left hand side.

The Board is requiring:

- A. Page A-1 – Add garage man door to the right elevation toward the front
- B. Page A-1 – Add one basement window to right elevation aligned with window above
- C. Page A-1 – Add one basement window to the left elevation

**Motion: Approve as noted**

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

7. **Case 17-05-054 – 2729 Hunters Ridge S/L 12, New single family dwelling by Ryan Homes**  
These plans are for a 4,154 sq. ft. single story “Brentwood” model single family dwelling. The siding will be natural almond; trim, beige; front door, rook wood blue green; shutters, peppercorn; brick, sugar creek and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add a garage man door to the left elevation toward the front
- B. Page A-1 – Add one basement window to the left elevation aligned with the window above
- C. Page A-1 – Add one basement window to the right elevation, homeowners may choose the location

**Motion: Approve as noted**

Traci Bonvenuto moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

8. **Case 17-05-055 – 8982 Dutton Dr., New monument sign for A Sign Above by A Sign Above**  
The applicant stated this double sided, non-illuminated monument sign will be constructed of a router carved, high density urethane with a sandstone finish placed on top a simulated brick base that will match the building brick. This sign will be 70” high 92” long and 15” deep. This is a new logo in varying shades of blue and the address is shown on the brick.

**Motion: Approve this monument sign as submitted**

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

9. **Case 17-05-056 – 2728 E. Aurora Rd. Suite A, New signage for Starbucks by Advanced Sign**  
Olivia with Advanced Sign and Lighting informed the Board that her company has been sub-contracted by Starbucks to install the Starbucks signage. This is basically a re-branding project. The landlord approval letter is in the file.

**A. Illuminated Directional TYEO – Qty. 1**

This is a double sided, 46” black aluminum, internally illuminated “Thank You/Exit Only” directional sign. This will be a replacement for an existing sign.

**Motion: Approve sign A as submitted**

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

**B. Illuminated Directional <DT/DT> -- Qty. 3**

These are double sided black aluminum, internally illuminated “Drive Thru” signs shown in three locations on the site plan.

**Motion: Approve the sign in two locations, the locations adjacent to both drive entrances but not on the corner of 91 & 82**

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

**C. Clearance bar with base cover—Qty. 1**

This is a green scraper bar with white graphics stating “8’ 6” CLEARANCE” that will replace an existing clearance bar.

**Motion: Approve sign C as submitted**

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

**D. DT illuminated wall sign—Qty. 2**

These are black aluminum, internally illuminated wall sign pointing the way to the drive-thru. One sign will be placed on the east elevation and the south elevation. These will replace existing signs and will be hung in the same locations

**Motion: Approve as submitted**

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

**E. 48" illuminated siren (logo)—Qty. 1**

This is an internally illuminated circular wall mounted "Siren" or logo that will face Rt. 82.

**Motion: Approve as submitted**

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

**F. 14" illuminated channel letters "STARBUCKS"—Qty. 1**

These are 14" high, white, internally illuminated channel letters that will be facing Rt. 91

**Motion: Approve as submitted**

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

**G/H Five Panel free standing order screen and Drive thru Order canopy**

The order screen will be a replacement for an existing order screen and the free standing order canopy is designed to protect the customer from rain and snow when ordering.

**Motion: Approve G & H as submitted**

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

**10. Case 17-05-057 – 8960 Darrow Rd., color change to directory sign for Giant Eagle by A Sign Above**

Jim Aventi presented this request from Giant Eagle to change the colors on the directory sign from the required grey background with white graphics to white graphics on a red background. There is an approval letter from the landlord in the file. Jennifer Frazier reminded the applicant that it was previously discussed the five anchor stores could have their logo's the inline tenants would have the grey and white.

**Motion: Approve as submitted**

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

**11. Case 17-05-058 – 9787 Ravenna Rd. Suite 101, Non-illuminated wall sign for Hair on the Square by Graphic Signs**

This is a 91" long by 22" high rectangular sheet metal sign. The background is white, graphics red and the boarder is black. Don Spice thought due to the length of the sign it should be stabilized so the metal would not become wavy. Jennifer Frazier instructed the applicant to hang the sign centered above the door because it is not shown as centered on the submission. An approval letter from the landlord is in the file

The Board is requiring:

- A. Cut out the corners (notches)
- B. The sign will be backed dimensionally similar to other signs on that building, with the notches cut out on backing material too
- C. Remove the "LLC" from the sign

**Motion: Approve as noted**

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

**VI. Work Session:** None

**VII. Adjournment:** As there was no further business before the Board Traci Bonvenuto moved Jennifer Frazier seconded and the meeting was unanimously adjourned at 7:48 p.m.