

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
June 01, 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: Jennifer Frazier, Marge Gantous, Don Spice

Absent: Traci Bonvenuto, John Midlik

Others in attendance: Dale Steppenbacker, Building Department

II. Approval of Minutes: May 18, 2017

Motion: Approve minutes from May 18th as submitted

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

III. Excuse Absent Members:

Motion: Excuse Traci Bonvenuto and John Midlik from this evening's meeting

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

IV. Public Participation: None

V. Review:

1. Case 17-06-059 – 1281 Sharonbrook Dr., Addition for Parent by Skyline Builders for Mr. & Mrs. Gerstinfeld

Mark Sutkowski with Skyline Builders presented plans for this proposed addition of a bedroom/living space, bathroom and closet for the Homeowner's father. The Board determined that the addition with the roof overhang will leave 11ft. from the side yard lot line. The siding will be silver gray, the brick veneer will be Pompano gray and the shingles will be Owens Corning onyx black and these will match the existing. An existing deck will be removed and replaced with a new deck on the opposite side of the house. Marge Gantous clarified the existing sun room will remain and the addition will be placed to the right of the sun room. Jennifer Frazier confirmed this addition will be two feet beyond the existing house on the right side. On the rear elevation the addition appears to align with the side of the house, however, the applicant explained that is because the chimney is also two feet off the side of the house. There will be a new section of roof on the existing dwelling where the addition attaches. Jennifer Frazier pointed out that on the left side elevation the left window is drawn a little too close to the corner and on the plan it is drawn as 4 to 6 inches from the corner. Window placement was discussed and agreed that the window(s) in question would be placed 10" from the outside corner.

The Board is requiring:

- A. The windows on the left elevation would have a minimum of ten inches shown on the exterior between the window and the corner and be symmetrical within the room from the inside.

Motion: Approve as noted pending approval by the Board of Building and Zoning Code Appeals

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

2. Case 17-06-060 – 9674 Firelands Dr., Patio and Pergola by Tucker Landscaping for Tamera Procop

The applicant presented plans for an outdoor living area. Jennifer Frazier confirmed the existing deck will be removed and replaced with this multi level paver patio with flagstone walkways, gas fire pit, backrest wall with limestone capstone and over the elevated deck which will have knee walls and railings will be a wood pergola structure attached to masonry columns with 6" x 6" treated posts. Don Spice ascertained the pergola will be made of cedar and will sealed so it will have a red-brown appearance. The span on the rafters will be about 14 feet. The Board commented the project looks nice. The pergola will go right in front of the gutter.

The Board is recommending:
The existing vinyl fireplace chimney be re-clad in cultured stone

Motion: Approve as submitted

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

3. Case 17-06-061 – 2732 Hunters Ridge, New Single Family Dwelling by Ryan Homes

Jeremy Feehan presented plans for a 4,581 sq. ft. two story "Genoa" model single family dwelling. The siding will be stone mountain clay; trim, beige; front door, Aurora brown; shutters, blackwatch green; brick, sugar maple; stone, Dakota ledgerstone and the roof will be weathered wood. Jennifer Frazier pointed out there are no windows on the left elevation and the left elevation will be a blind side to the occupants; they will not be able to see out at all.

The Board is requiring:

- A. Page A-1 -- Add garage man door on the right elevation
- B. Page A-1 -- Add two basement windows one each to the left elevation and the right elevation
- C. Page A-1 -- Add a minimum of two windows to the left elevation one in the dining room and another window stacked above it in bedroom # 2, or one window in the dining room and one window in the bathroom.

The Board wants at least one window in the front of the house (dining room or bedroom #2) and another window could be located in the bathroom or kitchen the owner may choose, with the proviso that one window is located in the front of the house.

The Board stated they would like to see, and are recommending, adding four windows to the left elevation

Motion: Approve as noted

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

4. Case 17-06-062 – 9418 Chamberlin Rd, New Single Family Dwelling by Rockland Homes

The applicant from Rockland Homes presented plans for a 2,969 sq. ft. two story single family dwelling. The siding will be smoke; trim, white; stone, sienna stack ledge; raised panel shutters, classic blue; front door, fireweed and the roof will be Certainteed pewter. Marge Gantous remembered there was a house on this site that was demolished several years ago. Marge Gantous inquired why the windows on the sides and rear were without mullions. The applicant replied some homeowners prefer a cleaner look without mullions so the mullions are only used on the front. Jennifer Frazier questioned why the window in bedroom # 3 was not centered on to the peak. The applicant stated it could be moved toward the front by approximately three inches. Jennifer Frazier commented the garage man door on the rear of the garage was a nice touch for functionality. Jennifer Frazier commented on the two small windows on the upper elevation of the great room. The homeowner stated she wanted windows without a horizontal divide that would be easier to clean without using a ladder.

The Board is requiring:

- A. Page A-6.0 -- Move the window in bedroom # 3 to center under the peak

Motion: Approve as noted

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

5. Case 17-06-063 – 9017 Merryvale Dr, S/L 122 New Single Family Dwelling by Coblenz Homes

The applicant presented plans for a 4,330 sq. ft. two story single family dwelling. The siding will be Timberline dark gray; shake, Timberline dark gray; trim, white; front door dark mahogany and the roof will be moiré black. Donald Spice questioned the architectural returns that are shown on the lower left and right sides of the gable on the front elevation. Mr. Coblenz explained they were used on older homes and are now being used on higher end new homes. These little pieces of roofing were discussed.

The Board is requiring:

- A. Page A-3 – Add garage man door on right elevation 2' 6" off back wall. Due to the homeowner's concerns an all steel door without a window will be ok.
- B. Page A-3 – Add one vent on left elevation and two vents on right elevation – Shape to be consistent with shape of vent chosen for the front elevation

- C. Page 2 – Eliminate the small roof nubs (returns) on second story, front elevation and trim with the frieze board

Motion: Approve as noted

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

6. Case 17-06-064 – XXXX Darrow Rd. Directional Sign for Maplewood Senior Living

Dave Mitchell, Legal Counsel to Maplewood of Twinsburg addressed the Board concerning the sign application for Maplewood of Twinsburg located at 2463 Sussex Blvd. The purpose of the proposed sign is to give Maplewood of Twinsburg some visibility from Darrow Rd. There is a declaration that governs the entire Twinsburg Senior Park it provides for a sign easement up at Darrow Road and that sign will eventually include not only Maplewood but also the two other users contemplated for the property in the back. What is shown to today is Maplewood using the entire sign once those other structures are built they would be entitled to one third of the face square footage of the sign.

A. Variance for off site location – Pending before the Board of Building and Zoning Code Appeals

This variance is needed because the sign will be located on property owned by Westside Falls not Maplewood of Twinsburg and will be heard by BZA on June 14, 2017.

B. Variance for over sized directional sign

The applicant explained to the Board that the agenda defines the sign as a directional sign and the applicant wasn't sure this proposed sign is a directional sign. There are some direction instructions on it but under the code the term "directional sign" does not allow advertising on it. It is a permanent monument sign that happens to have some direction on it. Jennifer Frazier summed up the issue by stating the applicant cannot put the address of Maplewood on the sign because you are not at that location that is why you need to put 400 feet ahead. Jennifer Frazier sees this as being an additional monument sign out at the main road and instead of having their address they have to say that it is ahead otherwise it would be confusing to people driving by. Dave Mitchell wanted to be very specific in there are really three parties involved here. The 71/2 acre site where the Maplewood facility sits is owned by Twinsburg Ohio Property LLC and it is a company that owns health care facilities. Maplewood is a tenant; they lease the building from Twinsburg Ohio Property LLC. So they are the operator of the facility and the applicant in this case. The third party is the entity that owns all the rest of the property in the Twinsburg Senior's Park. The name of that entity is Westside Falls LLC and they were the developer of the entire Twinsburg Senior's Park. As building owners come forward and they build structures those parcels are separated out so eventually there will be probably four property owners in this Twinsburg Senior's Park. Maplewood operates the memory care facility; there will be an independent living facility, and a third owner that will operate an assisted living facility and finally a developer that will own the rest of the property. Jennifer Frazier clarified this could become a monument sign for a complex of buildings similar to the Giant Eagle Plaza.

Motion: Table for clarification on whether this is a directional sign or if this a monument sign (continued in "C" below)

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously.

C. Approval of sign application

Marge Gantous asked for the details of the proposed sign. Chris Serafino of E.S. Sign explained the sign will be a double sided 96" high by 58" wide that will be constructed on an aluminum frame with vinyl lettering supported by 6" x 6" posts and will have a fabricated aluminum skin placed on a cultured stone which will match the stone used in the existing sign over top a frame made of Hardie board. The arch on top will be made out of high density urethane. Marge Gantous commented these plans lack the necessary requirements for submission to the Architectural Review Board.

Motion: (continued from above) [Table for clarification] on whether this sign is intended for three different entities or if it can be put up for just one entity at an oversize scale saying we might modify it later if or when it is required.

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously.(copied from "B" above)

7. **Case 17-06-065 – 8870 Darrow Rd Suite F-106, Illuminated wall sign for Body Zone Massage by Becker Signs**

The applicant explained Body Zone Massage will be occupying the space vacated by the UPS store which is next to Mavis Winkle's. These are individual internally LED illuminated letters with red acrylic faces and black 1" trim caps mounted on a raceway cabinet that will be painted white. The letters will be 1' 10" high and will be 6" deep

The Board is requiring:

A. The returns will be black, not red as shown on the plans

Motion: Approve as noted

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board, Jennifer Frazier moved and Don Spice seconded and the meeting was unanimously adjourned at approximately 7:45 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary