

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
June 15, 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: June 01, 2017

Case 17-06-062 Show the window in bedroom # 3 is to be centered under the peak

Motion: Approve as amended

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

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 17-06-064 – XXXX Darrow Rd. Double Sided Planter Sign for Maplewood Senior Living
Approval of sign application

These plans are for a 58" wide by 96" high planter sign that will be constructed of high density urethane secured to a frame of 6" x 6" treated wood posts. The sign faces will be fabricated aluminum skin with applied vinyl lettering. The base will be cultured stone over top of an easy build Hardie board. Dave Mitchell, Attorney for Maplewood Senior Living informed the BZA approved this as an off-site identification planter sign and since there are no other occupants of the Twinsburg Seniors Park they are requesting that Maplewood's visibility on that sign be as shown on option 1 and then if and when the Senior Park develops other occupants each of them is entitled to share 1/3 of the face surface of the sign. Mr. Mitchell is asking that the "Maplewood" with the larger letters be approved. They acknowledge that they will have to come back if and when there are other occupants to be added to the sign. Mr. Mitchell further explained that had the developer come before the Architectural Review Board for signage approval before the Maplewood parcel was split off there would have been no need for a variance from the BZA.

- A. The front and back views of a sign that shows "Maplewood at twinsburg" larger and vertically centered on the sign faces
- B. The front and back views of a sign that shows "Maplewood at twinsburg" the first of three possible tenants on this campus

Marge Gantous clarified this sign will not be illuminated internally or externally. Don Spice commented that because this sign is not at a road, inability to display a meaningful address and lack of illumination the sign may not produce the results hoped for. John Midlik said he would like feed-back on whether the sign helps. Jennifer Frazier commented she thought the second option looks more balanced but it does look empty with the two blank squares beneath it. Without the intent to put future tenants in to share the sign she would not have approved option two by itself. She would not have approved option one without knowing that they are trying to build one cabinet for more than one business and they want the face to look clean and not that there are empty tenants in the meantime.

Motion: Approve Option number one as submitted.

John Midlik moved and Marge Gantous seconded, Don Spice voted no; upon roll call the motion passed.

2. **Case 17-02-012 – 2067 E. Aurora Rd., addition for Finest Auto Wholesale by L.S. Architects, Inc. ARB Preliminary was on 02/02/2017**

The Applicant addressed the Board and informed the board that the existing building is a white colored utility brick which will be matching the face of the building. The other three sides of the addition will be a white split face block. Marge Gantous confirmed the drive-thru overhang will be coming down and replaced with this addition. Jennifer Frazier asked and the applicant confirmed the utility brick will be on the façade facing Aurora Rd. and the other three sides will be the split face. The existing building is all utility brick. Don Spice asked the purpose of the addition and it is for shop space not a show room. Jennifer Frazier noted that since this is a change of use the bathrooms are not to code they are not ADA. Don Spice inquired about the lighting on the perimeter. The applicant said there is some pole lighting throughout the parking lot and a few wall packs near the doors. Jennifer Frazier commented they are attempting to match the parapet detail on the front face but when you turn the corner you are not doing it anymore at the top.

The Board is requiring:

- A. Add security lights on the west side elevation
- B. Expand parapet detail all the way around the addition to match the existing building

Motion: Approve as noted

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

3. **Case 17-06-066 – 2434 Glenwood Dr., New Single Family Dwelling by Michael Gervace**

The applicant presented plans for approximately 3,000 sq. ft., single story (with basement) single family dwelling. The siding will be classic white; shake, gray; board and batten, gray; trim, white; front door, buyers choice of a natural color; shutters, owners choice either black or gray; stone, quail gray and the roof will be onyx black. Basement windows were discussed. Depending on the grade the applicant may put in larger windows on the rear elevation. The man door on the front elevation was discussed the applicant chose that spot because it is right in front of a laundry area. The problem with this set of plans is that all the window widths on the elevation drawings do not match the window widths on the floor plan. The applicant was cautioned to keep the windows consistent in height along the back

The Board is recommending:

- A. Locating the garage man door out the back

The Board is requiring:

- A. Front door will be half glass, no transom or side lite, trimmed out in 1" x 6" and centered between the columns on the porch
- B. Trim the garage man door with 1" x 4" trim.
- C. Add decorative lights on the left and right of the garage overhead door and at least one near the front door as was shown on the electrical plan
- D. The windows will be consistently 5' high
- E. The master bedroom and bedroom # 2 there are two windows as shown on the elevation not one as shown on the plan
- F. Add a minimum of one 30" x 60" window in front of the closet in bedroom # 2 or (see below)
- G. The contractor suggested adding four 1' x 5' fixed windows two in each bedroom on the left elevation centered within the bedroom symmetrical along that one wall.
- H. Add two non-working rectangle vents in the peaks on the left and right elevations.

Motion: Approve as noted

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

4. **Case 17-06-067 – 2060 Spring Ridge Dr. S/L 86, New Single Family Dwelling by Pulte Homes**

The applicant from Pulte Homes presented plans for a 5,484 sq. ft. two story "Birmingham" model single family dwelling. The siding will be Monterey sand; shake, walnut; trim, glacier white; front door, rookwood dark brown; brick, campfire; stone mountain majesty aged ledgerstone and the roof will be weathered wood.

The Board is requiring:

- A. Page 7.15b2 – Move the window in the 1st floor powder room toward the front of the house as much as possible to align with the window above
- B. Page 7.15b2 – Shake return on the left and right elevation on second story protrusions

C. Page 7.15b2 – Full height stone return on front entrance element on left elevation

Motion: Approve as noted

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

5. Case 16-08-089 – 2074 Meadowood Blvd. S/L 39 Change in exterior colors

The homeowners wished to change their color choices. Their new choices are: siding, 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 the material changes

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

6. Case 17-06-068 – 9261 Gettysburg Dr., screened porch by E.C.R for Kathy & Ken Hartung

The applicant presented plans for a 14' wide by 12' deep screened porch that will be placed on an existing deck. The applicant passed out photographs to the Board. Jennifer Frazier confirmed there will be a 2" x 4" frame that the screen will go on and then it will be trimmed out. The frame will be treated wood and will be stained to match the existing deck. Upon reviewing the plans Jennifer Frazier suggested the horizontal frame boards on the screened porch be moved down to match the horizontal piece on the door. The applicant is considering replacing a window with a 5' sliding door to give the homeowners access to the screened porch from the dining room and if changed it will match an existing 5' sliding door.

The Board is requiring:

- A. The option to put in a slider inside the screened room to go into the house match as close as possible the existing slider that goes out onto the deck.
- B. The horizontal divide around the porch is required to be moved down and if they are using the door that the Board was shown to align it with the horizontal divide on the door so you have a continuous band going around
- C. A sill is needed at the bottom to attach the screen to and then it will be trimmed out.

Motion: Approve as noted

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

7. Case 17-06-069 – 1912 Edgewood Dr., Detached Garage by Miller Garage Door for John Pedery

The applicant is planning to tear down an existing detached garage and replace it with a 20' x 36' detached garage. The new garage will go in the same location however, the homeowner was not certain on the size of the existing garage. The homeowner will match the medium gray siding and roof to the house. Don Spice confirmed this will be a pole building. The siding will be nailed into ½" OSB sheeting. The roof pitch will be 4/12. The exterior lighting was discussed and Don Spiced questioned how far the truss overhangs the wall. The Board worked out it was probably about 16".

The Board is requiring or noting on plans:

- A. The roof pitch is 4/12
- B. The overhead door that was drawn on the rear elevation is supposed to be on the left elevation
- C. On the rear elevation there is a single window centered minimum size 24" x 48" larger is OK.
- D. There are to be two decorative lights flanking the front elevation main overhead door, there is another light by the man door on the left elevation and another light above the overhead door on the left elevation
- E. Add vents to the front and rear elevation, it is recommended these be operational vents rather than decorative vents.
- F. The over head doors will be paneled doors.

Motion: Approve as noted

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

8. Case 17-06-070 – 3274 Cannon Rd., Seasonal Enclosure by Great Day Improvements for Tim & Connie Mack

Bob Zalinski with Great Day Improvements explained to the Board this proposal is a 12' x 13' glass and screen three season room on an existing two level deck. The three season room will come off an existing family room. The upper level will be enclosed and the lower level on the existing deck will remain open. The pitch on the roof will match the existing 6/12 roof pitch and the addition will be lower than the existing family room. Jennifer Frazier confirmed the addition will be attached above the curved top transom window which is above the sliders. The shingles will match the existing. The trim will match the existing.

Motion: Approve as submitted

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

9. Case 17-06-071 – 1887 Sunview Dr., Detached Garage by Albert Morelli

Mr. Morelli explained to the Board the existing garage will be torn down and replaced with this 28' wide x 30' deep detached pole building. The BZA has granted a variance for this garage. The garage door will be long, flat insulated steel panels. The siding and roofing shingles will match the house. Jennifer Frazier confirmed the garage is located behind the house. There will be no exterior lights on this garage. There are flood lights on the house that will shine on the garage. The applicant explained he did not want windows in the garage because he wants to bring home his car collection.

The Board is recommending:

- A. Add windows that will be the same size and style as the house windows, up high, two on the south elevation and two on the north elevation.
- B. Add working vents to gable ends
- C. The roofing and siding match the house.

Motion: Approve as submitted

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

10. Case 17-06-072 – 2450 Edison Blvd Suite 3 Non-Illuminated wall sign by Wagner Electric Sign for The H C Companies

The applicant explained this will be a non-illuminated dimensional letters and a logo that will be located above the entrance. The background color on the circular logo is a dark coffee color and "The H C Companies" is Pantone 575. "Leader in Horticultural Containers" will be white.

Motion: Approve as submitted with the note that Landlord approved the sign

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

VI. Work Session: Jennifer Frazier commented the Planning Commission Agenda showed The Twinsburg Banking Company building was given conditional use approval for a performing arts theater with a café.

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

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary