

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**August 03, 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, Don Spice

Absent: John Midlik

Others in attendance: Dan Cegelka, Building Department

**II. Approval of Minutes: July 20, 2017**

**Motion: Approve the minutes as written for the July 20<sup>th</sup> meeting**

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

**III. Excuse Absent Members:**

**Motion: Excuse 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 17-08-083 – 10372 Fox Hollow Cir, three season room, for Dave Centa by KAT Landscaping**

David Centa informed the Board he is planning to construct a three season room. The applicant presented photographs to the Board. Marge clarified there will be a single door, not a sliding door exiting the addition onto the patio. The siding and shingles will match the existing. The roof pitch will be 6/12 to match the roof pitch on the house. The Board was able to ascertain there will be four steps required from the bottom of the door on the addition to grade.

The Board is noting and/or requiring:

- A. Move door over approximately 4 feet to align with patio
- B. Door to open to the outside
- C. Add at least one railing for steps to the outside
- D. All materials to match the house
- E. Stain decking in a cedar color or color of brick
- F. Add skirting below deck along all sides of the three season room

**Motion: Approve as noted**

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

**2. Case 17-08-084 – 2065 Spring Ridge Dr. S/L 92, new single family dwelling, by Pulte Homes**

Jamie Heinzman with Pulte Homes presented plans for a 5,329 sq. ft. two story "Birmingham" model single family dwelling. The siding will be storm; shake, coastal sage; trim, maple; front door, iron ore; brick country road; stone, charcoal mist ledgerstone and the roof will be weathered wood. Jennifer Frazier reiterated the windows should be trimmed out between them when there is a trio of windows together. There should not be a tiny strip of siding between the windows.

The Board is requiring:

- A. Page 7.17 b1 – add steps to grade on rear elevation
- B. Page 2.10b – add stone to left side elevation it shows up on the floor plan. The left side elevation is correct with the wainscoting all the way back on the garage

**Motion: Approve as noted**

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

**3. Case 17-08-085 – 10194 Corbetts Ln. S/L 62, new single family dwelling, by Pulte Homes**

This is a 5,077 sq. ft. two story "Saratoga II" model single family dwelling. The siding will be storm; shake, glacier white; trim, glacier white; front door, dark night; shutters, midnight blue; brick, old hickory and the roof will be weathered wood.

The Board is requiring:

- A. Page 7.06b2 & 7.06b3 – Move the two basement windows from the rear elevation to the right elevation equally spaced between the stairs and the corner wall.

**Motion: Approve as noted**

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

**4. Case 17-08-086 – 2533 E. Aurora Rd. revised signage for McDonalds by Larsen Architects**

J.P. with Larsen Architects informed the Board there are three sign items that the owner wanted to change.

**A. Four directional signs**

These are 18" wide by 36" high LED illuminated directional signs with laser cut aluminum faces painted charcoal with a white illuminated copy and arrow. Optional illuminated gold arch. These directional signs are the newest design standard for McDonalds. Two of the signs will say "Welcome" and two of the signs will say "Thank You".

**Motion: Approve A, the four directional signs that say Welcome and Thank You as submitted**

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

**B. Two order points**

On the original submittal the owner was planning to re-use the existing order point signs. Upon review these will be replaced. These "Order Here" points will be 137.64" high and 111.42" inches wide constructed of steel tubes with AMC cladding in charcoal with white reflective vinyl copy.

**Motion: Approve the two order points as submitted**

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

**C. One gateway height limit bar**

This is a 8' 6" high bar with a 15' 4" bar across the top declaring the "Drive Thru Clearance 9 Feet" The applicant will build a charcoal and white bar however the only drawing that was available shows charcoal and yellow.

The Board is noting:

- a. All yellow on sign will be white

**Motion: Approve as noted**

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

**5. Case 17-08-087 – 8589 Darrow Rd. Demolition of Industrial Building**

**A. Demolition of Industrial Building**

**B. Issue Certificate of Appropriateness**

Applicant was not in attendance. Board is requesting photographs of the building. Don Spice commented that when the Chrysler Stamping plant came down the Board required a wall as a deterrent to trespassing upon the property.

ARB 08/03/2017

**Motion: Table Case # 17-08-087 until the next meeting**

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

**VI. Work Session:** On behalf of Ken & Kathy Hartung of 9261 Gettysburg Dr. Case # 17-06-068 Dan Cegelka thanked the Architectural Review Board for their design input on their screened porch. The Homeowner wanted to thank Jennifer Frazier in particular for her suggestion to lower the horizontal divide around the porch to match the horizontal divide on the door.

**VII. Adjournment:** As there was no further business before the Board Traci Bonvenuto moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 6:45 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary