

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
September 07, 2017

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

I. Roll Call

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

Absent: Traci Bonvenuto

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

II. Approval of Minutes: August 17, 2017

Motion: Approve the minutes

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

III. Excuse Absent Members:

Motion: Approve Traci Bonvenuto's absence

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

IV. Public Participation: None

V. Review:

1. Case 17-09-092 – 2732 Hunters Ridge S/L 23, New single family dwelling by Ryan Homes

Jeremy Feehan with Ryan Homes presented plans for a 2,889 sq. ft., "Genoa" model, two story single family dwelling. The siding will be hazelnut; trim, beige; front door, coconut husk; shutters, peppercorn; brick, heritage trail and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add garage man door approx. two feet from front to right elevation
- B. Page A-1 – Add landing and steps to grade from the 1st floor slider on rear elevation
- C. Page A-1 – Add basements windows on the right elevation and align with window above
- D. Page A-1 – Add window to bedroom 2 on the left elevation homeowner can choose location
- E. Page A-1 – An alternate location for walk out basement slider being stacked under the 1st floor sliders. If basement needs to walk out from other side otherwise the existing location is OK.
- F. Page A-1 – Add basement window on left elevation is stack under second story window that will be added.

Motion: Approve as noted

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

2. Case 17-09-093 –10304 Luman Ln., Awning over patio, by homeowner Kevin Ahern

Kevin Ahern, the homeowner, presented plans for a cover over a proposed brick paver patio that will be installed next year. This cover over patio is included with this year's deck project. The Board had several questions about the project and applicant reviewed his plans in detail with the Board. This roof surface will be black sheet metal roofing. Marge Gantous clarified the railing on the deck will be stainless steel cable.

Motion: Approve as submitted

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

3. Case 17-07-077 – 2100 Case Pkwy N. Non-illuminated monument sign for Campo Roofing by E.S. Sign & Design

This is a re-designed monument sign. The sign has been re-positioned on the property therefore the variance from street right-of-way line no longer needed. The sign will have flat cut PVC letters on a fabricated aluminum box sign over top of light weight treated wood and aluminum sign frame. The address will show on the end and faces of the sign. The base will be faux concrete constructed with high density urethane over top of a light weight treated wood and aluminum frame. Marge Gantous ascertained this sign will have external illumination at some point in the future as electric lines are in place for the existing sign. Jennifer Frazier clarified the portion of the sign that states "Residential and Commercial Exteriors" is made of individual PVC letters placed on a gray aluminum band.

Motion: Approve as submitted

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

3. Case 17-09-094 – 8934 Darrow Rd. Suite 104, Signage for Pearle Vision by Adams Signs

Kyle from Adams Signs explained to the Board that Sears Optical has vacated this space and it is now occupied by Pearle Vision.

A. "PEARLE VISION" – Channels

This is a 126" long by 12.8" high individual 3" deep, internally illuminated channel letters presented with returns and trim caps painted in Matthews paint metallic satin finish (gray color) mounted on an aluminum panel frame painted white to match the building. The face of the letters will be a perforated dual color film.

The Board is requiring:

1. Paint the returns black – to read easier during the day and to comply with sign program
2. The perforations are expected to be minimal i.e. un-noticeable during the day. If they are very large the applicant will need to return to the Architectural Review Board.

Motion: Approve as noted

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

B. "EYE CARE CENTER" – Transom

This is a 60" long by 10" high white vinyl window decal with a green boarder and gray letters. This decal will be centered within the window area on the outside of the glass.

The Board is requiring:

1. The interior face, because it is mounted to clear glazing, also look finished. If required apply a same size panel on the inside. White plastic will be acceptable.

Motion: Approve as noted

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

4. Case 17-09-095 – 10137 Corbetts Ln. S/L 82, New single family dwelling by Pulte Homes

Jamey Heinzman with Pulte Homes presented plans for a 3,926 sq. ft., two story "Birmingham" model single family dwelling. The siding will be storm; shake, vintage wicker; trim, natural linen; front door, iron ore; brick, bellevedere; stone, glacier valley ledgerstone and the roof will be weathered wood.

The Board is noting:

- A. Page 7.21b2 & 7.21b3 – add landing and steps to grade to the rear elevation

Motion: Approve as noted

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

5. **Case 17-09-096 – 10098 Corbetts Ln. S/L 74, New single family dwelling by Pulte homes**

This is a 3,916 sq. ft., two story, "Saratoga II" model single family dwelling. The siding will be vintage wicker; shake, walnut; board and batten, Colonial ivory; trim, glacier white; front door, rustic red; shutters, burgundy red; brick, Catawba and the roof will be weathered wood.

The Board is noting:

- A. Page 7.07b6 – add steps out from the slider on right elevation

Motion: Approve as noted

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

6. **Case 16-08-089 – 2074 Meadowood Blvd., change in color of brick and stone**

Jamey Heinzman informed the Board the homeowner wished to change the brick on this house from signature blend to old hickory and change the stone from vintage wine fieldstone to charcoal mist ledgerstone.

Motion: Approve it

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

7. **Case 17-09-097 – 3205 Simecek Dr., New single family dwelling by Prestige Homes**

Jon Russell with Prestige Homes presented plans for a 7,728 sq. ft. two story single family dwelling. The siding will be antique gray; shake, antique gray; trim Sherwin Williams shagbark; front door, wood stained mahogany; windows, Anderson dark bronze; stone, Dutch Quality sagewood weatherledge and the roof will be CertainTeed Landmark driftwood. The rear porch will have a bluestone top with classic black railing. The garage will have a carriage style doors in a bronze color. This is a custom home on a new lot split. This builder is known to some of the Board members and the Board was brought up-to-date with his recent work in the area.

The Board is requiring:

1. Extend the roof to get a bigger overhang to give a little larger presence. Mr. Russell thought he would make the window 6" wider, leave the trim board and make the overhang a little bit wider and that should make the bigger presence that the Board is looking for.

Motion: Approve as noted

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

8. **Case 17-09-098 – 8890 Darrow Rd. Signage for Take 5 Oil Change by Direct Image Signs**

- A. South Elevation – "FASTEST OIL CHANGE ON THE PLANET" Illuminated channel letters
- B. South Elevation – Castrol – wall advertisement
- C. South Elevation – Take 5 oil can
- D. North Elevation – "STAY IN YOUR CAR" Non-illuminated PVC Letters
- E. East Elevation – "OIL CHANGE" Illuminated channel letters
- F. East Elevation – Take 5 oil can
- G. Monument – illuminated face panel replacements Double sided

This applicant called the office and asked to be placed on the agenda for the next meeting.

VI. Work Session: Jamey Heinzman asked for clarification on the "look alike" clause. Pulte Homes is inquiring which houses lot 91 will be compared to. The Board was asked to determine what would be across the street from this house which is located on a cul-de-sac. Don Spice offered what is perpendicular from the face of the house from the cul-de-sac. Jennifer Frazier offered lots 86, 87 and 88 are all across the street. Jennifer Frazier advised Pulte against building another Birmingham elevation 15, Huntington elevation 6, Birmingham elevation 17 and Eden elevation 1 on this cul-de-sac. Jennifer Frazier further cautioned against putting matching houses on opposite sides of the pond.

VII. Adjournment: As there was no further business before the Board John Midlik moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 7:00 p.m.