

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
October 5, 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: Maureen Stauffer, Council; Dale Steppenbacker, Building Department

II. Approval of Minutes: September 21, 2017

Motion: Approve the minutes

Jennifer Frazier moved and John Midlik seconded, Marge Gantous abstained, the motion passed.

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 17-10-101 – 8900 Darrow Rd., Directory Sign Changes for University Hospitals and Rainbow Babies & Children's by Richards Sign Consultant

John Richards, representing University Hospitals requested approval of the three small inserts for the Town Center directory sign. This applicant is proposing using three tenant spaces that will provide room for logos and remove the two signs located lower down on the sign. These three signs will be located on the fifth line of the new directory sign and will announce, (1) "University Hospitals" with red UH shield, (2) "Rainbow Babies & Children's" with red yellow and blue rainbow and (3) "Pediatricenter, Inc." The background on all three signs will be black with white lettering and a red dash boarder. Jennifer Fraizer clarified there will be one tenant space occupied by the Pediatricenter which is affiliated with University Hospital's Rainbow Babies & Children's Hospital. Marge Gantous asked to see the letter of approval from Twinsburg Town Center. Jennifer Frazier noted the Board previously decided Giant Eagle and the top four tenants occupying the top three lines on the on the sign could be in color and all the remaining tenants would be listed with the same font and same background color. The Board's concern is that approving this submittal will open the way for future tenants to change colors and add logos. Marge Gantous proposed tabling the application, retrieving the previous minutes where the Board discussed the sign, and ask the applicant to return at the next meeting. Jennifer Frazier reiterated she was not opposed to the signage as presented. However, she wants the record to show this does not follow the program the Board previously discussed. Don Spice commented this directory sign is difficult to read because there are too many names to be read by a driver passing by the plaza.

Motion: Approve as submitted – Accept the sign as submitted

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

2. Case 17-10-102 – 9124 Beechmont Ct., Screened porch for David & Sue Helke by Paul Fike Builders

David Fike with Paul File Builders presented his plans to put a screened in porch over an existing deck. Mr. Fike explained he will be establishing new footers for the roof system but the existing deck will remain. The roof will match the house. The screening will be a white PVC product. The existing railing will remain. The railing on the side elevations was discussed. It was determined that because of the building's drop-off a railing system would be needed inside the screened area. The plans show a 2/12 pitch and ice guard will be used on the entire roof. The applicant stated the purpose of the shingles on the shed roof will be to tie into the look of the existing roof.

The Board is requiring:

- A. A rail is needed and will look like the existing rail. This railing will be placed inside the screen for ease of repair should the need arise.

Motion: Approve as noted

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

3. Case 17-10-103 – 1409 Melissa Ct. S/L 7, New Single Family Dwelling by LDA Builders

Tony Lunardi with LDA Builders presented plans for a 4,804 sq. ft. two-story single family dwelling. The siding will be a flat driftwood color; trim, white; front door stained brown; stone, Dutch Quality prestige weatherledge and the roof will be an architectural dual black or charcoal grey. Jennifer Frazier commented on the stone returns. On the two-story stone element on the left side the stone can only return one foot because the return hits a wall. On the right elevation the Board would typically require a two foot return but in this case the one foot stone return is proper to match the left elevation. Jennifer Frazier commented the garage man door exits to the rear which is good for function.

The Board is requiring:

1. Pages 11 & 13 -- Add non-working vents on both elevations on both peaks rectangular is recommended

Motion: Approve as noted

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

4. Case 17-10-104 – 2028 Fieldcrest Ln. S/L 51, New Single Family Dwelling by Pulte Homes

Jamey Heinzman with Pulte Homes presented plans for a 4,873 sq. ft. two story single family dwelling. The siding will be Monterey sand; trim, natural linen; front door, iron ore; shutters, black; brick, Belvidere; stone, Bucks County and the roof will be weathered wood. The Board and the applicant carefully review the house styles to avoid look-alikes on this cul-de-sac.

Motion: Approve as submitted

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

5. Case 17-10-105 – 2077 Spring Ridge Dr. S/L 91, New Single Family Dwelling by Pulte Homes

This is a 3,857 sq. ft. two story single family dwelling. The siding will be colonial ivory; board and batten, vintage wicker; trim, glacier white; front door, peppercorn; shutters, tuxedo gray; brick, Catawba; stone glacier valley ledgerstone and the roof will be weathered wood. To comply with the look-alike requirements some changes have been made. The window configuration on the left elevation second story has been changed from a single window to a double window. A window has been added flanking the garage. A window has been added to the roof line, they changed to board and batten and the roof line has been changed to a clipped hip. Jennifer Frazier noted the look-alike codes on cul-de-sacs need to be revised.

The Board is requiring:

- 1 Page 7.15b1 – Front elevation add small window to second story walk-in closet as suggested by the Board to match the existing small window above the garage
- 2 Page 7.15b1 – Front elevation add railing across the porch
- 3 Page 7.15b1 – Front elevation, second story loft: install double window (30/53) with nice trim and remove the shutters
- 4 Page 7.15b1 – Rear elevation add steps to grade

The Board is recommending:

1. Page 7.15b1 – Front elevation add light to left side of garage door to match light on right side.

Note: Approve as noted

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

ARB 10/05/2017

VI. Work Session: None

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 7:19 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary