

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
February 06, 2020

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:03 p.m.

I. Roll Call

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

Absent:

Others in attendance: Jo-Ann McFearin, Councilwoman Dan Cegelka, Building Department

II. Approval of Minutes: January 16, 2020

Motion: Approve minutes from January 16, 2020 as submitted

John Midlik moved and Don Spice seconded, upon roll call the motion passed unanimously

III. Excuse Absent Members: None

IV. Public Participation: None

V. Review:

1. Case 20-02-06 – 9149 Ravenna Road, Taco Tuesday – Signs – William Budziak – Signs ‘n Stuff

- William Budziak presented himself to the Board on behalf of this project and Taco Tuesday. William Budziak advised there are three total signs proposed for this building. One sign will be a double sided non-internally illuminated monument sign that will not change size or shape. William Budziak advised there will be two non-internally illuminated wall signs by each side of the entrance doors that will be 4 feet by 4 feet.
- The Board did not make two separate motions for this case, only one motion was granted for all signage.

Motion: Approve as submitted

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

2. Case 20-02-07 – 2291 White Marsh Drive – Enclosed Sunroom – Robert Hanna – Great Day Improvements

- Robert Hanna presented himself to the Board on behalf of this project and Great Day Improvements. Robert Hanna presented a non-air conditioned, aluminum, glass, and shingled roof sunroom that will be over the existing deck.
- Jennifer Frazier inquired what “super foam” is that is listed on the print. Robert Hanna advised it is a 3 inch thick polyurethane insulation foam and will be covered with aluminum skin with a pebble textured finish.
- Marge Gantous inquired if the existing lattice for the deck will remain. Robert Hanna advised it will be removed and replaced with vertical wood planks. Building Inspector Dan Cegelka advised the drawings for the new skirting will need to be submitted to the Building Department for review.
- Jennifer Frazier advised the roof pitch must be 3 foot by 12 foot pitch, as the drawings don’t appear to be drawn that way. Jennifer Frazier advised to keep the roof 4 to 6 inches below the windows as well.

The Board is noting:

Add vertical deck skirting treated with white colored stain and provide the plans to the Building Department for review. Roof must have a minimum 3’x12’ pitch

Motion: Approve as noted

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

3. Case 20-02-08 – Lake Plata Subdivision – Monument Signs – Mary Ann Serafino – Easy Sign Group

- Mary Ann Serafino presented herself to the Board on behalf of this project and Easy Sign Group. Mary Ann Serafino presented four of the same monument signs for the Lake Plata subdivision entrance locations on Jennifer Drive and Andrew Drive.
- Jennifer Frazier inquired how many signs are existing. Mary Ann Serafino advised there is a sign against the fence and a post sign that the subdivision advised is not effective that will be removed. Mary Ann Serafino advised there will be one sign against the fence on each side of the entrance to see it from each side of direction angled at 45 degrees.

Motion: To approve the variance for an additional planter sign at each entrance (2)

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

Motion: Approve as submitted

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

4. Case 20-02-09 – 10683 Ravenna Road, Davita Nail Salon – Wall Sign – Dean Schramm – Schramm Signs

a. Wall Sign

- Dean Schramm presented himself to the Board on behalf of this project and Schramm Signs. Dean Schramm presented a channel letter set sign. Dean Schramm advised the sign presented states “Nail and Spa” and it will actually be “Nails and Spa”. Dean Schramm advised the sign will be a flush mounted, internally illuminated sign with black returns and side capping.
- Marge Gantous inquired if the awing that is currently on the building will be removed. Dean Schramm advised it will be removed. Jennifer Frazier stated that the brick must be cleaned and power washed and that any hole remaining from the removal of the awing to be filled.

Motion: To approve the variance for wall sign size to 64.7 square feet.

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

The Board is noting:

Must read “Nails and Spa”

Motion: Approve as noted

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

b. Monument Sign

- Dean Schramm advised the monument sign will just have the interchangeable panel changed to a white background, black lettered sign indicating the business. No other changes to the monument sign will be made.

The Board is noting:

Must read “Nails and Spa”

Motion: Approve as noted

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

5. Case 20-02-10 – 8745 Chamberlin Road, Vistar – Wall Signs – Joel Frezel – Adams Signs

- Joel Frezel presented himself to the Board on behalf of this project and Adams Signs. Joel presented three wall signs that will be non-illuminated letter signs that will be on three elevations that face the street fronts. The existing monument sign will remain, however the existing wall sign will be removed and replaced with the new sign. Joel Frezel advised all three signs will be exactly the same.

Motion: Approve as submitted

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

6. Case 20-02-11 – Parcel 64-02031 – New Single Family Dwelling – Chase Masuga – Chasemoor Construction LLC

- Chase Masuga presented himself to the Board on behalf of this project and his personal company, Chasemoor Construction LLC. Chase Masuga presented an approximately 4,000 square foot home that will utilize siding the color Granite, shake in the colored Deep Granite, the trim and garage door will be white, the stone/brick will be in Portland Smoke, and lastly the roof shingles will be Pewter in color.

Motion: Approve as submitted

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

7. Case 20-02-12 – 3467 Cannon Road – Enclosed Sunroom – Michael Rosenlieb – MK Rosenlieb Co, Inc.

- Michael Rosenlieb presented himself to the Board on behalf of this project and his company MK Rosenlieb Co., Inc. Michael Rosenlieb presented a three season sunroom. Michael Rosenlieb stated that the sunroom will be in place of an existing deck utilizing white vinyl clad aluminum siding and glass windows. The sunroom will also have roof shingles to match existing. Michael Rosenlieb advised there will be light tan/gray skirting.

Motion: Approve as submitted

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

8. Case 20-02-13 – 9224 Darrow Road, Mathnasium – Wall Sign – Gil Macias – Fastsigns Twinsburg

- Gil Macias presented himself to the Board on behalf of this project and Fastsigns Twinsburg. Gil Macias presented a sign for a franchise that has national branding to adhere to. Gil Macias stated he was presented the specs from the company with branding standards. Due to this the sign is not in conformance with size. Gil advised the “A+” and the branding bar on the bottom are creating the extra square footage. Gil Macias stated the sign will have white lettering and will be internally illuminated.
- Jennifer Frazier advised the sign appears to be appropriate for the building as the height of the letters are consistent with the other vendors in the multi-tenant location.

Motion: To approve the variance for wall sign size

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

Motion: Approve as submitted

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

9. Case 20-02-14 – 10024 Ravenna Road – New Single Family Dwelling – Paul Kuszmaul – Kuszmaul Builders

- Paul Kuszmaul presented himself to the Board on behalf of this project and his company, Kuszmaul builders. Paul Kuszmaul presented a ranch home that will utilize siding in the color White Birch. The garage door and trim will be white in color. The front door will be a wood stained mock color. The shutters will utilize Dove Grey color. The brick will be Aberdeen in color. The roof shingles will be Coastal Granite in color. Finally the three columns in the front elevation will be the same color as the front door.
- Marge Gantous inquired what type of door was in the rear. Paul Kuszmaul advised it will be a sliding door.
- Jennifer Frazier stated the front door does not appear to be center in the prints and advised it will need to be centered. Jennifer Frazier also advised to add two coach lights to each side of the door.
- Jennifer Frazier stated to add an approximate 3 foot landing to the rear door with steps to grade versus just steps due to safety concerns.
- Marge Gantous inquired if there is going to be lights over or next to the rear patio door. Paul Kuszmaul advised there will be but they are not reflected on the print.
- Jennifer Frazier voiced concern about the garage appearing to be set forward. Paul Kuszmaul stated that the front porch will be in line with the garage.

- Jennifer Frazier recommended the addition of an egress basement window.
- Leslie Smith, property owner, asked the Board their opinion of adding a window on the front elevation to the upper part of the garage as she is debating back and forth the need to place one there. The Board stated she has the option to add it and it would look nice if it was, but ultimately the decision is hers.

The Board is noting:

Center the front door. Add two coach lights. Add light on each side of the garage door. Add landing at rear patio door with a step to grade. Recommend adding an egress window to the basement. Recommendation to add a window over the garage.

Motion: Approve as noted

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

After the motion passed Jennifer Frazier advised the property owner to add a flowerbed in her landscaping near the garage. Jennifer Frazier also advised to keep a flower bed or bush planted before the garage door because it is a wide space. Don Spice mentioned to the property owner the two neighbors of hers are nice individuals and will treat her nicely.

10. Case 20-02-15 – 8874 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts presented himself to the Board on behalf of this project and Ryan Homes. Tyler Metts presented a 3,306 square foot Seneca Elevation A model with a two car front load garage, four bedrooms and three and a half bathrooms. Tyler Metts advised the siding will be Twilight Shadow in color. The garage door and trim will be white in color. The front door will be Fiery Brown in color. The shutters will be Pebblestone Clay in color. Finally the roof shingles will be Weathered Wood.
- Tyler Metts advised there will be two basement windows on left and right side of the home. Tyler Metts added there will be steps to grade on the rear elevation from the sliding door. Tyler Metts also advised there will be a man door 2 feet 9 inches from the front garage corner. Tyler Metts advised these are not shown on the prints but these are changes that have been made.

The Board is noting:

Add a garage man door on right elevation. Add steps to grade on rear elevation at sliding door. Add two basement windows with recommendation one be egress.

Motion: Approve as noted

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

11. Case 20-02-16 – 8875 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts remained at the podium to present this case. Tyler Metts presented a 1,823 square foot Allegheny Elevation A model with a two car front load garage, four bedrooms and two and a half bathrooms. Tyler Metts advised the siding will be Flint in color. The garage door and trim will be white in color. The front door will be Tricorn Black in color. The shutters will be black in color. Finally the roof shingles will be Weathered Wood.
- Tyler Metts advised there will be two basement windows on left and right side of the home. Tyler Metts added there will be steps to grade on the rear elevation from the sliding door. Tyler Metts also advised there will be a man door 2 feet 9 inches from the front garage corner. Tyler Metts advised these are not shown on the prints but these are changes that have been made.
- Jennifer Frazier stated concern over sizes of the rooms but followed up that it isn't the responsibility of the Architectural Review Board to question interior designs.

The Board is noting:

Add a garage man door on the right side. Add steps to grade. Add two basement windows with recommendation one be egress.

Motion: Approve as noted

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

VI. Work Session:

- Councilwoman Jo-Ann McFearin brought up the State of the City address will be on the same night as the next Architectural Review Board meeting on Thursday, February 20, 2020. There was discussion between Board members and the decision was made to keep it the original Thursday date.
- Councilwoman Jo-Ann McFearin inquired the lack of owners having to present their proposed changes to siding or roof changes. Discussion was had, Jo-Ann McFearin will reach out to Building Commissioner Keith Foulkes for clarification.

VII. Adjournment: As there was no further business before the Board, Marge Gantous moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned at 8:05 p.m.

Jennifer Frazier, Chairman

Julie E. Marinin, Secretary