

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
February 20, 2020

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:00 p.m.

I. Roll Call

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

Absent:

Others in attendance: Dale Steppenbacker, Building Department

II. Approval of Minutes: February 06, 2020

The Board is Amending Case 20-02-07 for 2291 White Marsh Drive, enclosed sunroom that the Board was “re-assured the pebble finish texture will be very fine and cannot be seen looking pebbly. It will also have a matte finish and not a glossy finish”

Motion: Approve minutes from February 06, 2020 as amended

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

III. Excuse Absent Members: None

IV. Public Participation: None

V. Review:

1. Case 20-02-17 – 10192 Corbetts Lane – Covered Patio – Michael Fisher – J. Gilmore Design

- Michael Fisher presented himself to the Board on behalf of this project and the contractor, J. Gilmore Design. Michael Fisher presented an exposed tongue and groove, covered pergola style structure with a roof covering that will be placed over the existing deck. Michael Fisher advised there will be 12 inch round columns with a 1/2 inch thick fiberglass covering. Michael Fisher also advised it will be a flat roof with a slight taper and drain the column.
- Jennifer Frazier stated that she was concerned what the flat roof will look like to the neighbors of this property that that has a second story. The reason for the concern is what the buildup would be, such as leaves and what that would look to the neighbors. Michael Fisher advised that the roof will be a tan color with a drain that ties into the column and into the existing downspout which should help eliminate any great buildup.
- Marge Gantous inquired if the structure was going to cover both sets of the three windows on the rear. Michael Fisher advised the covering will span across the entire rear of the property with the exception of the right set of windows as it will only cover between windows one and two. Michael Fisher also advised that the covering will cover the stairs going into the house but not cover the exiting grill.

Motion: Approve as submitted

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

2. Case 20-02-18 – 1642 Ridgewood Court – Addition – Molly Ledinsky – Homeowner

- Molly Ledinsky presented herself to the Board as the homeowner and on behalf of this project. Molly Ledinsky presented a 560 square foot addition to the rear of her property where the siding, trim and roof shingles will match the existing home.
- Jennifer Frazier advised there will be a small triangle viewed from the front elevation from the addition.

Motion: Approve as submitted

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

3. Case 20-02-19 – 9630 Ravenna Road, Valentio’s – Wall Signs – Jeff Clark – Easy Sign Group

- Jeff Clark presented himself to the Board on behalf of this project and Easy Sign Group. Jeff Clark presented an illuminated wall sign will have black lettering that will be back lit with a halo style lighting effect. Marge Gantous inquired if there was going to be an apostrophe. Jeff Clark was unsure as he did not design the sign.

The Board is noting:

The client has the ability to add an apostrophe before the letter “s” if wanted.

Motion: Approve as noted

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

4. Case 20-02-20 – 9079 Darrow Road, Route 91 Nutrition – Wall Sign – Marina Baker – Business Owner

- Marina Baker presented herself to the Board on behalf of this project and as the business owner. Marina Baker presented a white vinyl, window decal sign that is currently displayed on her windows.

Motion: Approve as submitted

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

5. Case 20-02-21 – 2947 Darlene Court – New Single Family Dwelling – Jamey Heinzman – Pulte Homes

- Jamey Heinzman presented herself to the Board on behalf of Pulte Homes. Jamey Heinzman presented a 2,988 square foot Continental Elevation HR2K model with a two car front load garage, five bedrooms and three bathrooms and will utilize a daylight garden view. Jamey Heinzman advised the home will utilize Pulte color scheme number 13. The siding will be Coastal Sage in color. The front door will be Porpoise in color. The trim will be extra white in color. The shake will be Charcoal Smoke in color. The brick will utilize Fort Harrison colored bricks. Finally the roof will be Weathered Wood.

Motion: Approve as submitted

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

6. Case 20-02-22 – 8827 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts presented himself to the Board on behalf of Ryan Homes. Tyler Metts presented 2,530 square foot Allegheny Elevation B model with a two car front load garage, three bedrooms and three and a half bathrooms. Tyler Metts advised the siding will be Natural Almond in color. The garage door and trim will be white in color. The front door will be Black Fox in color. The shutters will be brown in color. The roof shingles will be Weathered Wood.

The Board is noting:

Add a garage man door. Add two basement windows, one left and one right with the recommendation that one be egress. Add steps to grade. Must submit a second set of plans.

Motion: Approve as noted

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

VI. Work Session:

- The Board inquired about the status of the Wilcox Meadows Senior living apartments. Don Spice advised that the Board did not get enough time to look at the prints when they were originally presented.
- Jennifer Frazier stated that Board still reserves the right to make small changes to the design such as adding windows, doors, etc., as the Board only made approval to the concept design.
- Don Spice stated that there is a concern regarding the door swing clearance.
- Jennifer Frazier believes there may be conflicting plan designs that warrant a re-visit.

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- Jennifer Frazier stated that there may be issues regarding egress paths as the garage door may be the only egress path. Marge Gantous advised there is a rear patio door as well which is considered an egress path.
- Jennifer Frazier questioned why the units would not fall under ADA standards. Building Inspector Dale Steppenbacker stated there is a code that allows this to be considered a commercial project based on the nature but stated that it would be something that the Master Plans Examiner or the Building Commissioner would have to clarify with them if necessary.

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 7:00 p.m.

Jennifer Frazier, Chairman

Julie E. Marinin, Secretary