

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
February 21, 2019

Board President, Don Spice, 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: Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: Traci Bonvenuto

Others in attendance: Greg Bellan, City Council; Dan Cegelka, Building Department; Ted Yates, Mayor

II. Approval of Minutes: February 07, 2019

Motion: Approve minutes from February 07, 2019 as submitted

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

III. Excuse Absent Members:

Motion: Excuse Traci's Absence

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

IV. Public Participation: None

V. Review:

1. Case 19-01-07 – 8863 Gettysburg Drive – Home Addition – Chad Stone of Stone Construction and Homeowner Akil Hameed

- Chad Stone and Akil Hameed both introduced themselves to the board. Chad Stone advised that after speaking to the Building Commissioner, Russell Rodic, regarding a change to the submission, regarding the deck due to the set back variance. Chad Stone changed the deck to a 6 foot by 6 foot landing versus a larger deck at this time. Akil Hammed was advised that he could submit an application for a larger deck to meet the variance to get the process started at a later time if wanted. Jennifer Frazier inquired if that was regarding the rear set back. Chad Stone advised that it is and that he encountered a similar situation in Medina with a 50 foot setback and Medina allowed a 30 foot setback because it is located on the rear of the property. Chad Stone advised that he could submit a secondary site plan for the deck if the board would like. Dan Cegelka said that would be outside the ARB Meeting and can talk about that at a later time and Chad Stone agreed.
- Chad Stone stated that the windows were moved as requested in the previous meeting for exact spacing and added the four foot deck portion for the empty space. Chad Stone gave a secondary option for truss versus stick building. Chad Stone also advised there is a secondary cross section for both areas for a cleaner option. John Midlik advised that the trusses are interior and not be an issue for the exterior.
- Marge Gantous inquired about the landing coming off the sliding glass door with steps down to the grass. Chad Stone stated that due to code, that is correct.
- John Midlik inquired about the colors of the exterior. Chad Stone stated they were presented last week but Akil Hammed advised for the record, Sterling Gray for siding, black shingles to match existing. The trim will be white and the shutters remain black. Chad Stone also advised that there would be vertical lattice added to the deck drawing, per request from the previous ARB Meeting.

Motion: Approve as submitted

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

2. Case 19-02-11 – 9749 Darrow Road – Enclosed Porch Addition – Steven Shick, Homeowner

- Steven Shick advised to the board that his wife and himself get a lot of Amazon packages and that he wanted to porch to provide cover from the elements for the Amazon packages. Jennifer Frazier inquired if the almost finished structure is going to be completed as the siding is not finished and trim is completed on the door. Marge Gantous inquired if the shed roof is going to stay. Steven Shick advised that due to the changes on the interior that it would not be beneficial to change. Marge Gantous inquired if was going to be putting in a gable roof with an open porch. Steven Shick confirmed yes and a bench for the Amazon guy/girl to protect the packages.
- Jennifer Frazier inquired if the concrete slab was already poured for the porch. Steven Shick advised it is already there and that he would be building on the existing pad. Marge Gantous inquired if he was going to be extending the current concrete pad in which Steven Shick advised he would not be extending. Jennifer Frazier inquired if the porch was going to be connected to existing house or freestanding. Steven Shick advised that it would be basically free standing with two pillars. One pillar will be semi attached to the house and one proud with a gable to match garage roof next door. Jennifer Frazier advised the roof line cannot match up with existing garage. Steven Shick advised he did not want to draw attention away from shed roof.
- Marge Gantous inquired if the area was going to be shingled and what color. Steven Shick advised that it would match the existing. Jennifer Frazier inquired if there was going to be trim to match the bottom of the gable to match the existing garage. Steven Shick advised he would match as close as possible with the garage.

The Board is noting:

- Steven Shick must add a piece of trim at the lower portion of the gable and that the addition that is nearly complete will be completed at the same time of this case.

Motion: Approve as Noted

Jennifer Frazier motioned to approve as noted, John Midlik seconded, upon roll call the motion passed unanimously.

Dan Cegelka confirmed the enclosed porch addition has been approved as noted.

3. Case 19-02-12 – 10024 Ravenna Road – Single Family Home – Wayne Homes – Pierre Tremblay, Homeowner

- Pierre Tremblay introduced himself to the Board. Pierre Tremblay advised he would like to build a 1600 square foot, 3 bedroom, 2 bath ranch with a full basement. There will be 9 foot ceilings, 6 foot windows, a two car garage and a fireplace with stone to ceiling. Colors on roof will be black and Tuscan clay shingles. The stone color has been chosen as Lake Point.
- Jennifer Frazier inquired if Pierre Tremblay would be living there. Pierre Tremblay advised that he would be.
- John Midlik inquired if there was going to be a man door in the garage. Pierre Tremblay advised there would not be. Jennifer Frazier advised the ARB requires the man door as a minimum as the ARB has required garage man doors for years.
- Marge Gantous clarified with Pierre Tremblay by looking at lot the brick house is on right and the yellow on left. Pierre Tremblay advised that is correct.
- Jennifer Frazier advised that during the demolition process of the home that was previously housed on that land, the ARB was very specific that the home coming onto the lot would have to have architectural character not a standard builder home because of its core location in the community across from City Hall, the Fire Station, two doors down from the library, and in line with historical homes. Jennifer Frazier advised she is not opposed to a ranch home on the lot but the home will need more exterior character. Pierre Tremblay asked for Jennifer Frazier to define exterior character. Jennifer Frazier advised Pierre Tremblay that the ARB advised him of this when he was in front of

- them previously for the demolition of the previous home (Case 17-12-118) that there would need to be windows on all elevations, balance to the sods, addition of materials such as stone. Pierre Tremblay advised there were windows on all side elevations. Jennifer Frazier advised there were none on Right elevation based on the plan submitted. Pierre Tremblay advised that Jennifer Frazier was right, but stated there was no window because there is no space to place a bed in the master bedroom if there was a window installed. Pierre Tremblay stated there isn't a lot of space for a window and doesn't want a window in the bathroom either. Jennifer Frazier advised that a bathroom window is not required by the ARB. Pierre Tremblay brought up the neighbor that destroys City Hall due to garbage on his property and he had talked to Mayor regarding it. Pierre Tremblay stated he was upset that ARB is increasing the project cost by adding windows, which he feels is taking away from retirement plan because he is a senior citizen. Pierre Tremblay then voiced there would be no problem if there was no neighbor, commercial parking behind him or the parking garage across the street. Jennifer Frazier stated the Board required windows on all elevations and advised Pierre Tremblay again there were none on the right elevation which is indicated on page A-7 of the plans Pierre Tremblay submitted. Jennifer Frazier advised there is only a 4 inch vent and an AC unit but no window. Again, Pierre Tremblay stated he needs to have to bed somewhere. Jennifer Frazier suggested to perhaps re-designing the interior to make room for the bed location to get a window for the exterior and to consider putting a window in the bathroom.
- Jennifer Frazier stated it is not required but noticed ranches usually have bathroom that is large enough to accommodate wheelchairs or walkers and to consider expanding bathroom size to resale later on and to navigate inside the home. Pierre Tremblay stated he plans on dying at that house and not reselling it. Again, Jennifer Frazier stated the Board is requiring more character to the exterior. Pierre Tremblay inquired if it is in the Twinsburg City Ordinance. Jennifer Frazier advised it is in the ARB and Marge Gantous stated it is as well. Pierre Tremblay requested a copy. Pierre Tremblay advised the Board that taste and code do not match and that he doesn't have to comply with the taste based on the fact the Board doesn't have the same taste as himself. Jennifer Frazier advised Pierre Tremblay that he has to comply with the Board to protect the City, neighbors, and any future occupants to ensure that it is of reasonable taste for the future. Jennifer Frazier stated this information was specifically brought up during the demolition process because of the location of the property. Pierre Tremblay stated he was mad because of the neighbor and that the City has not done anything about it and that no house on Ravenna Road is over \$300,000 and his would be. Jennifer Frazier stated the current houses on Ravenna Road have character, in turn Pierre Tremblay stated the current houses do not have any character. Pierre Tremblay wants to focus on the code not the taste. Jennifer Frazier inquired if Pierre Tremblay likes the location of this property based on his comments and Pierre Tremblay stated he loves it. Pierre Tremblay then stated he would put a window in the master bedroom. Jennifer Frazier stated she would want more than one but would agree to one. Jennifer Frazier added that the Board is requiring Pierre Tremblay to add a man door and stone. Jennifer Frazier stated her understanding that Pierre Tremblay is not a builder but that the Board requires this of every applicant and standard. Again, Pierre Tremblay advised that it is not fair, that he needs to spend more money, and put up with the neighbor who is a hoarder. Jennifer Frazier advised the Board cannot control the hoarder and but does however see the issue. Again, Pierre Tremblay stated the Mayor is not doing anything about it. Again, Jennifer Frazier advised it is not an issue the Board can resolve. Pierre Tremblay inquired if the Board wants two windows. Once more, Jennifer Frazier stated the Board was looking at adding character.
 - Don Spice asked when Pierre Tremblay was at the Board last. Pierre Tremblay stated that is was last year (2018). Don Spice advised the Board would like to review the previous meeting regarding the demolition to get clarification on what was requested by the Board and to table the case.
 - Marge Gantous advised that she has a similar set up at her house and that she does not have an issue with furniture placement. Pierre Tremblay advised that side of the house would face the hoarder and does not want to see the garbage and asked if the Board would approve two smaller windows near the ceiling. Jennifer Frazier advised the Board recommends that there be some type of window covering. Jennifer Frazier advised that having blank walls on the exterior is not appealing when people see it but that it might make sense on the interior. Jennifer Frazier advised those types of windows are contemporary and not a historical look. Jennifer Frazier advised that the stone wrap around must be 2 feet. Jennifer Frazier advised that regardless of the price point of homes, the Board does require that each house with stone, have the 2 foot wrap around. Jennifer Frazier also advised that the Board is requiring Pierre Tremblay to add a garage man door and that it needs to be trimmed out. Julia Judd from Wayne Homes (builder) asked if vertical siding would add character in turn Jennifer Frazier advised that it would add character with proper trim. Jennifer Frazier then advised that the current code states that one window per bedroom is required and the old code was that two

windows were required. Jennifer Frazier advised she understands that what the Board is suggesting does not follow the current code but to match the exterior character the Board is requiring the windows.

- Julia Judd asked if one window in the garage was sufficient. Jennifer Frazier advised that it was.
- Pierre Tremblay then stated he was upset that the process is not fair for Senior Citizens who live on limited income. Jennifer Frazier started to state the percentage of cost of the project changes and was cut off by Pierre Tremblay and stated that Jennifer Frazier was insulting his intelligence. Jennifer Frazier stated she was trying to make a separate argument. Pierre Tremblay stated that Jennifer Frazier does not have the same rules. Pierre Tremblay stated that she has no consideration for older people because she is too young to understand. Jennifer Frazier stated the Board requires all homes to have the items they have requested. Pierre Tremblay stated the Board is not using the code and that Jennifer Frazier is solely going on taste. Mayor Ted Yates then stated that is what the Board is to do.
- Pierre Tremblay asked Mayor Ted Yates what he is doing about the hoarding neighbor. Mayor Ted Yates asked Pierre Tremblay to come back at a later time to sit down and have a conversation with him regarding the neighbor. Mayor Ted Yates asked the Board if they would like the case to end, in turn the Board motioned to table.

Motion: Table for more information

Jennifer Frazier motioned to table the case, John Midlik seconded, upon roll call the motion passed unanimously.

4. Case 19-02-13 – 2823 Hunter Ridge – Single Family Home – Pulte Homes – Jamey Heinzman

- Jamey Heinzman advised the Board the new home will be a 2600 square foot Mercier home on sub lot 7 with 500 square foot garage and a 1,100 square foot, unfinished basement. The elevation is HR 2-H. Jennifer Frazier asked if this is the second home in this community outside the model home. Jamey Heinzman advised yes.
- Jamey Heinzman advised the siding color will Cape Code Gray, trim will be Extra White, front door will be Griffin, shutter will be Musket Brown, gray brick on the home, stone color will be Echo Ridge LedgeStone, roof will be Moiré Black and the board and batten will be Charcoal Smoke. Jennifer Frazier inquired clarification on the roof color as listed as Weathered Wood. Jamey Heinzman advised the Moiré Black was submitted but will clarify. Jennifer Frazier asked if all the homes will have a standard roof color for the homes. Jamey Heinzman advised only two options of Weathered Wood or Moiré Black. Jennifer Frazier sought clarification on the Cape Cod Gray was a true gray color or if it had blue or green tint to it. Jamey Heinzman advised that in different light it could look slightly different but have not seen it in person. Jennifer Frazier advised that it is a good, normal color. Jamey Heinzman inquired going forward regarding if she could bring in pictures of the stone or hard samples of the stone due to the weight. Jennifer Frazier advised to only bring in the stone that is being used on the home and not all stone samples.
- Jamey Heinzman brought in a samples of potential scenarios for the side of the home for the position of the windows. Jennifer Frazier inquired about the band board color. Jamey Heinzman advised it will be White which follows the rest of the home. John Midlik inquired if the siding color was going to be the same on the entire house. Jamey Heinzman advised yes. Marge Gantous stated that Scenario One is a great option. John Midlik asked if Pulte is building these homes anywhere else and they are in Macedonia, Stow, Wadsworth, and Avon Lake. The home floor line is coming from Seattle and a family friendly style home.
- Jennifer Frazier advised on the rear elevation the center windows are offset by approximately 4 inches. Jamey Heinzman advised she will look into the issue. Jennifer Frazier advised the second floor windows are centered in the bedroom and it might be easier to center the lower level ones. Dan Cegelka asked if there was an egress door on the back of the home. Jamey Heinzman advised there will be café doors. Jennifer Frazier inquired if the basement will be finished. Jamey Heinzman advised that it would not be finished but have vent windows going in but no full windows. Jamey Heinzman chose to place the window on the rear of the house. Jennifer Frazier advised if the homeowners choose to put a deck in, the window will be covered by the deck. Jamey Heinzman advised she will speak to the owners again.
- Marge Gantous advised that Scenario One is the option to go with. Jamey Heinzman will submit new drawings with the revisions.

The Board is noting:

- Scenario one with side elevation includes a trim board in the middle of the elevation, three windows toward the back of the great room, window second floor bedroom, landing and steps to grade off back door. Recommend to move the basement window to side elevation and one egress window to the basement.

Motion: Approve as Noted

Jennifer Frazier motion to approve as noted, John Midlik seconded, upon roll call the motion passed unanimously.

5. Case 19-01-04 – 8027 Darrow Road – Digital Plaza Sign – Ellet Sign – Albert Haddad Jr.

- Albert Haddad Jr. presenting for Summit Sound. The sign will be 7.5 feet high and 7.3 feet wide. White split face sign that would have Summit Sound and Subway listed and an electric message center. Jennifer Frazier clarified if this location was just Summit Sound and Subway and separate property from the plaza. Albert Haddad Jr. stated the sign will be internally illuminated with aluminum and plastic materials. Message center will be text space messaging for business advertisement, no flashing, moving or scrolling. Jennifer Frazier clarified it would be a static image that appears for a minimum 10 seconds and could be changed based on preference. AH advised there would be minimum transitions between messages. Jennifer Frazier advised the law is changing on the digital type of signs and that New Adventures across the street from Summit Sound came through and wanted a similar sign and it was not approved because they were an independent business. She wants clarification on if the laws changed well enough to pass this sign. Mayor Ted Yates advised that a Supreme Court ruling allows these types of signs. Mayor Ted Yates agrees with the Building Division with their stand on these types of signs. Mayor Ted Yates mentioned he will continue to work with the Building Division on zoning areas for these types of sign. Jennifer Frazier stated the content is a potential issue. Jennifer Frazier stated the look of the sign is appropriate to match the building and the text size is appropriate. Jennifer Frazier stated she was concerned if this is appropriate for individual businesses that this would upset previous businesses that were denied. Albert Haddad Jr. advised that it will be text and not image. Jennifer Frazier advised that if Summit Sound decided to leave, the next tenant would have access to use that sign. Marge Gantous inquired if Subway was going to have a chance to use the digital screen. Albert Haddad Jr. advised that they would not; they would just have a green lit Subway sign. Marge Gantous concerned that if the ARB approves the sign; other businesses will want to apply for this type of sign and does not want to have a ton of digital signs up and down Ravenna Road and State Route 82. Mayor Ted Yates advised that the current signs within the City are not overly bright and non offensive. Albert Haddad Jr. advised that the sign brightness is based within the software and will work with the owner of the property on proper usage of the digital sign.

The Board is noting:

- Approved as submitted pending interpretation of the Sign Code / Ordinance by the Law Director

Motion: Approve as Noted

Jennifer Frazier motion to approve as noted, John Midlik seconded, upon roll call the motion passed unanimously.

6. Case 19-02-14 – 9964 Vail Drive – Planter Sign – Dr.Gen – Fastsigns – Ed Gonzales

- Ed Gonzales stated that he was in front of the Board in December regarding the previous sign approval. The change comes in to play that the owner does not want to go the temporary sign route but go for a permanent route. The sign is exactly the same from the previous submission but showing the proper footers and brick siding. John Midlik advised if the sign is changing at all from the previous submission and Ed Gonzales stated it is the same. Jennifer Frazier clarifying if there will be stone caps on the top, Ed Gonzales stated there would be.

The Board is noting:

- Jennifer Frazier advised to add a 2-3 foot cast stone to match the building height.

Motion: Approve as Noted

Jennifer Frazier motion to approve as noted, Marge Gantous seconded, upon roll call the motion passed unanimously

VI. Work Session:

- None

VII. Adjournment: As there was no further business before the Board, Jennifer Frazier moved and Marge Gantous seconded and the meeting was unanimously adjourned at 7:40 p.m.

Donald R. Spice, Chairman

Julie E. Marinin, Secretary