

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
March 05, 2020

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:01 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, Dale Steppenbacker, Building Department

II. Approval of Minutes: February 20, 2020

Motion: Approve minutes from February 20, 2020 as submitted

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 20-03-23 – 2198 East Enterprise Parkway, Shelter Insurance – Wall Sign – Jeff Clark – Easy Sign Group

- Jeff Clark presented a wall sign that will utilize plastic formed letters that will be non-illuminated.

Motion: Approve as submitted

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

2. Case 20-03-24 – 8797 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 3,262 square foot Columbia Elevation B model with a two car front load garage, four bedrooms and three and a half bathrooms. Tyler Metts advised the siding will be Pewter in color. The garage door and trim will be white in color. The front door will be Naval in color. The roof shingles will be Weathered Wood.
- Tyler Metts advised there will also be a garage man door, two basement windows, and a landing with steps to grade off the rear door.

The Board is noting:

Add a garage man door. Add two basement windows, one on the right, one on the left with the recommendation one be egress. Add a landing with steps to grade of the rear door.

Motion: Approve as noted

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

3. Case 20-03-25 – 8867 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts remained at the podium to present this case on behalf of Ryan Homes. Tyler Metts presented 3,673 square foot Savannah Elevation A model with a two car front load garage, four bedrooms and three bathrooms. Tyler Metts advised the siding will be Wedgewood in color. The garage door and trim will be white in color. The front door will be French Roast in color. The shutters will be Terra Brown in color. The roof shingles will be Weathered Wood.
- Tyler Metts advised there will also be a garage man door, two basement windows where the right elevation will have an egress window and left will have a hopper window, and a landing with steps to grade off the rear covered porch.

The Board is noting:

Add a garage man door. Add two basement windows with the right elevation having an egress window. Add a landing with steps to grade of the rear covered porch.

Motion: Approve as noted

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

4. Case 20-03-26 – 1999 Enterprise Parkway, Pepsi Cola – Driver’s Building – Mark Leszynski – MVL Construction Services

- Mark Leszynski presented himself to the Board on behalf of this project and MVL Construction Services. Mark Leszynski presented a 20 foot by 20 foot “Driver’s Building” that will be utilize for semi-trucks will check in when coming onto the property. Mark Leszynski advised there is a current guard shack on the property that will remain and this new proposed building will match the existing guard shack with the siding being Ascot White in color and the roof color in Dove Gray.

The Board is noting:

Change color of siding to white and a gray roof.

Motion: Approve as noted and on Planning Commission Approval.

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

5. Case 20-03-27 – 3027 Wyatts Way – New Single Family Dwelling – Jamey Heinzman – Pulte Homes

- Jamey Heinzman presented herself to the Board on behalf of Pulte Homes. Jamey Heinzman presented a 2,491 square foot Linwood Elevation CR2I model with a two car front load garage, three bedrooms and two and a half bathrooms. Jamey Heinzman advised the home will utilize Pulte color scheme number 28. The siding will be Harbor Blue in color. The front door will be Grays Harbor in color. The trim will be extra white in color. The stone will be White Oak in color. The board and batten will utilize Cast Iron in color. Finally the roof will be Weathered Wood.
- Jennifer Frazier recommends to add an egress window for the basement, however, there is not a motion to approve as noted.

Motion: Approve as submitted

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

6. Case 19-09-94 – 9422 Darrow Road – Single Story, Multi-Family Housing Units – Bobby Johnston – Mann Parsons Gary Architects

- Bobby Johnston presented himself to the Board on behalf of this project and Mann Parsons Gary Architects. Bobby Johnston presented updated plans from a previous submission for the Wilcox Meadows for final approval. Bobby Johnston presented the three concept colors that will be used throughout the community. Bobby Johnston explained there will be three siding colors, Maverick Brown, Russet, and Mocha. Bobby Johnston explained each unit will be utilizing tan colored shutters and trim. Each unit will also have white colored garage doors, Harvest Wheat colored shake, Kodiak Ridge colored stone, Sandstone colored board and batten, finally each unit will have Weathered Wood colored shingles. Bobby Johnston did present the colored materials to the Board. In turn Jennifer Frazier did voice her concern regarding the uniform “dark” appearance. Bobby Johnston advised the lighter colors for the trim and board and batten will help “pop” or “contract” the light and dark colors.
- John Midlik inquired if all units will be slab on grade, as well has how many apartments in each building. Bobby Johnston responded each unit will be slab and there will be a mix of buildings that will have four units, five units, or six units.
- Don Spice inquired if the plans submitted before him were the same as the ones previously submitted. Bobby Johnston advised they were but modified with minor changes based on previous Architectural Review Board comments and final design.
- Marge Gantous sought clarification on front door location and man door locations. Bobby Johnston explained the front door for the middle units will be in the corner of the garage and front elevation, but the entrance is not into the garage. Bobby Johnston explained for the end units, the front door will be

on the side elevation. Bobby Johnston then explained that the man doors would be a conflict with car clearance in the garage. Both Jennifer Frazier and Don Spice advised that typically man doors would be a requirement for residential buildings.

- Jennifer Frazier voiced her concern over not having ADA accessibility for senior housing but understands that the builder is utilizing Chapter 3 of the building code, which bypasses the requirement for ADA.
- Don Spice inquired if there was going to be windows in the garage door. Bobby Johnston advised there would be allowing natural light inside the garage.
- Jennifer Frazier inquired about exterior lighting as the plans do not show there will be a light at each door. Bobby Johnston advised there is and are on the electrical plans that were submitted to the Building Department for approval. Jennifer Frazier advised it will be required each door have lights as they are not shown on the Architectural Review Board submittal.
- Don Spice advised if the garage was at the street, if it was a two car garage, and if he was a visitor, where would he park and enter the dwelling. Bobby Johnston advised there would be a driveway that would allow two cars to park in the driveway and two in the garage. Bobby Johnston then advised there are two other general parking areas available for the complex and showed them to the Board on the site plan. Visitors would enter through the front door or garage based on tenant preference.
- Don Spice inquired the layout of the rear elevation. Bobby Johnston advised each unit will have a sliding door, patio area, and a six foot, board on board screen fence in between each unit.
- Marge Gantous inquired fencing areas around the complex. Bobby Johnston was able to show where the fencing would go. Marge Gantous returned and stated there were a lot of trees removed during the removal process and if the builder was going to plant more trees where the fencing will not be going. Bobby Johnston advised that there will be a significant amount of trees planted as a requirement from Planning Commission.
- Jennifer Frazier stated that the selected high profile elevations were an appropriate choice based on the fact they are facing the front elevations of the other units. Bobby Johnston clarified that the high profile sides are against a roadway.
- Don Spice inquired the width of the street. Bobby Johnston advised approximately 20 feet plus an additional four foot "walking path" that will be lined. Jennifer Frazier inquired if the path was going to be asphalt or concrete. Bobby Johnston advised the plan is for concrete. Jennifer Frazier then inquired sewer location and if the drainage was going to be in the path. Bobby Johnston advised the sewers will be located on the opposite side of the street.
- Jennifer Frazier stated the plans show a one foot stone return on the buildings, however the Board will be requiring a two foot return on all buildings.
- Jennifer Frazier stated that there is nothing wrong with the plans submitted however there are still some personal worrisome areas such as the dark color choices and the units being non ADA compliant.
- After making the motion, Don Spice stated that he is concerned about with width of the streets. Bobby Johnston asked Building Inspector Dan Cegelka "if we were here for that", Dan Cegelka advised "no". Bobby Johnston explained to the Board that the street meets Engineering standards and was approved by the Planning Commission and the Engineering Department.

The Board is noting:

Add two foot stone returns on all buildings, each unit. Add a light to each door as it is not shown on the Architectural submittal.

Motion: Approve as noted

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

VI. Work Session:

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 7:20 p.m.