

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
March 15, 2018

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: Dale Steppenbacker, Building Department; Brian Steel, Council

II. Approval of Minutes: March 01, 2018

Motion: Approve the Minutes as Submitted

Marge Gantous moved, Traci Bonvenuto seconded, John Midlik and Don Spice voted yes, Jennifer Frazier Abstained and the motion passed

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 18-03-014 – XXXX Arbor Glen Dr., 53 Unit, 55+, Multi-Family Building by Arbor Glen Ltd. (Preliminary)

Rick Porter with Gross Builders presented plans for the proposed 55 and over apartment building. The proposed building will have 53 units on three stories. Twinsburg's Board of Building and Zoning Code Appeals granted a 43.9 ft. set-back variance from the required 164 ft. side yard set-back requirement for the *porte-cochere* located on the front of the building which will be 120.4 ft. from the lot-line between the fire department and this proposed building. The project has had a preliminary review with the Planning Commission. The building will be perpendicular to Ravenna Road with an access off Ravenna Road. This building will be connected to the existing Arbor Glenn campus by a series of sidewalks around a retention pond to enable the residents of the new building to access the leasing office and provide residents of the existing buildings access to the walking trail. There will be a shrubbery buffer between the fire department and an existing building as required by the Planning Commission. The new building will be similar in Architectural style to the existing buildings on the campus. The applicant passed out site plans and drawings. The floor plans are a little different in this building. The proposed building will have hip-ends and gable roof. The red brick will match the existing, white siding, green shutters, white trim, gray dimensional architectural shingles. The shingles on the existing buildings are three-tab and when needed these will be replaced with the gray dimensional architectural style shingles. There will be a fence parapet on top of the *port-cochere*. The brick will accent all three stories within the gabled sections of this building and will encase the attached single story garages. The detached garages will be brick. The remaining exterior will be white vinyl siding with green shutters. There will be six garages located beneath this building. Marge Gantous clarified the main entrance of this building will face the fire department. Jennifer Frazier inquired about the trash enclosure. The applicant explained that Arbor Glen offers their residents concierge trash service. The trash is set out in the hallway by each resident, collected by Arbor Glen and will be placed in a new compactor (located behind a garage) this compactor will replace the existing dumpsters serving the campus. Don Spice asked for clarification whether this new building will have driving access within the existing campus. The applicant stated the fire department recommended two entrances into the campus off Ravenna Road and the parking lots will be contiguous. This building will not be cut off from the other buildings on the site. Jennifer Frazier ascertained there will be one size brick on the building the soldier course will be a shorter brick. Brian Steel recommended relocating a side walk to eliminate residents walking in front of garages. Jennifer Frazier noticed the gables on the detached garages spans over two different garage doors. Jennifer Frazier stated if the existing buildings look like this then they could stay like that, if this is a departure then go back. John Midlik ascertained the site will be built out upon completion of this building. Don Spice and Jennifer Frazier both commented

that because of the set of the grade, preserved green space, ground mounding, and tree planting the mass of a three story building will not be all that apparent from the street.

The Board is requiring:

- A. Have gables over the 2nd and 4th garage doors of the five unless it exists as drawn then they can match the existing. Investigate the detached garage gables for matching the current existing conditions.
- B. Add exit doors out of both ends of the back of the building and relocate the walkway to connect to the new doorways.
- C. Leave the door on the end of the garage

The Applicant will return to Architectural Review Board when the project is out of Planning Commission.

2. **Case 18-03-015 – Stanley Ln., Non-Illuminated monument sign for Stanley Lane by E.S. Sign**
Marge Gantous inquired if this sign has been approved by the Ethan's Green Home Owner's Association Architectural Review Board. The Applicant replied he did not know if they have approval or not.

This is a single sided, non illuminated 45" high by 88" wide entrance sign mounted on easy build masonry columns. The faux masonry columns will be 16" square with high density urethane caps and bases. The sign will be 2" thick high density urethane panel with ¼" deep V-carved text that is gilded with 23K gold leaf. The sign panel will have aluminum stabilizer bars and the faux masonry columns will be built around 6" x 6" treated wood posts. A fence is being removed and not replaced and this sign will be placed where a portion of this fence was located. The sign face will be Benjamin Moore HC-79 Greenbrier Beige, the Boarder will be Benjamin Moore HC-80 Bleeker Beige. The address numbers and "Stanley Lane" will be V-grooved; the boarder and accent lines will be flat lined. The Address plaque background is black with boarder and numbers in 23K gold leaf. The lettering lines and inline boarder are black. The Stone is White Oak and the ledgestone will be confirmed at a later date by customer.

The Board is requiring:

- A. Obtain, if required, approval by Ethan's Green Home Owner's Association Architectural Review Board

Motion: Approve as noted

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

3. **Case 18-03-016 – 1195 Waldo Way, Three season room by Great Day Improvements for Bill & Myra Bryant**

The applicant presented plans for a 168" wide by 145" deep three season room. This room will be built on an existing elevated deck with new concrete pier foots. The walls will be tempered glass windows with screens and tempered glass kneewalls. The deck will have a new 4' x 4' landing with steps to grade that can be stained to match the existing deck. Traci Bonvenuto confirmed this will be a 3" think insulated white aluminum panel. Trim, windows and gutters will also be white. The roof will be mounted to the overhang to give the roof enough pitch. Don Spice inquired if the space below the deck will be enclosed. The applicant stated discussed perimeter skirting with the homeowner. Don Spice thought that would look a lot better on the house.

The Board is requiring:

- A. Wrap and cap all the columns underneath, including the posts under stairs in white.

Motion: Approve as noted

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

4. **Case 18-03-017 – 1759 Glenwood Dr., Roof over deck by Energy Wise Home Improvement for Richard & Kate Buzard**

Applicant not ready

VI. Work Session:

Don Spice stated he was curious about the house that will be torn down. Brian Steel explained that the house is located in a FEMA flood plain and that Twinsburg City Council will do up to two houses per year. The gentleman that lived in the house was the only resident to contact Council to have a house torn down. Brian Steel stated he thought this was an 80/20 grant split between FEMA and The City of Twinsburg. Don Spice stated the area was designated a flood plain when the houses were built. Don Spice recalled a time when he was on the fire department there was a big rain storm and overnight it turned cold and the water in the froze at flood stage and the ice was 6 to 8 inches think. When the water receded the ice remained elevated and sloped into the creek. These conditions tragically proved fatal for a young boy that wondered onto the ice. It will be a gradual process by the city to purchase these properties in the flood plain. Brian Steel stated as long as the grants are available and people want to take advantage of the program. Don Spice will attend the CIC meeting on March 20, 2018.

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 6:51 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed Secretary