

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**March 21, 2019**

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

**I. Roll Call**

Present: Traci Bonvenuto, Jennifer Frazier, John Midlik, Don Spice  
Absent: Marge Gantous  
Others in attendance: Dan Cegelka, Building Department

**II. Approval of Minutes: March 07, 2019**

**Motion: Approve minutes from March 07, 2019 as submitted**

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

**III. Excuse Absent Members:**

**Motion: Excuse Marge Gantous from this evenings meeting**

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

**IV. Public Participation:**

**Sandy Larry** – 499 Spring Pond, Northfield

Ms. Larry is speaking on behalf as a member of Good Shepherd Church. Ms. Larry stated that the Church provides a hot meal program to members of Twinsburg and surrounding areas. Ms. Larry provided several numbers in regards to meals prepared and food available to the communities. Ms. Larry also provided letters from other members that appreciate the Church. Ms. Larry stated it is imperative that the Board approve the addition proposed in Case 19-03-22. Ms. Larry stated the program has great growth potential to do more for the community and that the Church watches their dollars and wants the Board to understand the space is valuable but the dollars are important is well.

**Reverend Melanie Delaney** – 9888 Parkland Drive

Pastor of the Good Shepherd Church stated that over two years ago this project started and explained the Church wants to do the greater good of the community and meet the needs of the Church and community. Reverend Delaney explained the Church is trying to do what is best for the community with the resources they have.

**V. Review:**

**1. Case 19-03-21 – 1925 Enterprise Parkway – Alteration – Time Equities – Dan Harding**

- Dan Harding proposed to update the exterior connecting piece; the South entrance with new walkways, ADA approved ramps, wood features, and artwork, including a sculpture. Dan Harding explained the North side is the current employee entrance and proposing an updated entry with new steel railings and shaded black steel and wood pergola areas for the employees. Jennifer Frazier sought clarification on the exterior changes in regards to the connecting walkway. Dan Harding explained the interior walkway will have some updates however; the exterior will just be updated. Dan Harding provided smaller plans for the Board to visually see the proposed alterations.

**Motion: Approve as submitted**

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

**2. Case 19-03-22 – 9571 Shepard Road – Addition – Good Shepherd Church – Tom Ziska, Building Architect**

- Tom Ziska of Ziska Architecture presented on behalf of the proposed addition. Tom Ziska explained he is also going to be the contractor for the addition. Don Spice inquired where the front entrance of the Church currently is in respect to the addition and Tom Ziska explained that it is on the side of the building where the parking lot is and provides security for the Church as there are workers facing that entrance. Tom Ziska advised the Board that the Church collected funds for Phase 1 and Phase 2 which is for restrooms, including handicap accessible rooms as the Church does not currently have, a prayer room, an office, and a classroom for the children. Phase 3 would be for a large meeting room, with ceilings and glass windows, however Phase 3 will not be until the future as the Church needs to collect funds to do this. The goal is 5 years, but it could take longer. The Board sought clarification of exterior color. Tom Ziska advised the addition would be all white including the vinyl, PVC material, and hardy boards. The siding would be vertical and the roof shingles would match the existing.

**Motion: Approve as submitted**

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

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

- Pierre Tremblay advised the Board that the plans submitted for this meeting match what the Board had noted in the previous meeting on February 21, 2019. The Wayne Homes representative was in the audience, Hannah (no last name provided).
- Jennifer Frazier spoke on behalf of the Board to discuss with Pierre Tremblay about the tabling of the previous submission. The previous submission was tabled for research regarding what was discussed with Pierre Tremblay during the demolition of the home and setting the expectations of a home that would be built on the property in the future. Jennifer Frazier went over key notes from the meeting regarding the demolition of the previous home. Jennifer Frazier recited several items that Pierre Tremblay was advised of and reacted to. Jennifer Frazier started with the fact that Pierre Tremblay advised the Board he did not plan on living on the lot. Jennifer Frazier reiterated the Board stated the home that would be going on the property could not look like a typical spec or subdivision home with a simple gable, plain sided home. The Board stated the home must have balanced elevations in the culturally centered part of the City. Pierre Tremblay responded with "That is exactly why I bought it" and "I promise it will be beautiful". Jennifer Frazier brought up these key points because she did not want whoever decided to build on the property spend a lot of time designing a home that should be in a subdivision. Jennifer Frazier noted that the lot went for sale in 2018 after the demolition but was later pulled off sale. Jennifer Frazier advised that the Board stated that the home must embellish the street and in summary the home must have character with balanced elevations and a setback garage, which was stated and are located in the notes from December 21, 2017.
- Jennifer Frazier then gave examples of ranch style homes where the garage faces the street located in Hudson and Solon where the garage is setback, the front door is embellished and there are several roof lines. Jennifer Frazier advised the garage should not be the prominent piece to the front of the house. The Board inquired the lot size and it was established that there is 31 feet on one side and 32 feet on the other side of the home in the proposed location. Don Spice advised that there is a 10 foot setback on either side of the home which opens the idea of moving the house over and allowing the garage to be setback. Pierre Tremblay advised that there are trees on the sides of the house that are old and would have to be removed. Jennifer Frazier advised that she greatly appreciates trees and that it might be a good option to remove one of the trees to allow the home to be moved over and have the garage setback.
- Pierre Tremblay stated to the Board that he provided all the changes the Board suggested at the previous meeting on February 21, 2019. Jennifer Frazier advised that the Board suggested a minimum of items that needed to be changed, which were to have a home with windows on all elevations, a man door in the garage, and a stone wrap around of 2 feet on the side. Pierre Tremblay advised that the changes made to the house proposal looks nicer. Jennifer Frazier then advised that the Board made no preliminary changes and the previous meeting regarding the submission was so heated the Mayor had to cut off the meeting. Jennifer Frazier advised there should be no confusion that if a man door and window placement would not get approval based on the previous meeting.
- Pierre Tremblay asked the Board is a 2 foot setback on the garage would be sufficient and Jennifer Frazier advised a 10 foot setback what they are going to require. Jennifer Frazier advised it might

change the interior floor plan however she is not suggesting adding square footage to the home. Hannah from Wayne Homes advised to the Board that the homes from the Builder are custom built and not pre-built. Hannah advised that they provide examples of homes but will cater to the customer needs. Hannah advised that she wanted to see the drawings the Jennifer Frazier made to the previous submission and in turn Jennifer Frazier advised that they were just examples of potential changes and not requirements. John Midlik advised that the home that has been presented is not a terrible home; however the Board will not bend on what was already set forth in expectations and requirements.

- Jennifer Frazier advised that the home does not have balance and looks like a detached condo style home and does not fit in with the century style homes in the area Pierre Tremblay is looking to build. Jennifer Frazier advised that the ARB is trying to protect the streetscape in the City with lasting character and the Board is not trying to stop a property owner from building a home on the property.
- Hannah from Wayne Homes asked the Board if a different garage door would appease the Board where there are small windows or hinges on the garage door. Jennifer Frazier advised that it does not change the Board's stance. The Board is looking for more windows, trim work, porches, overhangs as an example. Pierre Tremblay asked if dormers would be acceptable on the front pitches. John Midlik advised it is a nice option but also does not fulfill the Board.
- The Board showed Pierre Tremblay where the garage could potentially go on the Site Plan that was submitted and Pierre Tremblay does not think it will look good. Jennifer Frazier advised if Pierre Tremblay did a 10 foot setback on the garage that he could add a front porch or landscape, which would fulfill the Board on character. The Board also suggested if the garage was setback, it would block the view of the neighbor. Hannah from Wayne Homes advised the Board that Pierre Tremblay could not change the home that was submitted due to the contract with them. Jennifer Frazier advised that the Board is not suggesting a new home entirely but to have the garage setback with an entry into the home and a modification to the front door area.

The Board is noting:

The garage is to have a setback of approximately 10 feet. The home needs to have balanced elevations with proper placement of enough windows to appropriately cover the elevation in a way similar to a century home. One or two windows do not satisfy the same character with homes along the street. The Board would also consider several windows, nice trim work, stone elements so it is not a long uninterrupted vinyl sided elevation. The sides of the home should look nearly as attractive as the front of the home. Lastly, the Board stated the home should have "town character" and not be a subdivision home or detached condo style home. The Board gave suggestions such as trim on all windows, a porch, a front entry accentuated with an overhang/porch, side lights to draw attention to the front door.

**Motion: Table for resubmission**

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

**4. Case 19-03-23 – 8889 Merryvale Drive – New Model Home – Matt Riley, Ryan Homes**

- Matt Riley presenting on behalf of Ryan Homes. The home presented will be the model home for the 30 lots being added to Whispering Woods. The proposal is for a Columbia Model home which is a two story, approximately 2400 square foot, 3 bedrooms and a loft. The home will have trim, gutters, garage door in white, siding will be Silver Mist, Weathered Wood shingles and black shutters.

The Board is noting:

Ryan Homes must add a man door at the garage two feet from front corner of the right elevation. Two basement windows and recommend one being an egress window for safety, but not required. Basement windows should be on both sides of the home stacked under a window from above. The Board is requiring brick or stone to grade in caramel color. Must add a landing with steps to grade by the rear sliding door. Must add a 30x50 inch window in the second floor master closet on right side elevation.

**Motion: Approve as noted**

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

**5. Case 19-03-24 – 10574 Ravenna Road – Digital / Planter Sign – Quest Financial – Gil Macias, Fastsigns**

- Gil Macias advised the Board that location of the sign would 10 feet from the sidewalk. The digital sign will be 3 feet high by 6 feet in length as well as Quest branding on the top of the sign and an additional tenant on the bottom. Gregg Rall, building owner of 10570 and 10574 Ravenna Road, since October 2017 stated the buildings are almost at capacity now versus minimum tenants when he acquired the building. Gregg Rall advised that all 12 tenants would have access to utilize the digital sign. There are currently 26 employees versus 8 employees in 2017. Gregg Rall wanted to mention that he replaced 65 windows and will be redoing all landscaping and the parking lot this year, which equates to \$100,000 in upgrades. The Board advised Gregg Rall and Gil Macias about the Sign Ordinances. Gregg Rall had a conversation with the Law Director in November regarding the Ordinance. Jennifer Frazier advised to Gregg Rall and Gil Macias that the Board can only decide if the sign is aesthetically pleasing and not on the Sign Ordinance.

The Board is noting:

The color of the cabinet to be burgundy, the side of cabinet approx 1 foot deep and double sided. Approved as submitted pending interpretation of the Sign Code / Ordinance by the Law Director

**Motion: Approve as noted**

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

**6. Case 19-03-25 – 8054 Darrow Road – Wall Sign – Psychbc – Jack Slegus, A Sign Above**

- The sign will be a basic black and white and non-illuminated. The material will be wood and a double coat and enamel vinyl covering.

**Motion: Approve as submitted**

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

**7. Case 19-03-26 – 9901 Ravenna Road – Detached Garage – Jeff Taylor, Taylored Construction**

- Jeff Taylor of Taylored Construction advised the plot plan is not correct. The concrete actually matches the line of the fence line, which was proposed previously. The detached garage will be square to the home. The garage will be 32 feet wide and 24 feet deep and blocked to grade. There will also be a man door on the left elevation. The colors will match the existing. The overhang to match the existing home.

The Board is noting:

The garage is to be square the garage to the home. The windows should be approximately 30x36 or have the windows match the home. Wrap the windows and door with a 1x4 trim. The siding and roof to match the existing house.

**Motion: Approve as noted**

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

**VI. Work Session:**

**VII. Adjournment:** As there was no further business before the Board, John Midlik moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned at 8:40 p.m.

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Donald R. Spice, Chairman

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Julie E. Marinin, Secretary