

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
April 04, 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: Traci Bonvenuto, Jennifer Frazier, John Midlik, Marge Gantous, Don Spice
Absent: None
Others in attendance: Dan Cegelka, Building Department; Greg Bellan, City Council

II. Approval of Minutes: March 21, 2019

The Board is noting:

Case 19-02-12 – Jennifer Frazier would like it clarified that Don Spice was the one who made the suggestion to move the garage to the side.

Motion: Approve minutes from March 21, 2019 as noted

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

III. Excuse Absent Members: None

IV. Public Participation: None

V. Review:

1. Case 19-04-27 – Whispering Woods Subdivision – Project Sign – Hope Thursten – Ryan Homes

- Hope Thursten presented herself to the Board. Hope Thursten provided that the project sign will be a wood, painted, double sided sign located on the corner on Route 82 and Chamberlin, where the sign will be perpendicular on Route 82 and parallel to Chamberlin. This sign will also be a temporary sign that will be there for approximately one to two years. John Midlik clarified with Hope Thursten that there will be no entrance on Route 82 to Whispering Woods. Marge Gantous asked for clarification on how many lots this project sign would be for. Hope Thursten stated it would cover 30 sub lots.

Motion: Approve as submitted

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

2. Case 19-04-28 – 2985 Abrams Drive – Detached Garage – Paul Coblentz – Schmucker’s

- Building Inspector Dan Cegelka started this case presenting information to the Board regarding this particular home location and the HOA. The homeowner provided two letters to Dan Cegelka stating that this particular location is exempt from the HOA. Jennifer Frazier stated that some homes could be exempt from dues but however still follow subdivision rules and regulations. Jennifer Frazier asked Dan Cegelka to read the two letters out loud to the Board. Dan Cegelka read the two letters to the Board dated August 2002 and 2006. The letter from 2002 stated that at the closing of the house the home was not part of the HOA. The letter dated in 2006 stated that there was an investigation regarding the home and in-fact was not included in the HOA. Dan Cegelka advised the Board that based on their ultimate decision or approval on the case that it should also be contingent on the Law Directors Decision as the Abrams Farm subdivision does not allow sheds or utility buildings. Marge Gantous inquired if this home was absorbed after time as the letter stated at closing of this home was not part of the HOA. Dan Cegelka advised he asked the homeowner to provide a letter that the

homeowner gets approval from HOA and the homeowner is still under the impression that he is not and the last letters he had were from 13 years ago.

- Jennifer Frazier asked for pictures of the home to be able to compare what the submitted detached garage will look like in reference to matching the existing home. Pictures were then provided via online as no physical pictures were provided at submission. Jennifer Frazier asked if there was going to be pavement leading up to the detached garage. Paul Coblenz advised they have not been contracted to do concrete work. Traci Bonvenuto asked what is going to be in the detached garage. Paul Coblenz advised the homeowner is looking to have a wood shop and storage in the detached garage.
- Jennifer Frazier advised the size of the property and having woods behind the property that it would not be a great obstruction or inappropriate to have. However, Jennifer Frazier did state that the character of the detached garage needs to change to match the house. Jennifer Frazier advised the house has three gables on the front and the detached garage should match the front of the home. Jennifer Frazier advised the front face to have brick to match the home and the overhang and trim to match the character as well. Marge Gantous asked if the siding color was going to be the same. In turn Paul Coblenz advised that it would be and the color is bone. Marge Gantous then advised the brick color to match as well. Jennifer Frazier requested the eaves to match.
- At that time Paul Coblenz asked if he should update the submitted drawings to show it will match the home including gables. The Board advised, yes. Jennifer Frazier asked to have an increase pitch of the roof. Paul Coblenz asked the Board if a centered garage door and to move the mandoor to left or right side be acceptable. The Board advised, yes. Jennifer Frazier also advised to add a window left and right on the front if using a 12 foot garage door.
- Jennifer Frazier inquired if the brick was going to grade and wrap 2 feet on the sides. Paul Coblenz advised that was not the original plan but would make the changes. Corner boards to also match the home.

The Board is noting:

The front face of the garage is to be brick to match the home. The brick must also be to grade on all four sides and have two foot returns. The overhangs and roof pitch to match the home and adding a typon in the center of the front gable. Move the mandoor to the side. Center the garage door and add windows on each front side if using an 8 foot or 12 foot garage door. The windows should be at equal proportion to the home. Add corner boards on the two back corners. Law Director to research the location with the HOA to have an official decision on whether or not this home is in fact exempt from the HOA.

Motion: Table; Revise and Resubmit contingent upon Law Directors Decision

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

3. Case 19-04-29 – 2949 Darlene Court – New Single Family Home – Jamey Heinzman – Pulte

- Jamey Heinzman presented herself to the Board on behalf of Pulte Homes. The home will be a 2,572 square foot (finished space) Newbury HR1A style home with a three car front load garage, three bedrooms and two and a half baths. Pulte's color scheme two will be utilized on the exterior of the home. Jamey Heinzman advised that all exposed foundation will be covered with brick to grade.

Motion: Approve as submitted

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

4. Case 19-04-30 – 2946 Darlene Court – New Single Family Home – Jamey Heinzman – Pulte

- Jamey Heinzman presented on behalf of Pulte Homes. The home will be a 3,531 square foot home (finished basement) Newbury NC2J style home with a two car front load garage, four bedrooms and three and a half baths. Pulte's color scheme 20 will be utilized on the exterior of the home.

Motion: Approve as submitted

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

5. Case 19-04-31 – 10271 Belmeadow Drive – Front Porch Covering – Ray – Nextgen

- Ray (no last name given) presented on behalf of Nextgen. Ray advised that the covering will be over the front porch with two columns. The covering will be at least 5 feet to the centerline of the column.

The Board is noting:

Wrap the post in white colored vinyl. The shingles should match the existing home. The pitch should match the pitch of the roof at the garage. Trim out the face of the porch. Add simple capital and base to the columns.

Motion: Approve as noted

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

VI. Work Session: None

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 7:06 p.m.

Donald R. Spice, Chairman

Julie E. Marinin, Secretary