



**Architectural Review Board Meeting Minutes
Thursday, May 7, 2020
6:00 p.m.**

NOTE: Meeting was held using Zoom due to COVID-19

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.

Roll Call

Present: Jennifer Frazier, Marge Gantous and John Midlik

Absent: Don Spice

Others in attendance: Dan Cegelka, Building Department, Shannon Collins, Clerk of Council, Mark Gutowski, Senior Network Administrator

Approval of Minutes: April 16, 2020

Motion: Approve minutes from April 16, 2020

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

Excuse Absent Members: None

Public Participation: None

Review:

- **Case 20-04-36 – 8888 Merryvale Drive – Revised Color Palette – Ryan Homes – Tyler Metts**
 - Tyler Metts presented himself to the Board on behalf of Ryan Homes. Tyler Metts stated this is for a color change.

Motion: Approve as submitted

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

- **Case 20-05-39 – 8849 Merryvale Drive – New Single Family Dwelling – Ryan Homes – Tyler Metts (case was moved up on the agenda)**
 - Tyler Metts presented himself to the Board on behalf of Ryan Homes. Tyler Metts presented an Alleghany, 2,470 sq. ft. Mr. Metts advised the siding color would be Silver Mist. The front door will be Fiery Brown in color. The shutters will be grey in color. The stone to grade is Bucks

County. The garage door and trim will be white in color. Steps to grade, two round louvers on the side, the garbage service door will be three feet from the front of the garage.

- Jennifer Frazier stated that the one louver would be on the rear. Mr. Metts stated that was correct. Mr. Metts stated there is a finished basement with a bedroom and it will have a window with egress located on the left side of home. Opposite the egress will be an additional window. John Midlik stated he is glad to see the egress window.
- John Midlik stated the back louver should match the front.

The Board is noting:

Add steps to grade, add a man door, left side of the garage, one egress window on the left side, on regular window on the right, louver on the back should match the louver on the front.

Motion: Approve as noted

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

- **Case 20-05-38 – 3041 Mathers Way – Patio/Deck Roof – Joel Lauer**
 - Joel Lauer presented himself. He is the homeowner also acting as general contractor and labor for the job. Project is a roof off the back of the house extending 20' from house and 28' in length (side to side). All colors will match existing house. The roof will be different from house. The existing shingles are brown and the new roof will be brown metal
 - Marge Gantous asked about the HOA approval. She stated that the HOA requires that you match color and material but that the new roof is different material. John Midlik stated it would look good to him. Jennifer Frazier asked what the roof slope was. Joel Lauer stated it is 2-12. Jennifer Frazier stated that you really wouldn't want a shingle roof on a 2-12. Marge Gantous stated it is fine with her she just wanted to check on the HOA requirements. Marge Gantous asked about the shades of brown of each roof. The homeowner stated the roof colors are a chocolate brown and are very close to each other.
 - John Midlik asked if the posts will be exposed or wrapped. Joel Lauer stated they will remain natural with a stain to match the deck.

The Board is noting:

That the stain on posts will match the deck (brown or white).

Motion: Approve as noted

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

- **Case 20-05-40 – 1570 Bridget Lane – New Single Family Dwelling – Coblentz Homes – Chris Coblentz**
 - Chris Coblentz presented himself to the Board on behalf of Coblentz Homes. Chris Coblentz stated home will be a ranch style with a black roof and sea slate siding and shakes, white corners. The shutters will be black, window trim will be white and garage doors will be white. The windows on the side of the house be egress. The garage door are carriage doors with black, metal brackets with windows across the top.
 - Marge Gantous asked what the square footage was. Chris Coblentz stated it is about 2,525 sq. ft.

- Jennifer Frazier stated the window seems off center on the right side of the house.

**The Board is noting:
The transom window be centered.**

Motion: Approve as noted

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

Don Spice was able to connect to audio at this time.

- **Case 20-05-41 – 2651 E. Aurora Road – C-5 District, Commercial Building Renovation – Jarnal Singh**
 - Jarnal Singh presented himself to the board as the property owner. To install stack stone polymer siding on the front of the building below the window lining and paint the top existing half a dark grey with white trim.
 - Marge Gantous asked about the deck on the side. Jarnal Singh stated it will be cleaned and stained natural. Marge Gantous stated she would like to see the deck the same color as the building.
 - Jennifer Frazier asked what the building was zoned. Dan Cegelka stated it is zoned C-5.
 - John Midlik stated it was a composite stone which is light but looks realistic. Jarnal Singh stated that is true and it has a cap on the top.
 - Jennifer Frazier asked what the use of the building will be. Jarnal Singh stated in the past it was a veterinarian clinic and down the road it will be his son's podiatry office. Jennifer Frazier asked if there is other places in town that have this. Jarnal Singh stated there is an old farmhouse on Darrow Road close to the Solon boarder. Jennifer Frazier stated she believes there is a materials standard for the homes in the downtown district that Mr. Finch had sent out. Jennifer Frazier does not believe they can approve this project this evening without knowing if it is permitted by the code and without seeing other examples. John Midlik stated they should definitely check the code. Jennifer Frazier stated she knows this property needs some renovations and does not want to hinder the progress but would like to verify these things before moving forward.
 - Marge Gantous asked if the roof was going to be replaced. Jarnal Singh state it has already been replaced. Marge Gantous the side needs work. Mr. Singh stated he replaced some of the warped siding.
 - Jennifer Frazier clarified that only one elevation would have the faux stone. Jarnal Singh stated that was correct and it would just be the front below the window line. Jennifer Frazier stated she understands it is an easy fix but does not want to set precedence for other buildings in the downtown corridors to use materials like this. John Midlak asked Dan Cegelka if he knew if that material was permitted. Mr. Cegelka stated that the reason it came to the board was because the material was questionable and they wanted their input. Jennifer Frazier stated that it needs to be a more substantial, real material that includes the sides of the structure and rear. She would want to see the deck replaced with something made out of masonry. John Midlak suggested maybe using hardy board. Jarnal Singh stated it didn't make sense to wrap the material around the building due to the deck and the chimney. Jennifer Frazier stated that when driving down the street you will always see two elevations. If only the front is done it will look pasted on. Don Spice agrees that it needs to be

redesigned. Marge Gantous states that whatever the material it would need to be wrapped around the sides. Jarnal Singh stated that he could just use the T111 siding all around. Jennifer Frazier stated this needs to be marked redesign and resubmit. She stated that the material is one issue and the look needs to be true to the building.

- Jarnal Singh stated he would like approval for just replacing the damaged T111 siding and repaint dark grey, removing the front door and painting the trim white. John Midlak asked if the entire building is T111, Mr. Singh confirmed it was. Marge Gantous stated she is glad to see work being done on this property but it needs to fit the downtown area. Jennifer Frazier stated that she believes the T111 is not on the materials list for this area either. Jarnal Singh stated he would just be repairing what is already there and painting it.

Motion: Redesign & resubmit, with all four elevations and color samples.

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously

Jarnal Singh asked if he could just add the additional pictures now and get approval tonight. Jennifer Frazier stated she understands he is in a hurry to get moving but this is a commercial property at the core of our community. Dan Cegelka asked if Mr. Singh could do the maintenance in the meantime. Jennifer Frazier stated yes.

- **Case 20-05-42 – 2664 E. Aurora Road – C-5 District, Accessory Building – Platinum Construction – Nilsa Carrero**

- Nilsa Carrero presented herself and stated they were contracted for this property to build an accessory structure. The color will be the same as the existing structure which is white with black shingles. It will have white trim around most of the structure but a black trim around the garage doors to match the shutters you see on the house when you're driving up.
- Jennifer Frazier asked if this was approved by zoning. Nilsa Carrero stated they called and spoke to Lynn and were told that how this property was zoned they did not have any issues. Jennifer Frazier verified that this will be up on the fence line. Ms. Carrero stated yes.
- Marge Gantous verified that this is a C-5 in the downtown area. Dan Cegelka stated that is correct. Marge Gantous asked what the purpose of the building was. Ms. Carrero stated she believes it is to park additional vehicles.
- Jennifer Frazier stated this is a simple design and could make a motion but would like verification that it was approved by BZA. Dan Cegelka stated Lynn Muter has already looked into all of this.
- John Midlak stated to keep the lap siding the same as the house that would be great. Ms. Carrera stated it will.
- Jennifer Frazier asked for a one foot overhang to match the house. Ms. Carrera stated they usually do a six inch overhang and this would be in the front in the back. Ms. Carrera stated they can do a one foot overhang on all sides.
- Jennifer Frazier inquired about the garage doors. Ms. Carrera stated it will be a raised panel door. Jennifer Frazier stated that the existing garage door has windows and asked if the new doors will have them. Ms. Carrera stated the customer did not ask for those. She believes they will be doing repairs on the existing garage and may be planning to match that door to the new ones.

The Board is noted:

That two overhangs on all four sides and are 12 inches and a recommendation for windows in the garage doors and that they have paneling.

Motion: Approve as noted

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

- **Case 20-05-43 – 1943 Midway Drive, Russell Equipment –Ground Sign Replacement – Deanna Vonalt**
 - Deanna Vonalt presented herself to the board for Russell Equipment. . She stated they recently purchased the property. They would like to update the sign to reflect their business. The sign will be rectangular and use the same posts.
 - Jennifer Frazier asked if it was interior illuminated. Ms. Vonalt stated it was not. Jennifer Frazier asked if the same thing on the back. Ms. Vonalt stated nothing on the rear.
 - Marge Gantous asked for confirmation that the sign is staying in the same location. Ms. Vonalt stated that was correct.
 - Jennifer Frazier asked what the sign was made of. Ms. Vonalt stated it is a thin metal.

Motion: Approve as submitted

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

- **Case 20-05-44 – 10130 Timothy Lane – Porch Roof/Deck & Screened Porch – Mark Benedetti**
 - Mark Beneditti and Joe Chair presented themselves to the board. Joe Chair stated they are doing a 16'x24' covered deck, screened in porch.
 - Jennifer Frazier asked if the deck was new. Mr. Chair stated it was.
 - Marge Gantous asked if there was approval from the HOA. Mr. Beneditti stated he has not gotten that yet. Jennifer Frazier stated their approval will be contingent on that. Marge Gantous stated they will need a letter of approval.
 - John Midlak asked if the structure wraps around the fireplace and an existing door. They stated that was correct. Jennifer Frazier asked if it was screened. It was confirmed it was.
 - Jennifer Frazier asked if it centers on the chimney. It was confirmed it was.
 - John Midlak asked if the ceiling was going to be finished. It was stated it would be tongue and groove pine.
 - Jennifer Frazier recommended there be a landing when the door opens but it is not required. Steps to grade are required.
 - Dan Cegelka asked for confirmation that the shingles will match. It was confirmed they would.
 - Marge Gantous confirmed the trim will be white. It was confirmed it would be.
 - The covered stoop in front was discussed next.
 - Jennifer Frazier asked what the pitch of the roof was. The architect did not include that.
 - Don Spice stated the pillars look far apart.

The Board is noting:

That a landing on the steps is recommended, steps to grade are required. The HOA approval letter required. Make the arch wider and bigger off the porch

Motion: Approve as noted

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

WORK SESSION:

- Jennifer Frazier asked when the next meeting was. Dan Cegelka stated he would check with the Clerk of Council but looking at the first Thursday in June which is 6/4.
- Thanked Lynn Muter for putting packets together and Shannon Collins for doing the minutes.

Adjournment: As there was no further business before the Board, Don Spice moved and John Midlak seconded and the meeting was unanimously adjourned at 7:51 p.m.

Jennifer Frazier, Chairman

Shannon Collins, Clerk of Council