



**Architectural Review Board Meeting Minutes
Thursday, May 19 2022
6:00 p.m.**

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg.

Roll Call – All Members

Present: Jennifer Frazier, John Midlik, Viraj Sharma, David Marcovitz

Absent: Michael Gillen

Others in attendance: Jason Pastorius, Building Department, Bill Furey, City Council

Public Participation: None Presented

Review:

- 1. Case 22-05-25 10014 Ravenna Rd., Residential Addition – Ryan Schneeman, Homeowner**
 - Mr. Schneeman stated this is the Rosebury Insurance home.
 - They would like to finish the front of the house with a wraparound porch.
 - They would like to add an 1100 square foot addition on to the back. This includes a great room, kitchen and master bedroom.
 - This may be two separate projects. This depends on pricing.
 - It is noted that they will use brick veneer on the street and side facing below the siding. On the back of house it would be block.
 - Porch will have metal roofing, addition roofing will match the existing roof on the house.
 - Ms. Frazier discussed the details of the windows, height and placements.

MOTION: Mr. Sharma motioned to approve Case Number 22-05-25 as submitted.

Mr. Marcovitz seconded the motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

2. Case 22-05-26 9422 Chamberlin Rd., New Garage Build – Ricky & Emily Depew, Homeowners

- Mr. Depew stated that the siding will match the house siding. He presented samples.
- He is looking to build the detached garage for extra storage.
- He is not planning on a driveway.
- The setback is correct according to the Ordinance.
- The main door will be approximately 2 feet off the front corner.
- It is recommended to match all the trim.
- Garage door will match the house and there will be one window on the side.
- Garage will have a cement foundation.

MOTION: Ms. Frazier motioned to approve the garage build for Case 22-05-26 as noted, with the following conditions:

- 1. Trim to match the existing house.**
- 2. Corner and the fascia board trimmed and matched to existing house.**
- 3. Garage door to match existing house.**
- 4. Option to put windows back if desired.**
- 5. Window to be trimmed out.**
- 6. All materials to match existing house.**
- 7. Addition of gutters to detached garage and vent on front gable.**

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

3. Case 22-05-27 2222 Highland Rd., Mold-Rite Warehouse Addition – Eric Sheer/Emerson Marshall, Beacon Marshall Co.

- Architect for the project stated that this project has been approved at BZA and they are seeking ARB approval.
- An addition of 34,420 square feet will be added to the south side of the building. This addition will house cranes, manufactured products, miscellaneous machines, restrooms.
- As part of this project, they are also looking at extending the breezeway from the new addition to the 2300 building, which is also owned by Mold Rite.
- The Architect discussed in detail the submitted drawings, photos, elevations, lighting and grading, and the need for additional doors.
- Same building materials will be used on new building as the existing building.
- Board members discussed the details of the breezeway, ramp and retaining wall.
- Board members reviewed and discussed the most current, large drawings submitted to the Building Department.

MOTION: Ms. Frazier motioned to approve Case Number 22-05-27 - large set of plans as submitted and noted:

- 1. Addition of a door on the north elevation of the breezeway at the approximate point where the grade crosses. This is on the other/large set of submitted plans.**
- 2. The translucent panel running the length of the breezeway on the north elevation at the top and on the south elevation along the top as seen in their other submitted plans. These translucent panel elements should be included as well.**

Mr. Marcovitz seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

4. Case 22-05-28 10075 Ravenna Rd., City Hall Message Signage – Dennis Szydowski, City of Twinsburg, Superintendent

- The City would like to install an electron sign board identical to Fitness Center sign at front of City Hall.
- Mr. Szydowski is asking for a two foot variance. He requests to move the new sign back an additional four feet. To comply with the 10 foot code would cause a difficulty with the site line of the sign from the road.

MOTION: Mr. Marcovitz motioned to approve Case Number 22-05-28 as submitted.

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

Approval of Minutes: May 5, 2022:

- Ms. Frazier requested the following corrections to the ARB minutes dated May 5, 2022:
 - Case 22-05-24, it was noted that with commercial properties, it is recommended to have approval from the ARB prior to construction. Correction: Prior approval is recommended for all properties, not just commercial properties.

MOTION: Ms. Frazier motioned to approve the Architectural Review Board meeting minutes dated May 5, 2022 as submitted with the correction to Case 22-05-24 that it is recommended that all properties have ARB approval before construction.

Mr. Marcovitz seconded the Motion.

No further discussion presented.

Upon roll call, the Motion was passed unanimously.

**MOTION: Mr. Sharma motioned to excuse absent member, Michael Gillen.
Mr. Marcovitz seconded the Motion.
Upon roll call, the Motion passed unanimously.**

Ms. Frazier has recommended that Board members review Chapter 1321. It does state what our duties are specifically and there has been some questioning as to what we should be considering when we are looking at buildings. Specifically, 1321-06 Standards Established, which states avoidance of blank walls, walls that are not interspersed with windows, doors, glass, decorative boxes or similar construction variables. So, that is a responsibility of the Board. It also talks about assurances that any on or above grade features of the site of a new or altered building such as existing or new plantings, fences, walls, posts signs, antennas or driveways enhance rather than detract from the design of the building or the neighborhood or in the City. Ms. Frazier stated she just wanted to make that we knew what we're able to work with when we are determining appropriate design. There are a few other sections that talk about our responsibility to the community for neighborhoods and to make sure we are maintaining the character of the neighborhoods, prevention of the alteration of an exterior in a manner which might be harmful to them or their neighborhoods. There is a few that do leave a little bit of vagueness and a little bit of room for interpretation, but it does specifically talk about blank walls, doors and windows. There is another section that talks about roofline, rearrangement of window types, opening types, porches, breezeways, chimney changes and roof materials. This is all in the Ordinance. If we need clarification, we should return to the Ordinance.

Adjournment:

**MOTION: Mr. Midlak motioned to adjourn the meeting.
Mr. Sharma second the Motion.
Upon roll call, the Motion unanimously passed to adjourn the meeting.**

Jennifer Frazier, Chairman

Viraj Sharma, Secretary