

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**June 07, 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: Dan Cegelka, Building Department; Brian Steel, Council.

**II. Approval of Minutes: May 17, 2018**

**Motion: Move to approve them**

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

**III. Excuse Absent Members:** All members present

**IV. Public Participation:** None

**V. Review:**

**1. Case 18-03-017 – 1759 Glenwood Dr., roof over deck by Energy Wise Home Improvement for Richard & Kate Buzard (BZA May 23, 2018)**

The applicant passed out pictures of the dwelling. The Board determined the roof will be above the patio doors on the two story portion of this home off the rear of the house. John Midlik asked if the porch was being built now. The applicant stated construction was stopped. John Midlik ascertained the existing deck will remain. The Board questioned: (A) where the roof will be centered, (B) what will be on the underside of the roof, (C) the plans show 14' x 18' but which way was which, (D) will there be gutters and downspouts, (D) how far the posts will be from the steps to deck. Jennifer Frazier commented the Board really did not have a plan. They have a kind of elevation but there is nothing that shows the Board how many post will be used. The Board can't tell if the applicant is doing two or four columns.

The Board is requiring:

- A. Side elevations drawn to scale
- B. Rear elevation drawn to scale
- C. A plan (drawing) that is measured, to scale, that shows the deck, the steps, the door location and the column locations for the proposed addition. The upper and lower portions of the existing deck should show up so the Board can see the whole deck space and what is being covered. Where the columns are hitting so the Board can tell if they are on or off the deck or are they going through the deck.
- D. Match the slope of the porch to the existing roof (or come as close as possible)
- E. Show clearance below the upstairs windows for snow drift

Jennifer Frazier asked the applicant to re-draw and re-submit his plans a week before the next meeting of June 21, 2018. The Board will want to know at that time if the columns will be wrapped or treated, will shingles on roof match the shingles on the house. The Board can't approve this until they have the drawings that show the specifics.

**Motion: Table this for the next meeting**

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

2. **Case 18-05-028 – 3037 Irena Lane, exterior alteration by Vinylcraft Windows & Siding for Tracy & Denise Churchill**

Tracy & Denise Churchill addressed the Board stating their house was built in 1995 and the wooden archway is rotting and they want to replace it with brick to match existing brick. The applicant wants to brick the archway and the peak. Jennifer reviewed the construction proposal with Mrs. Churchill while John and Don discussed the construction with Mr. Churchill. Jennifer Frazier suggested laying the brick in a quoin pattern to match what is on the house already. Marge Gantous confirmed the brick will match the existing.

The Board is recommending:

- A. They do quoins or a double soldier layer of brick on the inside of the arch. To give it some thickness on the edge. (where the columns are now)

**Motion: Approve as noted**

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

3. **Case 18-06-031 – 9623 Shadywood Ln., Backyard Pergola by homeowner Donald & Flora Carnabuci**

Mr. & Mrs. Carnabuci informed the Board that he would like to have a pergola on a cement pad in their backyard. This is a cedar wood kit purchased from Sam's Club. John Midlik confirmed the homeowner will pour the pad and then anchor the pergola to the pad. The Board agreed this was a nice looking project.

**Motion: Approve as submitted**

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

4. **18-06-032 – 9771 Shepard Rd., Demolition of House & Outbuildings by Deep Gill**

Mr. Gill addressed the Board and stated he wanted to demolish the house and outbuilding on this property that he recently purchased. Marge Gantous ascertained Mr. Gill lives on Post Rd. and he would like to build a house on this property in the future. Mr. Gill purchased this property in February of this year although it does not look in too bad of shape the well water and septic system are the problems with this property. Jennifer Frazier confirmed that after the buildings come down Mr. Gill will grade the property and plant grass. The Board is noting the wording on the Certificate of Appropriateness is confusing.

**A. Motion: Approve the Demolition**

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

Don Spice signed the Certificate of Appropriateness and stated it was appropriate to tear this building down.

**B. Issue Certificate of Appropriateness**

5. **18-06-033 – 9801 Chamberlin Rd., New Back Porch, by Vela Construction for Linda Duke**

Gregory Spinos of Vela Construction presented plans for a back porch. John Midlik ascertained this porch will be all open. This house was custom built by Linda Duke's father about fifty years ago and Miss Duke would like to add a porch in keeping with the character of the house. Because of storm damage the house needs to be re-roofed, therefore, the porch shingles will match the house. Marge Gantous commented on the ceiling fans and the underside of the roof will be finished off in bead-board with marine varnish. There is a supply of brick and stone on the property to pull from so these items will match the existing. The Board thanked the applicant for the nice drawings and commented this is a pleasant design.

The Board is noting:

- A. The plans show a standing seam roof on the porch, however, the roof will be shingled to match the house

**Motion: Approved as noted**

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

**6. 18-06-034 – XXXX Independence Pkwy., Flexible Office/Warehouse Building by Independence Construction**

The Architect with AODK presented plans for this warehouse/flex building to be located off the southern cul-de-sac of Independence Pkwy. The railroad runs east to west along the southern elevation of this building. There will be thirty truck docks located along the southern end of this building. This will be a precast concrete building roughly the same height as the other buildings in this complex. The panels will be cast off site and trucked to this location. This building will be approximately 276,000 sq. ft. The color and style of this building will be similar to existing structures in the complex. This building has several entrances along the front to accommodate prospective tenant(s) as needed. Once construction begins on the shell the building's owner will advertise for tenants. The exterior paint colors will be SW7004, Snowbound; SW7671, On the Rocks; SW7051, Analytical Gray; and SW7075, Web Gray. The applicant discussed the placement of colors with Marge Gantous. The windows will have a clear anodized finish. The standard entrance doors will also have a clear anodized finish. There will be a four foot, dark gray masonry canopies over each entrance door. Jennifer Frazier discussed the depth relief with the applicant. Don Spice inquired, and the applicant responded, these will be fully insulated eight inch wall panels. Marge Gantous confirmed the applicant is out of Planning Commission. Jennifer Frazier asked about planting beds and the applicant stated most of the plantings will be along the north and west side of building. Jennifer and Don commented this is an industrial building that has some character and is appropriate for its location. Brian Steel asked how the roof will be attached to the building because the Amazon building sustained roof damage due to a micro-burst storm.

**Motion: Approve as submitted**

Jennifer Frazier moved and Marge Gantous 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 Traci Bonvenuto seconded and the meeting was unanimously adjourned at 6:45 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary