



**Architectural Review Board Meeting Minutes  
Wednesday, July 1, 2020  
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 at 6:05 p.m.

**Roll Call**

Present: Jennifer Frazier, Marge Gantous, David Marcovitz, John Midlik

Absent: Don Spice

Others in attendance: Keith Foulkes - Building Department

**Approval of Minutes: June 4, 2020**

**Motion: Approve minutes from June 4, 2020**

David Marcovitz moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

**Public Participation: None**

**Review:**

- **Case 20-07-55 – 8806 Merryvale Dr – Single Family Home – Tyler Metts**
  - Tyler Metts presented on behalf of Ryan Homes. It is a Columbia, elevation B. It is 3,262 square feet with 4 bedrooms, 3 and a half baths. The siding is Twilight Shadow and the front door is Navel in color. The stone on the home will be Bucks County.
  - Jennifer Frazier asked about the garage services doors. Tyler Metts explained that they are two foot, nine inches off the front.
  - Tyler Metts discussed that the homeowner did not select the egress window for the basement.

**The Board is noting:**

A garage service door to be added on the right elevation. Basement windows on the left and right with a recommendation for an egress window. Steps to grade from the slider doors on the rear.

**Motion – Approve as Noted:**

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

- **Case 20-07-62 – 8790 Merryvale Dr – Single Family Home – Tyler Metts**
  - Tyler Metts presented on behalf of Ryan Homes. It is a Columbia, elevation K. It is 3,194 square feet with 4 bedrooms, 3 and a half baths. The siding, board and batten is Dover White. The stone on the home will be Conestoga LedgeStone. The front door and shutters are black.
  - Tyler Metts confirmed that there is a basement bedroom so this home will have an egress window. Jennifer Frazier clarified that there will need to be a window on the opposite side as well.

**The Board is noting:**

A man door on the garage. Egress window on the right elevation and a window on the left elevation. Steps to grade on the rear elevation.

**Motion – Approve as Noted:**

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 20-07-63 – 8875 Merryvale Dr – Single Family Home – Tyler Metts**
  - Tyler Metts presented on behalf of Ryan Homes. It is an Aviano, elevation L with a partial brick front. It is 1,566 square feet with 3 bedrooms, 2 baths. The siding and shake are both Wedgewood in color. The door is Raisin and the brick is Smoky Mountain. Stone is Bucks County. Trim is white.
  - Jennifer Frazier noted the need for a window behind the door in the second bedroom on the left elevation.

**The Board is noting:**

Garage service door on the right elevation. Steps to grade on the rear. Left elevation needs a window for the second bedroom. Basement windows, one left and one right. Recommendation for an egress window.

**Motion – Approve as Noted:**

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

- **Case 20-07-66 – 8811 Merryvale Dr – Single Family Home – Tyler Metts**
  - Tyler Metts presented on behalf of Ryan Homes. It is a Seneca, elevation L. It is 4,446 square feet with 4 bedrooms, 4 and a half baths. The siding is Wedgewood in color with Sonoma Red shake. The front door will be Black Fox. The shutters will be brown. Stone will be Dakota LedgeStone. Will have a garage service door, steps to grade, and basement windows.

**The Board is noting:**

Man door, steps to grade on the rear, and windows on the right and left elevations for the basement. Recommendation for one egress window.

**Motion – Approve as Noted:**

David Marcovitz moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

- **Case 20-07-67 – 8861 Merryvale Dr – Single Family Home – Tyler Metts**

- Tyler Metts presented on behalf of Ryan Homes. It is a Columbia, elevation C. It is 3,235 square feet with 4 bedrooms, 3 and a half baths. The siding is Silver Mist, French Roast for the front door. Stone is Autumn LedgeStone.

**The Board is noting:**

Garage service door, steps to grade, basement windows on left and right. Recommendation for egress window.

**Motion – Approve as Noted:**

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

- **Case 20-07-68 – 8857 Merryvale Dr – Single Family Home – Tyler Metts**

- Tyler Metts presented on behalf of Ryan Homes. It is a Columbia, elevation K. It is 3,194 square feet with 4 bedrooms, 3 and a half baths. The siding, board and batten is Dover White. The stone on the home will be Conestoga LedgeStone. The door and shutters are black.
- Jennifer Frazier confirmed that there is a basement bedroom with an egress window.
- Jennifer Frazier asked about steps to grade off the porch. Tyler Metts confirmed that steps will be to grade.

**The Board is noting:**

Man door off garage, steps to grade off rear, a basement egress window off the left elevation and a basement window off the right.

**Motion – Approve as Noted:**

David Marcovitz moved and John Midlik seconded, upon roll call the motion passed unanimously.

- **Case 20-07-71 – 3170 Cannon Road – Single Family Home – Holly & Sean Podbesek**

- Holly and Sean Podbesek presented the single family home. Holly Podbesek clarified that the address is to be determined, 3170 Cannon Road is the property next to it.
- The home will be a ranch on a currently empty lot. The home plan was flipped to help with the grade and steps as noted from the previous working session.
- Sean Podbesek also pointed out that this flip eliminated the brick recommendation as a filler from the work session as well.
- Holly Podbesek stated that a side window was added, but the man door was eliminated for cost purposes. They are open to adding it back in.
- Jennifer Frazier recommended that the garage service door should be pulled off the back wall by about two feet.

- Holly Podbesek explained that the siding is white. There will be some horizontal and some vertical siding on the front. Shutters and front door will be black. Several black accents added.
- Jennifer Frazier reminded the homeowners that the stone on the front of the garage will need to wrap the corner by two feet.
- Marge Gantous clarified that the other sides of the house are all horizontal siding. Holly and Sean Podbesek confirmed.
- Jennifer Frazier stated that the basement needs two windows, one left and one right. Recommended an egress window in an area where they may eventually want a bedroom.
- Jennifer Frazier explained that the left elevation feels like it is missing something. Holly Podbesek stated that they will be doing some landscaping on that side as well.

**The Board is noting:**

Stone by the garage needs to wrap the corner by at least 2 feet or to the adjacent wall, garage service door on the left elevation, basement windows on the left and right. Recommendation for a basement egress window.

**Motion – Approve as Noted:**

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 20-06-49 – NW Corner of Darrow & Summit Commerce – New Day Care Facility – William Oeflein**
  - William Oeflein presented the New Adventures Day Care facility.
  - William Oeflein explained that the portico was enlarged based on the previous recommendations from ARB, it gained about 14 inches in height. The column bases are 4 inches wider. Overall width was enlarged by two feet. More sidewalk near the door for better accessibility.
  - Landscaping was added between the sidewalk and the building.
  - John Midlik asked if William Oeflein has built day care facilities previously. He responded that this will be his first. He previously worked on an addition.
  - William Oeflein displayed the building materials and colors for the ARB members.
  - William Oeflein also made the recessed door adjustment to help with interior hallway traffic.
  - William Oeflein clarified that there will be a window to talk into the office prior to guests being let in for security.

**Motion – Approve as Submitted:**

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 20-07-53 – 2111 Meadowood Blvd – Paver Patio & Gazebo – Nick Dubecky**
  - Nick Dubecky presented the project at 2111 Meadowood Blvd, he was joined by homeowners Tim and Miranda Krzeminski.
  - Nick Dubecky explained that the gazebo was a kit purchased by the homeowners and Dubecky Landscaping is installing it for them as their general contractor.
  - Colors will be tan and charcoal throughout. Steps will have landings, about three feet.

- Jennifer Frazier asked about the built in fire pit. Nick Dubecky confirmed that it will be wood burning and built in to the design.
- Jennifer Frazier asked about placement of the gazebo. Nick Dubecky explained that it will be centered with a flat cap with anchors at the bottom inside the pillars. Posts will be wrapped in the stone. Material is cedar for the gazebo.
- Nick Dubecky was asked about the roof. He answered that it is metal and brown in color.
- Jennifer Frazier inquired about the column bases and size of the pillars.
- Nick Dubecky stated that the gazebo is 10x12 feet.
- Jennifer Frazier noted that the dimensions of the column bases are needed. Nick Dubecky said they are about two feet. Keith Foulkes explained that everything on site looks to be the proper scale for the project.

**Motion – Approve as Submitted:**

David Marcovitz moved and John Midlik seconded, upon roll call the motion passed unanimously.

- **Case 20-07-57 – 10326 Merriam – Sunroom Addition – Mike Ferrante**
  - Mike Ferrante presented his sunroom addition at 10326 Merriam as the homeowner. The addition is 16x16' following the existing roof line. The deck will be extended next to the sunroom. New siding and a stone front also being added to the house. Mike Ferrante will be acting as the general contractor.
  - John Midlik asked about the foundation. Mike Ferrante responded that he has footers and foundation, block and brick to match the existing house.
  - The colors include natural brown and white. Bucks County used for the stone.
  - Shake used on the front of the house with a stone entry.
  - Jennifer Frazier noted that this is the first house ARB has reviewed that will be a full front shake, top to bottom.
  - Marge Gantous asked about HOA approval. Mike Ferrante confirmed that there is a letter.

**Motion – Approve as Submitted:**

David Marcovitz moved and John Midlik seconded, upon roll call the motion passed unanimously.

- **Case 20-07-65 – 2999 Connotton – Garage – Daniel Stopperich**
  - Daniel Stopperich presented the garage project at 2999 Connotton Avenue. He explained that it will be a 30x30' detached garage. Everything will match the existing home.
  - Daniel Stopperich explained that trim and soffits will be white. Overhangs and corner board included.

**The Board is noting:**

The homeowner has the option to move the door on the west elevation to align with the mudroom door.

**Motion – Approve as Noted:**

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

**Excuse Absent Members: Don Spice**

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

**Adjournment:** As there was no further business before the Board, John Midlik moved and Marge Gantous seconded and the meeting was unanimously adjourned at 8:00 p.m.

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Jennifer Frazier, Chairman

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Ryan Kennedy, Secretary