



**Architectural Review Board Meeting Minutes
Thursday, August 6, 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 6:03 p.m.

Roll Call

Present: Jennifer Frazier, David Marcovitz, John Midlik, Don Spice

Absent: Marge Gantous

Others in attendance: Dan Cegelka – Building Department

Approval of Minutes: July 16, 2020

Motion: Approve minutes from July 16, 2020.

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

Public Participation: None

Review:

- **Case 20-07-62 – 8790 Merryvale Dr – Color Revision – Tyler Metts**
 - Tyler Metts presented a color change of the siding. The chosen color will be Twilight Shadow, a shade of charcoal. All other colors remain the same, including the white trim.

Motion – Approve as Submitted:

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

- **Case 20-08-79 – 8880 Merryvale Dr – New Single Family Dwelling – Tyler Metts**
 - Tyler Metts presented the new single family home at 8880 Merryvale Drive, formerly listed as 8882 Merryvale. Home type is a Seneca with 4,414 square feet. It includes 5 bedrooms and 5 bathrooms with a finished basement. The stone color is PACR LedgeStone, siding is Flint, front door is Grizzle Gray, trim and garage door will be white.

- Tyler Metts was asked about a man door on the garage. He said it is not pictured but will be included. Hoppers windows, one on each side will also be included. A garage floor drain will also be added and steps to grade off the rear.

The Board is noting:

Addition of a man door. Two basement windows, one left and one right. Recommendation for an egress window. Steps and landing to grade.

Motion – Approve as Noted:

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

- **Case 20-07-74 – 10419 Ravenna Rd – SS Cosmas & Damian Sign Review**
 - Color rendering presented to the ARB members. It will be a warmer cream background with full color graphics for the saints. Brick to match existing building.
 - Address needs to be added.
 - Jennifer Frazier pointed out that there may need to be more space between Catholic and Church.

The Board is noting:

Add address to brick on pillar. Add space between Catholic and Church.

Motion – Approve as Noted:

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

- **Case 20-08-77 – 1554 Bridget Ln – New Single Family Dwelling – Chris Coblentz**
 - Chris Coblentz presented the new single family home at 1554 Bridget Lane. The stone is Country Ledge stone, siding is Rockslide, trim is white, gutters will be white, and roofing is Georgetown Gray.

Motion – Approve as Submitted

John Midlik moved and Don Spice seconded, upon roll call the motion passed unanimously.

- **Case 20-08-78 – 3383 Cannon Rd – Attached Garage – Robert Knaack**
 - Robert Knaack presented the demolition of an existing detached garage and addition of an attached garage at 3383 Cannon Road.
 - Jennifer Frazier asked for photos of the home. Dan Cegelka pulled them out of the application packet.
 - John Midlik inquired about the roofing. Robert Knaack responded that roofing will match the existing house, it is a gray shingle.
 - Robert Knaack said the new location is shifted approximately 6 feet from the existing structure and will be attached to the house.
 - Robert Knaack pointed out that the roof pitch was designed with the second floor windows in mind.

- Jennifer Frazier expressed concern with the size of the garage compared to the house and the roof lines. John Midlik said he can accept the size as designed.
- Jennifer Frazier mentioned that the elevations did not include the house for size comparison and how it will look attached. Robert Knaack confirmed his home is about 1,500 square feet.
- Robert Knaack discussed the elevations in relation to the house.
- Based on the location, John Midlik said he is okay with the proposal. David Marcovitz agrees.

The Board is noting:

Shingles to match the house.

Motion – Approve as Noted:

David Marcovitz moved and John Midlik seconded, upon roll call the motion passed 3-1 with Jennifer Frazier dissenting.

- **Case 20-08-80 – 2664 E Aurora Rd – Garage Expansion – Nilsa Carreno**
 - Nilsa Carreno presented on behalf of Platinum Construction for the garage expansion at 2664 E Aurora Road. This is the second trip to ARB, the first submission was for a second detached garage. Now submitted for an expansion of the existing.
 - Color scheme will match existing garage. White trim, siding, doors, and black shingles for roofing.
 - David Marcovitz mentioned that the back of the garage seemed plain and very visible to people going by. Nilsa Carreno said the owner is willing to add some windows to the back. Jennifer Frazier agreed that windows should be added. Similar to the house, taller double hung windows.
 - The right elevation window can stay as show or change to a double hung window.
 - Jennifer Frazier asked about the pitch of the roof. Nilsa Carreno confirmed that the pitch will match existing.

The Board is noting:

Add two windows to the rear elevation, double hung windows in proportion to the house. Option to do the same double hung window on the right elevation or the window as shown in plans. Roof pitch to match existing garage.

Motion – Approve as Noted:

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

- **Case 20-08-81 – 3081 Wyatts Way – New Single Family Dwelling – Mike Ritondaro**
 - Linwood floor plan with a craftsman elevation. Primarily shake siding and stone on the front, cultured Southern LedgeStone. Siding is Midnight Blue with Weathered Wood shingles. It is a split level.
 - Jennifer Frazier asked if the windows on the right elevation are drawn to scale. Mike Ritondaro confirmed that those are not to scale. They are 2020 windows.

The Board is noting:

2020 windows not drawn to scale. Noted on plans.

Motion – Approve as Noted:

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

- **Case 20-08-82 – 3054 Wyatts Way – New Single Family Dwelling – Mike Ritondaro**
 - Newbury floor plan with board and batten siding in Platinum Gray, horizontal siding in Cast Iron. It is a traditional two story home. Trim is white with a black entry door.
 - Jennifer Frazier noted the 2020 windows need to be drawn to scale on the plans.

The Board is noting:

Recommendation for a stair window. 2020 windows not drawn to scale. Noted on plans.

Motion – Approve as Noted:

Jennifer Frazier moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 20-08-83 – 3048 Wyatts Way – New Single Family Dwelling – Mike Ritondaro**
 - Mike Ritondaro pointed out that 3048 Wyatts Way is a duplicate floor plan of 3081 Wyatts Way with some slight modifications.
 - David Marcovitz noticed that the plans do not show the two fixed 2020 windows on the right elevation.
 - Mike Ritondaro will submit a new print.

The Board is noting:

Add the two fixed 2020 windows on the right elevation.

Motion – Approve as Noted:

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

- **Case 20-08-84 – 2953 Darlene Ct – New Single Family Dwelling – Mike Ritondaro**
 - Mike Ritondaro presented 2953 Darlene Court. It is a Linwood floor plan with a different craftsman elevation. The stone will be light grays and blues, board and batten in light Cape Cod Gray, and horizontal siding in Midnight Blue. Windows are to scale.

Motion – Approve as Submitted:

David Marcovitz moved and Don Spice seconded, upon roll call the motion passed unanimously.

- **Case 20-08-85 – 2812 Hunters Ridge – New Single Family Dwelling – Mike Ritondaro**

- Mike Ritondaro presented 2812 Hunters Ridge, a Linwood craftsman style with a side entry garage and a brown color scheme. All siding and paint will be shades of light brown and tan. It is a full walk out, steps to grade.
- The 2020 windows need drawn to scale on right elevation.
- Jennifer Frazier pointed out the need for a two foot stone wrap on the right side of the garage.

The Board is noting:

Add a two foot stone return on the right side of the garage. The 2020 windows need drawn to scale on right elevation.

Motion – Approve as Noted:

Jennifer Frazier moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

**Marge Gantous was formally excused with the approval of minutes at the August 20th meeting.*

Adjournment: As there was no further business before the Board, Jennifer Frazier moved and Don Spice seconded and the meeting was unanimously adjourned at 7:35 p.m.

Jennifer Frazier, Chairman

Ryan Kennedy, Secretary