

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**September 05, 2019**

Board President, Don Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:00 p.m.

**I. Roll Call**

Present: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, Don Spice

Absent: John Midlik

Others in attendance: Greg Bellan, City Council, Dan Cegelka, Building Department

**II. Approval of Minutes: August 15, 2019**

**Motion: Approve minutes from August 15, 2019 as submitted**

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

**III. Excuse Absent Members: Excuse John Midlik from this evenings meeting**

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**IV. Public Participation: None**

**V. Review:**

**1. Case 19-09-81 – 11660 Ravenna Road Suite C – Wall Sign – Tonya Bowden – LAAD Sign and Lighting**

- Tonya Bowden presented herself to the Board on behalf of LAAD Sign and Lighting and the Lessor at the above address, Allstate Insurance. Tonya stated the wall sign will be internally illuminated on a raceway where the Allstate Hand logo will be separate. Tonya Bowden also stated there is going to be a blue vinyl window “C” shaped treatment on the left facing window. Jennifer Frazier advised that behind the raceway is to be painted to match the building and that the Allstate “Hand” logo not exceed the fascia it is on. Marge Gantous asked if there was going to be anything on the door. Tonya Bowden advised just hours along with his name information.

The Board is noting:

The Allstate Hands Logo must be smaller than what is shown on the prints submitted to where it does not exceed the size of the fascia or touch the gutter.

**Motion: Approve as noted**

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

**2. Case 19-09-82 – 8828 Merryvale Drive – New Single Family Dwelling – Matt Riley – Ryan Homes**

- Matt Riley presented himself to the Board on behalf of Ryan Homes. Matt Riley presented a 2,423 square foot Columbia style, four bedroom, and two and a half bath home. The home will have a two car front load garage and will have Silver Mist colored siding, white colored trim and garage door, Rockwood Shutter Green colored front door, dark navy colored shutters, and weathered wood roof shingles. Matt Riley advised to the Board there will be a garage man door and two windows (right and left) on the basement that are not reflected on the prints provided. Jennifer Frazier inquired about the overhang on the home. Matt Riley advised the board there won't be much of an overhang on these specific models. Jennifer Frazier advised that the Board's standard is typically 12 inches.

The Board is noting:

Add man door on garage right elevation. Add two basement windows, one on the left and one on the right elevation and recommendation one be egress. Add a 12 inch overhang on all eaves.

**Motion: Approve as noted**

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

**3. Case 19-09-83 – 8867 Merryvale Drive – New Single Family Dwelling – Matt Riley – Ryan Homes**

- Matt Riley remained at the podium to present this case. Matt Riley presented a 2,718 square foot Hudson style, four bedroom, and two and a half bath home. The home will have a two car front load garage and will have Irish Thistle colored siding, white colored trim and garage door, Marooned colored front door, dark berry colored shutters, and weathered wood roof shingles. Jennifer Frazier inquired the angle location of the home on the lot compared to the home next to it. Matt Riley advised due to the shape of the lot the garage will face an approximate 45 degree angle. Jennifer Frazier and Marge Gantous advised there appears to be spacing and location issues with the windows on the right elevation.

The Board is noting:

Add a man door to the left side garage. Add two basement windows, one on the left and one on the right elevation and recommendation one be egress. Add a 12 inch overhang on all eaves. On the right elevation, align the first and second floor windows and evenly space the third. Align the kitchen window toward the sliding door approximately 3 inches. Center the second floor hallway window to the stairs.

**Motion: Approve as noted**

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**4. Case 19-09-84 – Meadowood Boulevard – Monument Signs – Jeff Clark – Easy Sign Group**

- Jeff Clark presented himself to the Board on behalf of Easy Sign Group. Jeff Clark presented two identical monument signs for the Meadowood subdivision entrance that were removed during the construction of the roundabout. Marge Gantous inquired the color of the signs as the plans that were submitted stated that the exact colors were yet to be determined. Jeff Clark explained the two signs will be identical, single sided with a green background and gold leaf colored, v-carved letters. The sign will be set in between 16 inches wide brick and stone structured posts. Traci Bonvenuto inquired if the sign was going to be illuminated. Jeff Clark advised that there is no plans to have the sign illuminated, internally or externally to his knowledge. Jennifer Frazier advised that the previous sign had an externally illuminated sign that was from the ground and replaced them with higher spot lights. Jeff Clark advised that he will follow up with the Homeowners Association to see what their plan regarding the lighting as they have not been contracted to install the lights. Building Inspector Dan Cegelka will follow up as well.

**Motion: Approve as submitted**

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

**5. Case 19-09-85 – 10334 Belmeadow Drive – Addition – Assadollah Jouharian – Homeowner**

- The homeowner/applicant did not appear. Building Inspector Dan Cegelka advised the Board of the project briefly on what the applicant would like to do. However, there was not conversation or motions regarding this. It has been tabled without motion for applicant contact.

**6. Case 19-09-86 – 3063 Wyatts Way – New Single Family Dwelling – Jamey Heinzman – Pulte Homes**

- Jamey Heinzman presented herself to the Board on behalf of Pulte Homes. Jamey Heinzman presented a 4,516 square foot (including unfinished basement and gathering room) Mercer HR1A, three bed, two and a half bath home. The home will have a three car front load garage and will utilize color scheme 32. Marge Gantous and Jennifer Frazier expressed concerns of lack of windows in the gathering room and powder room as there is a 23 foot span without windows. Jamey Heinzman advised that the purchaser of this home had declined to have the option windows added. The Board and Jamey Heinzman discussed several options for window placement.

The Board is noting:

Add three high gathering windows on the left elevation. Add one window on second floor to bedroom three. Add two basement windows with the recommendation one be egress.

**Motion: Approve as noted**

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**7. Case 19-08-87 – 3045 Wyatts Way – New Single Family Dwelling – Jamey Heinzman – Pulte Homes**

- Jamey Heinzman remained at the podium to present this case. Jamey Heinzman presented a 4,797 square foot (including unfinished basement) Continental CR2K, three bed, two and a half bath home. The home will have a two car front load garage and will utilize color scheme 29.

The Board is noting:

Add two basement windows with the recommendation one be egress

**Motion: Approve as noted**

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**8. Case 19-08-66 – 2496 East Aurora Road – Diesel Canopy – Susan Moore – Cupkovic Architecture**

- Susan Moore presented herself on behalf to the Board of Cupkovic Architecture. Susan Moore explained that this canopy was originally approved with the red Circle K branding, however the client is changing the color and branding to BP. The canopy will be the BP green, yellow and white, and adding the BP sunburst logo instead.

**Motion: Approve as submitted**

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**9. Case 19-08-68 – 2496 East Aurora Road – Wall Sign – Susan Moore – Cupkovic Architecture**

- Susan Moore remained at the podium to present this case. Susan Moore explained the sign will be a poster style sign that will display advertisement items and will not be illuminated on the front elevation.

**Motion: Approve as submitted**

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**VI. Work Session:**

- Susan Moore remained at the podium to discuss the requests from the previous ARB meeting her firm attended. Susan Moore advised landscaping plan was submitted for the car wash rear elevation. Susan Moore then discussed the different brick options with the Board for the car wash. Jennifer Frazier advised the brick color options presented were okay to utilize.
- Marge Gantous advised the Board she will not be able to attend the following meeting on September 19, 2019.
- Chairman Don Spice spoke to the Board and advised his desire to resign as chairman and appoint Jennifer Frazier, who is a licensed architect, as his replacement. Don Spice advised he would still like to remain on the Board.

**Motion: Appoint Jennifer Frazier as Chairman of the Architectural Review Board**

Don Spice moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

**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 7:30 p.m.