

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**September 09, 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, Don Spice  
Absent: John Midlik  
Others in attendance: Dan Cegelka, Building Department

**II. Approval of Minutes: August 16, 2018**

**Motion: Approve the minutes as submitted**

Marge Gantous moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

**III. Excuse Absent Members:**

**Motion: 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 18-09-053 – 9261 Chamberlin Rd., Garage Expansion for Tyson Papay by A Perfect Coverage BZA # 3-2018 – 3’6” side yard variance granted by BZA on 04/11/2018**

Timothy Ford, owner of A Perfect Coverage, presented plans for 13’ x 21’ garage addition to the left elevation. This addition would give this home a third garage space. The applicant was informed the next meeting will be on Thursday, September 20<sup>th</sup>. His plans are due in our office on the preceding Thursday to be included on the agenda.

The Board is requiring:

- A. Side elevation showing
  - 1. Roofline of left elevation
  - 2. Mandoor configuration on the back or
  - 3. Show French door out the back
  - 4. Show existing windows/fireplace
  - 5. Side elevation of existing house and garage
- B. Front elevation including the existing garage
- C. A closer picture so the Board can see materials on existing house

**Motion: Table this case for re-draw, re-submit**

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

**2. Case 18-09-054 – 9865 Shepard Rd., New Single Family Dwelling by Taylored Construction**

Jeff Taylor with Taylored Construction presented plans for a one story 2,133 sq. ft. single family dwelling. The siding will be dark grey; trim, white; front door, walnut; shutters, black; brick, an oversized polar clear and the roof will be black. In the summer of 2012 a house in a state of disrepair was demolished and the lot was purchased by Jeff Taylor’s parents. Don Spice asked if this house will be in the same location as the previous home. Jeff stated he did not know the exact footprint of the previous home but judging by the site excavation Jeff thought at least some of the new home will be built upon the previous house site. As they reviewed the front elevation the Board commented that both front windows to the right of the front door are actually in the garage. Marge Gantous confirmed there will be a rear deck and Jeff Taylor clarified that due to the elevation there will be a walk out basement with a concrete patio below the deck.

Don Spice inquired about the siding to grade where the elevation drops. Jennifer Frazier commented because this is a walk out basement the Board would have the siding come down the rear elevation. Then on the elevation where the applicant has the sloping that would be siding cut at an angle. The Board determined that because of the size of the parcel and location of the proposed new dwelling the applicant was permitted to do the exposed foundation on the sides and the rear, but the front and garage face will still have the brick. Jennifer Frazier commented for the record that it bothered her that on the rear elevation the windows are not symmetrical on the master bedroom. It is understood that the window placement is based on the bedroom and the bathroom and because this is a large lot and nobody will be seeing that she will let it go and remain as submitted.

The Board is requiring:

- A. Do not vent the fireplace through the roof on the front of the house
- B. Add steps to grade from main floor deck. The Board is recommending the steps be placed in front of the double doors from the kitchen. Submit stair location when they design their deck.
- C. Brick to grade on front and garage face only

The Board is recommending:

- A. Include a basement egress window stacked below a first story window
- B. Keep the window as shown on the drawing in the gable above the entrance. Alternatively use an 8/12 triangular gable vent as used on the side elevations, or just do siding as used on the rest of the house.

**Motion: Approve as noted**

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

3. **Case 18-08-050 – 2150 Highland Rd., Smoking Shelter for General Die Casters by Owner**

Brian Lennon with General Die Casters informed the Board that their company would like to put up some weather shelters for their employees during break time. These are pre-fabricated, out of the box shelters.

**A. Patio Awning attached to the west side of the north building**

This is a simple weather awning from Lowes with poly carbonate white roof. Don Spice commented this appears to be a lean-to with three posts and inquired what the roof was made of. The applicant replied the roof will be fiberglass and the three posts will be aluminum with footers. There will be no gutters. Jennifer Frazier inquired if this would be visible from the street. The applicant replied this is the rear building and it is approximately 150 feet from the road. Jennifer Frazier commented her concern was this is close enough to the door for reasonable access but far enough that people could pass by without being too close to the smoke.

The Board is requiring:

1. Better photos are needed of what is seen from Highland Road. The photos need to be taken further out to show the full character of the building.
2. Confirmation on the location whether it is between the doors as rendered or if it is behind the doors as shown on the plan.

**Tabled request more information**

**B. Freestanding shelter on east side of south building**

This is a pre-fabricated bus stop style shelter constructed of powder coated aluminum with a fiberglass roof and acrylic plastic sides. This will be bolted into the concrete slab. This shelter will be appropriately located 15 or 20 feet from the entrance based on where it is shown on the plan and it is an employee entrance next to loading dock doors.

**Motion: Approve as submitted**

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

4. **Case 18-09-055 – Darrow Road at Hunters Ridge, Subdivision sign for Quarry Preserve by Easy Sign**

This is a 96” high by 48” wide by 3.5” deep double sided sign constructed with aluminum composite panels on 4” x4” posts. This sign will announce the Quarry Reserve at Boulder Brook by Pulte Homes will be coming soon. The sign will be white, blue, yellow, grey and red and will be located on the north east corner of Darrow Road and Hunters Ridge where the Ryan Homes sign was previously located. Portions of this sign can be removed and replaced by other various announcements as the development of the site progresses. Jennifer Frazier confirmed the sign will be located on property owned by Pulte Homes.

**Motion: Approve as submitted**

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

5. **Case 18-08-052 – 8581 Darrow Rd., Signage for Zoom Express Car Wash by Diamond Signs & Graphics**

The applicants are re-submitting the north elevation illuminated wall sign that was tabled 08/16/2018. The applicants presented three versions of the “FREE VACUUMS” sign the Board chose the version on the upper right of the presentation. Jennifer Frazier explained the Board didn’t have anything in the code that said specifically no signs on the side of buildings. The Board was a little cautious to make sure that the Board does not set precedent for people putting large signs on the sides of their buildings as well as on the fronts. Because of the nature of this building and that the applicants are offering a free service to the community and the aesthetics with the vacuum pumps are attractive Jennifer Frazier concluded the “FREE VACUUM” sign is appropriate on the side elevation in the blue, white and green.

**Motion: Approve as submitted**

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

**VI. Work Session:** None

**VII. Adjournment:** As there was no further business before the Board Jennifer Frazier moved and Marge Gantous seconded and the meeting was unanimously adjourned at 6:50 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary