

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes - AMENDED**  
**September 19, 2019**

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:01 p.m.

**I. Roll Call**

Present: Traci Bonvenuto, Don Spice, John Midlik, Jennifer Frazier

Absent: Marge Gantous

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

**II. Approval of Minutes: September 05, 2019**

**Motion: Approve minutes from September 05, 2019 as submitted**

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

**III. Excuse Absent Members: Excuse Marge Gantous from this evenings meeting**

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

**IV. Public Participation: None**

**V. Review:**

**1. Case 19-09-88 – 10018 Parkland Drive – Addition – Shannon and James Collins – Homeowners**

- James Collins presented himself to the Board as the homeowners and applicant of the addition. James Collins presented a 14 foot by 30 foot addition to the rear to extend and open kitchen. James Collins advised the Board that he will also be replacing the current deck with treated wood to the full width of the house. James Collins explained that the design will feature a cover over with shingles to match the existing and will also have a vaulted pine ceiling with stain to match deck and wood railings. All exterior colors will match the existing home. The brick will match the current brick to grade. Jennifer Frazier inquired about an egress window in the basement and advised the importance of adding one. James Collins advised that there will be a window added.

The Board is noting:

Recommend adding an egress window. Add brick to grade as a requirement.

**Motion: Approve as noted**

John Midlik moved and Don Spice seconded, Traci Bonvenuto abstained from the motion as she was not present for the entire presentation, upon roll call the motion passed unanimously.

**2. Case 19-08-71 – 2275 White Marsh Drive – Porch Overhang – Derrek Puffenbarger – NEO Contracting**

- Derrek Puffenbarger presented himself to the Board on behalf of the homeowner and NEO Contracting. Derrek Puffenbarger provided updated copies to the Board due to a request for resubmission. Jennifer Frazier inquired a question regarding the specific of the drawing. Derrek Puffenbarger helped clear up the confusion. Jennifer Frazier then inquired what the under of the covering will be. Derrek Puffenbarger advised it will be white soffit. Don Spice inquired if there was going to be ventilation between the soffit and roof. Derrek Puffenbarger advised that he can add ventilated soffit to the front, in turn Don Spice stated he would recommend that. The Board inquired the specifics to the height of the roof overhang and the cantilever. The Board voiced concern over the height as they believe that some individuals taller would not be able to look out if standing. The Board also gave suggestions for solutions to correct a height issue.

The Board is noting:

Reduce the cantilever of the roof over the deck approximately 2 feet.

**Motion: Approve as noted**

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

**3. Case 19-09-89 – 1641 Bridget Lane – New Single Family Dwelling – Chris Coblentz – Coblentz Homes**

- Chris Coblentz presented himself to the Board on behalf of Coblentz Homes. Chris Coblentz presented a 2,400 square foot home. Two egress windows will be in the rear elevations.

**Motion: Approve as submitted**

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

**4. Case 19-09-90 – 10075 Ravenna Road – Directional Signs – Daniel Ketz – Eagle Scout**

- Daniel Ketz presented himself to the Board on behalf of the Tinker Creek Watershed Eagle Scout program. Daniel Ketz advised the signs will be white posted with white trim to match the signs in the current parking lot of City Hall made out of PVC. Daniel Ketz advised the Board that the signs will be installed by himself but purchased through Easy Sign Group.

**Motion: Approve as submitted**

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

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

- Assadollah Jouharian presented himself to the Board on behalf of this project and as the homeowner. Assadollah Jouharian wants to add a closet to the front of his house. Assadollah Jouharian advised that there will be two walls added and close in part of the front porch where the door will open to the inside of the house. The two added walls will have siding to match the current house. Jennifer Frazier voiced concern about the design of the addition to the front and voiced several options such as adding a window, decorative details such as wreath or millwork on the exterior vinyl versus a patched straight wall.

The Board is noting:

Provide a picture of the front elevation of the house and new prints showing the suggested changes.

**Motion: Table and re-submit**

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

**6. Case 19-09-91 – 11599 Ravenna Road – Detached Garage – Darian Bohach – Homeowner**

- Darian Bohach presented himself to the Board on behalf of this project and as the homeowner. Darian Bohach presented a 24 foot by 31 foot steel garage with a two garage door front load with a man door on the side elevation and a gravel bottom. Darian Bohach advised that it will be attached to the asphalt directly, such as a pole barn build style. Jennifer Frazier inquired if there was going to be a driveway connecting to it. Darian Bohach advised he has no plan to attach outside of gravel. The Board inquired the colors of the exterior for the sides and roof. Darian Bohach advised that he is open to the Board's suggestion but would like white due to security reasons. Darian Bohach advised he would like a white or red roof but the Board suggested to pick a color closest to the roof on the house, which is brown.

The Board is noting:

White exterior siding. Brown roof in color with white trim. Add two overhead doors that are 8 feet wide and evenly placed. Add a man door to the side elevation.

**Motion: Approve as noted**

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

**7. Case 19-09-92 – 8883 Merryvale Drive – New Single Family Dwelling – Matt Riley – Ryan Homes**

- There was no representative available to present this case. This case was not heard by the Board and will be tabled for the following meeting.

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

- Jamey Heinzman presented herself to the Board on behalf of Pulte Homes. Jamey Heinzman re-presented a previously approved home. Jamey Heinzman advised the client decided to change this home from a two car garage to a three car garage.

**Motion: Approve as submitted**

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

**9. Case 19-09-93 – 2986 Darlene Court – New Single Family Dwelling – Jamey Heinzman – Pulte Homes**

- Jamey Heinzman remained at the podium to present this case. Jamey Heinzman presented a Linwood HR2Q 2,526 square foot home with three bedrooms and two and a half bathrooms. This home features a three car front load garage and will utilize color scheme 11. The siding will be Monterey Sand, trim will be extra white, the front door will be Seal Skin, the shutters will be Musket Brown, the garage door will be Zeus, the stone will be Aspen Ledge, the roof will be Weathered Wood and the board and batten will be Coastal Sage.

The Board is noting:

Add two 3.0 x 3.0 window to the game room the left side elevation. Add a 3.0 x 5.3 window in the closet of the owner's suite on the left elevation.

**Motion: Approve as noted**

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

**10. Case 19-09-94 – 9422 Darrow Road – Single Story, Multi-Family Senior Housing Units – Bobby Johnston – Architect - AMENDED**

- Bobby Johnston presented himself to the Board as the Architect of this project. Bobby Johnston gave some background information on his experience with this type of unit. Bobby Johnston explained that they have designed over 10,000 individual units, 180 communities in 8 states. Bobby Johnston gave some background on the choice of this unit versus the three story unit that was originally planned. Bobby Johnston explained each individual unit will have two bedrooms and two bathrooms with an attached two car garage. This community will consist of 16 buildings with 6, 5, or 4 attached single family units. These buildings will be sat on 10.89 acres. Bobby Johnston explained each unit will have the same roof and stone color, however the siding and shake will alternate between neutral/earth tones.
- Jennifer Frazier inquired the location of the mailbox system. Bobby Johnston responded that there will be a permanent, stand alone, mailbox system that will be provided by the United States Postal Service and will be in one location. Bobby Johnston also explained there will be a 26 foot wide aisle drive throughout the entire drive where code only requires 22 feet. Bobby Johnston explained the reason for the additional 4 feet is due to adding a dedicated walking lane.
- Bobby Johnston explained to the Board the steps this process has already gone through with Planning Commission and the Board of Zoning and Appeals. Bobby Johnston also explained there were meetings with the residents currently residing at Bel Mar regarding the plan. Bobby Johnston explained that the builder, residents of Bel Mar, and himself preferred this option versus a three story complex.
- John Midlik inquired if the builder has built units similar to these and in turn Bobby Johnston stated they have.
- The Board and Bobby Johnston discussed the Residential Building Code for these units and Bobby Johnston explained that there will be a one hour rating and two hour fire code rating where the dormer is.

- Jennifer Frazier inquired if there is an overhang at the front entrance of each unit. Bobby Johnston explained there will be a four foot overhang at each.
- After looking at the plans closer, Jennifer Frazier inquired why the units are not ADA. Bobby Johnston explained that per Chapter 3 of the Residential Code, they do not have to be if the builder meets certain criteria allowing it to be Residential Code versus a Commercial Code. The Board would like this information to be followed up on to ensure they are following the correct Code. After Dan Cegelka advised the Board that the code questions will be done during the Building Plan Review process as they are only to approve the exterior aesthetics of the units. Jennifer Frazier advised the Board has the right to approve not only the exterior aesthetics of the units but all architecture. Jennifer Frazier advised the Board can discuss issues that pertain to public health safety or welfare and those issues found should be noted or called into question not just the aesthetics even though that was stated on record.
- Jennifer Frazier stated that the rows of garages are not appealing but willing to approve the design as the overall look is appropriate for the housing type. At that time Board members made additional questions regarding the colors of the units. Bobby Johnston explained that the units will not change design, only the color when they are being built but will remain an earth tone, neutral color.
- Traci Bonvenuto advised that the applicant would only have to come back in front of the Board for color choices and they do not have to hold up the start of the construction as the Building Department can move forward with the plan approval process. Jennifer Frazier Board still wants each cluster unit to come back to the Board. The reason is the Board reserves the right to move, for example a window location, stone wrapping, and style of vent on the dormer. The Board is not asking for a complete re-design of the project but potentially minor changes if necessary.
- Jennifer Frazier wanted to have on record that the tight door swings and vent in the dormer with roofing standing seam colors were brought up for question. Jennifer Frazier also stated the Board discussed the layout with the garages. The Board thought the front porch overhang was good. The Board thought the stone and shake are on trend and appropriate. The Board liked the look of the dormers. The Board also liked the height of the wainscot variations for the units. The Board likes the 6 foot fence separating the rear of each unit. Jennifer Frazier inquired if someone mentioned liking the 6 foot fencing separating the units but agrees there needs to be something.
- Don Spice wanted to note that even though this is not in the minutes, but to iterate the necessity for a project of this size to come back in front of the Board for approvals on each unit.

The Board is noting:

Jennifer Frazier explained the exterior lighting is sufficient but would like a partial elevation showing the exact location of the light next to the front and rear door or in the soffit. The Board would like to know what particular units will have the high versus standard profile for the stone. The Board would like to know the fascia board / lever board colors. The Board felt that once the first unit is ready to go up, the applicant is to come back in front of the Board to present the colors for final approval. Jennifer Frazier mentioned that there were no remarks or questions regarding man doors as they were not looked at in the previous meeting. Jennifer Frazier mentioned that man doors will be a requirement on the garages but will be assessed on an individual basis as they come back in front of the Board for approval as there could be a conflict on location based on the front door.

**Motion: Approve the Preliminary Concept Design for the 6-5-4 Units**

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously

**VI. Work Session:**

**VII. Adjournment:** As there was no further business before the Board, Jennifer Frazier moved and Don Spice seconded and the meeting was unanimously adjourned at 8:20 p.m.

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Jennifer Frazier, Chairman

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Julie E. Marinin, Secretary