

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
October 17, 2019

Board Member 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: Don Spice, Marge Gantous, John Midlik

Absent: Traci Bonvenuto, Jennifer Frazier

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

II. Approval of Minutes: October 03, 2019

Motion: Approve minutes from October 03, 2019 as submitted

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously

III. Excuse Absent Members: Excuse Traci Bonvenuto and Jennifer Frazier from this evenings meeting

Marge Gantous moved and John Midlik seconded, upon roll call the motion passed unanimously

IV. Public Participation: None

V. Review:

1. Case 19-10-101 – 8380 Darrow Road, Safran Power USA – Storage Shed – Chris Feldman – Safran Power USA

- Chris Feldman presented himself to the Board on behalf of Safran Power USA. Chris Feldman advised this will be an 8.5 foot by 14 foot, Secure-All brand, pre-fabricated, double door, metal, gray in color, chemical storage shed that will be replacing an existing corroded one. Chris Feldman advised the chemical storage shed will store used waste oils and is EPA approved standings for this storage including fire ratings for fire containment. Chris Feldman advised the Planning Commission has approved the location of this particular shed as it is moving from the original spot. Chris Feldman advised it will be sat on a new concrete slab.

Motion: Approve as submitted

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

2. Case 19-10-102 – 9700 Ravenna Road, Master Crafter – Awnings – Michelle Hehr – Owner

- Michelle Hehr presented herself to the Board on behalf of Master Crafter, a new business, at 9700 Ravenna Road. Michelle Hehr advised the Board she would like to put up two black and white striped, 5 foot retractable awnings over the front of her building over each window that is 15 inches long.

Motion: Approve as submitted

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

3. Case 19-10-103 – 9700 Ravenna Road, Master Crafters – Monument Signs – Michelle Hehr – Owner

- Michelle Hehr remained at the podium to present this case. Michelle Hehr advised the Board she would like to change the existing face of the monument sign that is located on Aurora Road to brand her business. Michelle Hehr advised the columns will remain the same but the sign itself will be replaced with a hand painted, cured, and placed in between the two columns. Michelle Hehr advised the existing address sign on Ravenna Road will be replaced with a 6 foot, PVC lamp post, plus a light on top. Michelle Hehr advised there will be a 24 inch circle blade sign hanging off the post. Michelle Hehr advised the blade sign will be hand painted and cured.

- Marge Gantous would like it notated that the post will be 6 feet tall and the light will be additional on the height.

Motion: Approve as submitted

Marge Gantous moved and John Midlik seconded, upon roll call the motion passed unanimously

4. Case 19-10-104 – 3051 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 3,290 square foot Ascend, Ranch Plan Elevation 9, two bedroom, two bathroom style home with a finished basement. The home will have a two car front load garage and will utilize color scheme 14. The siding will be Tuscan Clay in color, Extra White trim, Manor House colored front door, Country Road colored brick and Weathered Wood roof shingles.
- Jamey Heinzman advised there will be two basement windows that on the print facing out the rear with an egress window on the left elevation.

Motion: Approve as submitted

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously

5. Case 19-10-105 – 3057 Wyatts Way – New Single Family Dwelling – Jamey Heinzman – Pulte Homes

- Jamey Heinzman remained at the podium to present this case. Jamey Heinzman presented a 2,491 square foot Linwood, elevation CR21, three bedroom, two and a half bathroom style home. The home will have a two car front load garage and will utilize color scheme 27. The siding color will be Midnight Blue in color, Extra White trim, Manor House colored front door, Echo Ridge colored ledge stone, Cape Cod colored board and batten and will have Weathered Wood roof shingles.
- The Board had questions regarding the design and previous approvals regarding this particular style home. Jamey Heinzman responded to the questions that were asked.
- Jamey Heinzman advised this home style will match the model home that was previously approved. There was questions regarding the window placement. Jamey Heinzman advised that on the model home there is a window in the bathroom based on the design package that was done. However, Jamey Heinzman advised that a window could be added to the walk in closet in the owner's suite if needed.

Motion: Approve as submitted

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

6. Case 19-10-106 – 1655 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, 3 bedroom, and two and a half bathroom home. The home will have a three car garage. The siding will utilize Granite coloring, White trim, a White colored garage door, Coblentz stained Dark Brown colored front door, Break Water colored stone, and black roof shingles.
- Chris Coblentz advised there will be a left elevation will have a window added over the toilet that will be 32 inches by 36 inches. Marge Gantous inquired the lack of cross ventilation windows on the side elevations.
- The Board and Chris Coblentz had discussion regarding adding transom windows to the left side elevation in the back bedroom approximately 36 inches by 18 inches.

The Board is noting:

Add a window to the bathroom on the left elevation, 32 inches by 36 inches. Add two transom windows to the rear bedroom on the left elevation 36 inches by 18 inches.

Motion: Approve as noted

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously

7. Case 19-10-107 – 8820 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts presented himself to the Board on behalf of Ryan Homes. Tyler Metts presented a 2,767 square foot Hudson elevation C style, five bedroom, and three bathroom home. The home will have a two car front load garage and will have Stone Mountain Clay colored siding, white colored trim and garage door, Raisin colored front door, Aspen Buckeye colored stone and weathered wood roof shingles.
- Tyler Metts advised there will be two basement windows on left and right side of the home. Tyler Metts added there will be steps to grade on the rear elevation from the sliding door. Tyler Metts added there will be two added louvers on the side of the home. Tyler Metts also advised there will be a man door 2 feet 9 inches from the front garage corner. Tyler Metts advised these are not shown on the prints but these are changes that have been made.
- Marge Gantous voiced concern regarding the spacing on the two windows on the left elevation. Tyler Metts advised that due to floor plan, this is the best option in bedroom number two and are evenly spaced within the room. John Midlik advised to ensure they are lined up as best as possible.

The Board is noting:

Line up the windows on the left elevation. Add a garage man door to the garage side elevation. Add two basement windows, one on left and right with the recommendation one be egress. Add steps off the rear of the home from the sliding door.

Motion: Approve as noted

Marge Gantous moved and John Midlik seconded, upon roll call the motion passed unanimously

8. Case 19-10-108 – 8835 Merryvale Drive – New Single Family Dwelling – Tyler Metts– Ryan Homes

- Tyler Metts remained at the podium to present this case. Tyler Metts presented a 2,565 square foot Pisa Torre elevation B style, three bedroom, and three bathroom home. The home will have a two car front load garage and will have Spanish Olive colored siding, White colored trim and garage door, Roycroft Copper Red colored front door, Red colored shutters, and Weathered Wood roof shingles.
- Tyler Metts advised the Board there will be a garage man door. Tyler Metts mentioned there will be two windows in the basement with an egress window in the basement bedroom on the left elevation. Tyler Metts also advised there will also be stairs to grade from the rear door.
- Tyler Metts wanted to clarify that the prints show the basement egress window on the rear but the egress window will actually be on the left side elevation.

The Board is noting:

Add two basement windows with one being an egress on the left side. Add a garage man door. Add steps off the rear door.

Motion: Approve as noted

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

9. Case 19-10-109 – 8841 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts remained at the podium to present this case. Tyler Metts presented a Columbia elevation C style, three bedroom, and two and half bathroom home. The home will have a two car front load garage and will have Irish Thistle colored siding, Bucks County colored stone, White colored trim and garage door, Grizzle Gray colored front door and Weathered Wood roof shingles. Tyler Metts advised there will be two basement windows on left and right side of the home. Tyler Metts added there will be steps to grade on the rear elevation from the sliding door. Tyler Metts added there will be two added louvers on the side of the home. Tyler Metts also advised there will be a man door on the side of the garage.
- The Board was questioning the location of the windows on the rear elevation as they seemed off centered. The Board and Tyler Metts discussed options but ultimately, could not come up with the best solution.

The Board is noting:

Add two basement windows with one being an egress on the left side. Add a garage man door. Add steps off the back.

Motion: Approve as noted

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

10. Case 19-10-110 – 8861 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts remained at the podium to present this case. Tyler Metts presented a 3,133 square foot Columbia elevation A style, three bedroom, and two and a half bathroom home. The home will have a two car garage and will have Silver Mist colored siding, White colored trim and garage door, Tricorn Black colored front door, Black colored shutters, and Weathered Wood colored roof shingles.
- Tyler Metts advised there will be two basement windows on left and right side of the home with the left window being egress. Tyler Metts added there will be steps to grade on the rear elevation from the sliding door. Tyler Metts added there will be two added louvers on the side of the home. Tyler Metts also advised there will be a man door 2 feet 9 inches from the front garage corner. Tyler Metts advised these are not shown on the prints but these are changes that have been made.

The Board is noting:

Add two basement windows with one being an egress on the left side. Add a garage man door. Add steps off the back.

Motion: Approve as noted

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously

11. Case 19-10-111 – 8871 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts remained at the podium to present this case. Tyler Metts presented a 1,935 square foot Pisa Torre elevation D style, two bedroom, and two bathroom home. The home will have a two car garage and will have Stone Mountain Clay colored siding, Aspen Buckeye colored stone, White colored trim and garage door, Fiery Brown colored front door, Black shutters, and Weathered Wood roof shingles.
- Tyler Metts advised there will be two basement windows on left and right side of the home. Tyler Metts advised one of the basement windows will be an egress window. Tyler Metts added there will be steps to grade on the rear elevation from the sliding door. Tyler Metts added there will be two added louvers on the side of the home. Tyler Metts also advised there will be a man door 2 feet 9 inches from the front garage corner. Tyler Metts advised these are not shown on the prints but these are changes that have been made.

The Board is noting:

Add two basement windows one on the left and one on the right with one being an egress. Add a garage man door on the left elevation. Add steps off the back.

Motion: Approve as noted

Marge Gantous moved and John Midlik seconded, upon roll call the motion passed unanimously

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board, Marge Gantous moved and John Midlik seconded and the meeting was unanimously adjourned at 7:40 p.m.

Jennifer Frazier, Chairman

Julie E. Marinin, Secretary