

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
November 01, 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: Jennifer Frazier, Marge Gantous, John Midlik and Don Spice
Absent: Traci Bonvenuto
Others in attendance: Brian Steel, Council; Dan Cegelka, Building Department

II. Approval of Minutes: October 18, 2018

Motion: Approve the minutes as submitted

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

III. Excuse Absent Members:

Dan Cegelka informed the Board that due to a death in her family Traci Bonvenuto will be unable to attend this evenings meeting.

Motion: Excuse Traci Bonvenuto from this evenings meeting

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

IV. Public Participation: None

V. Review:

1. Case 18-11-071 – 1750 Sunview Dr., detached garage by Home Sweet Home Remodeling for Jeffrey Berg

Richard Sirlouis with Home Sweet Home Remodeling and homeowner, Jeffrey Berg presented plans for a 28' deep by 26' wide detached garage. The contractor explained that because the exterior of the house has been recently updated; the roof, windows and siding on the garage will be the same material that was used on the house. The builder did not know the name of the color on the siding, roof will be weathered wood, windows and trim will be white. John Midlik ascertained the site is in Glenwood Acres. Jennifer Frazier confirmed block to grade is common in the Glenwood Acres subdivision. The Board commented there are windows on three elevations, in the man door and in the overhead garage door. There are overhangs on the garage. Marge Gantous asked the applicant if he had photographs. He did and he reviewed the photographs with the Board. After reviewing the photographs Jennifer Frazier confirmed the plans incorrectly show the windows, man door and overhead garage door in a dark color.

The Board is requiring:

- A. Overhead garage door to have a row of windows across the top
- B. Man door on garage is to have windows
- C. Siding to match the house
- D. Window and trim colors to match the home -- white
- E. Roof to match the existing on the house
- F. The garage windows on the left, right and rear elevation will be centered as shown

Motion: To approve the drawing as noted

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

2. **Case 18-11-072 – 7995 Darrow Rd., Illuminated directory sign for Darrow Plaza by Ellet Sign Company**

A. Variance to sign face size § 1173.23(b)(2) 40 sq ft per side permitted -- 100 sq ft per side requested

Albert Haddad with Ellet Sign Company informed the Board that the plaza at 7795 Darrow Rd. was recently sold and the new owner would like to make some improvements to the property. Jennifer Frazier stated this is not in the downtown area and the larger sign face is more acceptable.

Motion: Move on variance "A"

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

B. Variance to sign height § 1173.23(b)(3) 8 foot high permitted -- 14'2" high requested

This sign will be the same height as the existing sign but it will be set back further from the street. Jennifer Frazier stated because the height of the proposed sign is going to be the same as the previous sign that has been there for approximately thirty five years and this is an industrial side of town and it is acceptable.

Motion: To approve the variance

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

C. Internally illuminated directory sign

Marge Gantous confirmed there is an approval letter from the landlord. This is a 14'2" high by 12'6" wide by 32" deep planter sign listing the current tenants located within the shopping center. The trim will be biscuit (SW6113), the graphics will be silver, grey, black and cardinal red on a white background. This will be a double sided, LED internally illuminated flat faced aluminum sign with vinyl graphics. The masonry base will be charcoal chiseled faced mega bricks that will match the masonry on the building. The sign will have the address "7995" incorporated on each side.

Motion: Approve as submitted

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

3. **Case 18-11-073 – 1625 Bridget Ln. S/L 18, New Single Family Dwelling by Coblentz Homes**

Chris Coblentz presented plans for a 6,700 sq. ft. single story single family dwelling. The Siding will be pewter; shake, pewter; trim, white; front door, brown stain; stone, echo ridge cobblefield and the roof will be Georgetown grey. The plans do not show two foot returns on the garage and sewing rooms.

The Board is requiring:

- A. Page 2 & 3 – two foot brick returns required on both the left and right elevation
- B. Page 2 – Trim out overhangs on front dormers
- C. Page 3 – Egress windows basement bedroom – 54" x 36"

Motion: Approve as noted

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

VI. Work Session:

Case 18-06-036 – 2319 Croydon Rd., Extending front porch, adding third bay to garage – alterations to plans

Mark Blaha, the homeowner, explained to the Board that the garage man door has been moved to the center of the garage wall on the addition because the swing of the door would hit the chimney and the windows will be on either side of the door. There will be three soffit vents showing on the right elevation. The columns on the front elevation were originally pushed to the sides of the bay window. However, Mrs. Blaha would like the columns evenly spaced so a railing can be added later. The Board thought the changes were fine. The original plans show stick-build for the roof line on the garage. The builder would like to use trusses instead. The restrictions of light duty storage were discussed with the applicant.

Case 18-10-066 – Demolition of Building at 8942 Darrow Rd.

The Board proposed meeting at the site later in the morning with Larry Finch on Thursday (11/08/2018).

If Larry Finch agrees to a Thursday morning meeting the Board secretary is to send e-mail to the Board members informing them of the time and then each Board member will confirm, or send their regrets to Larry Finch directly. Brian Steel would like to be included in the e-mail.

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 6:35 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary