

**CITY OF TWINSBURG**  
**ARCHITECTURAL REVIEW BOARD**  
**Minutes**  
**January 04, 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, John Midlik and Don Spice  
Absent: None  
Others in attendance: Dale Steppenbacker, Building Dept., Brian Steel, Council

**II. Approval of Minutes: December 21, 2017**

**Motion: Approve the minutes as submitted**

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

**III. Excuse Absent Members:** All members present

**IV. Public Participation:** None

**V. Review:**

**1. Case 17-10-104 – 2028 Fieldcrest Ln. S/L 51, exterior changes to single family dwelling**

Jamey Heinzman explained to the Board the homeowner is requesting the siding be changed from Monterey Sand to Antique Parchment and the brick be changed from Bellvidere to Country Road. Jennifer Frazier confirmed this house sits between lot 50 ( Bellvidere) and 52 (Country Road.)

**Motion: Approve the color changes as submitted.**

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

**2. Case 18-01-001 – 2732 Hunters Ridge S/L 23, New Single Family Dwelling by Ryan Homes**

Hope Thurston with Ryan Homes presented plans for a 4,925 sq. ft. two story, "Rome" model single family dwelling. The siding will be stone mountain clay; shake siding will be silver mist; trim and garage door, beige; front door, aurora brown; shutters, black; brick, sugar creek and the roof will be weathered wood. This home has a walk-out basement.

The Board is requiring:

- A. Page A-1 – Add man door on the right elevation right up at the front
- B. Page A-1 – Add basement window right elevation toward the rear aligned with window on 2<sup>nd</sup>. story
- C. Page A-1 – Add steps to grade on rear elevation from sliding door.
- D. Page A-1 – Add basement window left elevation stacked under the windows above

**Motion: Approve as noted**

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

**VI. Work Session:**

Jennifer Frazier commented she was on the web page for Cleveland's Housing Development Office and Planning Commission and noted some design criteria for new housing effective 2016. Only nine feet of garage door visible from the street, garages have to be set back a minimum of five feet from the front façade of the main building. On interior lots (not corner lots) garage doors on attached garages shall not face a street. Nine foot curb cut on driveways; that can open into a double driveway further into the lot. These regulations are designed to make neighborhoods walk-able. Jennifer Frazier was viewing these requirements through the lens of what is developing in Twinsburg now and development in the downtown area in the future. Don Spice and John Midlik discussed alley ways and how they have evolved to accommodate modern living and the renovation of derelict buildings into modern

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apartments. Don Spice inquired about appointments to the Board. Marge Gantous stated she and John Midlik had terms expiring March 31, 2018 and the application process was discussed. Brian Steel stated he recently attended a Northeast Ohio Planning meeting and attended a seminar on signage. Brian Steel thought the city's sign ordinance needs improvement and he commented on various legal entanglements concerning limiting electronic signs to public facilities districts.

**VII. Adjournment:** As there was no further business before the Board Marge Gantous moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at approximately 6:30 p.m.

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Donald R. Spice, Chairman

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Marilyn L. Freed, Secretary