

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
April 05, 2018

Jennifer Frazier called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:32 p.m.

I. Roll Call:

Present: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik and Don Spice

Absent: None

Others in attendance: Dan Cegelka, Building Department; Brian Steel, Council

II. Approval of Minutes: March 15, 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: All members present

IV. Public Participation: None

V. Review:

1. Case 18-03-014 – XXXX Arbor Glen Dr., 53 Unit, 55+, Multi-Family Building by Arbor Glen Ltd.

Rick Porter with Gross Builders appeared before the Board to review the revisions requested by the Board on March 15, 2018. Mr. Porter stated the project has received final site plan approval from Planning Commission. Mr. Porter referred to the revised drawings and pointed out the revision clouds around the rear doors of the apartment building, the relocation of walking trail to align with the new doors, and the relocated gables on the garage structures. Upon Marge Gantous' request, Rick Porter produced photographs of the existing garages which showed on the existing five door garage buildings the gables are above garage doors number two and four. Jennifer Frazier asked with those rear exits that you have with the storage the new exits with the storage how does that work with the balcony above. Rick Porter stated the balconies would be corrugated metal with concrete. There will be a drip edge and gutter. The door that you see will actually be inset underneath the balcony. The side elevations and the floor plans were reviewed by Jennifer Frazier and Rick Porter in detail. It was determined some of the balconies are recessed and under the main frame of the entire structure, that is recessed in from the main face and these balconies are built on. Marge Gantous clarified the discussion was not about the exits out of the end of the building but the exits out of the garage. The Board reviewed the plans and discussed the roof overhangs with the applicant. Don Spice commented the overhangs are a distinct part of the building but yet it looks weak.

The Board is requiring:

A. Page A-101 -- Two foot overhang over the center gable element

B. Page A-101 – One foot 4 inch overhang typical on the smaller secondary gables

Motion: Approve as noted

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

2. Case 18-04-018 – 2363 E. Aurora Rd., Building Alteration by Boxley Contracting for Wendy's

Brad Ervin with Boxley Contracting presented plans for corporate refresh of Wendy's. The majority of the renovations will be interior. Some exterior work will take place. There will be a new blade wall, a corrugated metal band around the top and an illuminated parapet from the signage company. The old red tile will be removed and replaced with a wood grain tile. Jennifer Frazier commented this building will look very similar to the new McDonald's building. Don Spice commented he liked the lighting. Marge Gantous confirmed the entrances will not change. John Midlik commented although these are not major changes they should make a big impact on the exterior. Mr. Ervin commented his company has five weeks to complete the construction. This company will not change the landscaping and will only repair the

hardscape where needed if damaged by construction. The applicant informed the Board about a new product called not wood. It is an aluminum siding product made to look like wood that is currently manufactured in Australia. The builder anticipates this product will be widely used in the future.

Motion: Approve as submitted

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

3. **Case 18-04-019 – 8781 Gettysburg Dr., Addition to Existing Home by Chris Smith, homeowner**
Chris Smith, homeowner, presented plans for an addition to his home. John Midlik ascertained the homeowner will be doing the construction. This is a 24' x 18' two story addition along with a basement. The first floor will be a kitchen expansion and home office. The second floor will be a master bathroom and laundry room. Jennifer Frazier asked how the homeowner was going to transition from the old siding to the new siding. Mr. Smith replied there will be a downspout that will cover the area. The siding will be a tan vinyl and the roof will be a dark brown. Some windows will be re-located from the existing house, the new will match as close as possible.

The Board noted:

- A. Page 1 -- drew in two windows on left elevation, second floor
- B. Page 1 – the small window in the laundry room can be adjusted

The Board is recommending:

- A. Larger landscape planting on the left elevation near the house because of the long expanse of siding on the first floor to be maintained indefinitely.

Motion: Approve as noted

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

VI. Work Session:

Doug Sladick of 1265 Sharonbrook Dr. was informed his project is not on this evening's agenda but the Board agreed to review the project but would not vote on the project this evening. The homeowner wants to add a portico over his front stoop and add a new front door with sidelights. The existing door will be removed. Jennifer Frazier informed the applicant the Board would need the height of the portico from the stoop; show the ceiling detail, show detail of the columns. Show pitch of roof and with space under windows. Jennifer Frazier suggested he may want a steeper roof pitch to match the dormers. Don Spice ascertained the applicant will be adding a deck that will cover the stoop. The Board requested photograph of new door.

VII. Adjournment: As there was no further business before the Board John Midlik moved and Marge Gantous seconded and upon roll call the meeting was unanimously adjourned at 7:00 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary