



**Architectural Review Board Meeting Minutes
Thursday, January 7, 2021
6:00 p.m.**

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:05 p.m.

Roll Call

Present: Jennifer Frazier, David Marcovitz, Marge Gantous, John Midlik, Don Spice

Absent:

Others in attendance: Maureen Stauffer – City Council Representative, Ryan Kennedy – Building Department

Approval of Minutes: December 17, 2020

Motion: Approve as Submitted

David Marcovitz moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

Review:

- **Case 21-01-01 – 3103 Merino Ln – Patio Enclosure – Ryan Bell, Great Day Improvements**
 - Dennis represented Great Day Improvements for the 3103 Merino Lane project.
 - The color selected was Sandstone to closely match the siding.
 - There will be no stairs, steps, or landings going out of this room. Access is from the interior of the home. It will have engineering flooring with luxury vinyl on top.
 - The existing deck to the left side will stay. Steps will be added to access that deck with railing.

The Board is noting:

Stairs and railing on left for existing deck.

Motion – Approve as Noted:

David Marcovitz moved and John Midlik seconded, upon roll call the motion passed unanimously.

- **Case 21-01-02 – 9224 Darrow Rd – Domino’s Sign Review – Gilbert Macias, FASTSIGNS**
 - Gilbert Macias presented the Domino’s sign with brand requirements and the need for a size variance for that building. The sizing is in line with past approvals in the plaza.
 - Gilbert Macias gave an example that Edible Arrangements has 48” letters.
 - Jennifer Frazier said the sign and sizing looks appropriate based on the rendering.
 - John Midlik agreed that the scale looks good.

The Board is noting:

Approval of the size variance to meet Domino’s brand standards and logo.

Motion – Approve as Noted:

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 21-01-03 – 9076 Church St – Twinsburg Healthy Sign Review – Gilbert Macias, FASTSIGNS**
 - Gilbert Macias presented the Twinsburg Healthy sign. The business is located in Township Square and the sign program for that plaza was followed.
 - The sign will be illuminated, channel letter. Colors also match the sign program.

Motion – Approve as Submitted:

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

- **Case 21-01-04 – 2797 Hunters Ridge – New Single Family Home – Gabe Kirksey, Pulte Homes**
 - Gabe Kirksey presented on behalf of Pulte Homes. The plans and colors were displayed via a Zoom screen share for ARB board review.
 - The Linwood floor plans was selected.
 - David Marcovitz pointed out that steps to grade are needed on plans.
 - Jennifer Frazier discussed the style and size of the dormer. Offered recommendations for future design consideration.

The Board is noting:

Steps to grade. Brick to wrap on the left elevation. Recommendation to widen the dormer and pull it forward.

Motion – Approve as Noted:

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

- **Case 21-01-05 – 2957 Hunters Ridge – New Single Family Home – Gabe Kirksey, Pulte Homes**
 - Gabe Kirksey presented on behalf of Pulte Homes. The plans and colors were displayed via a Zoom screen share for ARB board review.
 - Elevations and materials are identical to 2797 Hunters Ridge. It is on the opposite side of the neighborhood. It is the only home on the cul-de-sac with Ashbury brick.

- ARB suggested a change to the columns as a potential design solution to make the home appear different from the previous.

The Board is noting:

Brick to wrap on left elevation. Recommendation to change something on the exterior to avoid an exact match with 2797 Hunters Ridge. Examples color, stone, brick. Homeowners should be notified. Recommendation to widen the dormer and pull it forward.

Motion – Approve as Noted:

Jennifer Frazier moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 21-01-06 – 3042 Wyatts Way – New Single Family Home – Gabe Kirksey, Pulte Homes**
 - Gabe Kirksey presented on behalf of Pulte Homes. The plans and colors were displayed via a Zoom screen share for ARB board review.
 - Windows were discussed for the game room on the left elevation.

The Board is noting:

Recommendation for 1 or 2 windows in the game room on the left elevation. Recommendation to widen the dormer and pull it forward.

Motion – Approve as Noted:

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

- **Case 21-01-07 – 3036 Wyatts Way – New Single Family Home – Gabe Kirksey, Pulte Homes**
 - Gabe Kirksey presented on behalf of Pulte Homes. The plans and colors were displayed via a Zoom screen share for ARB board review.
 - It is a Newbury floor plan with all brick and horizontal siding.

Motion – Approve as Submitted:

David Marcovitz moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

- **Case 21-01-08 – 10085 Darrow Rd – CVS Sign Review – Linda Nichols, LAAD Sign**
 - Linda Nichols presented on behalf of LAAD Sign for the CVS project.
 - Monument and wall signs were presented. They are LED illuminated.
 - Jennifer Frazier discussed what looked to be lighting changes with the applicant. Linda Nichols said this is not part of their scope and would need to check with the General Contractor managing the CVS project.

The Board is noting:

Left, right, and monument signs are approved if the location remains the same and lighting is unchanged. If there are changes in either one, it must return to ARB.

Motion – Approve as Noted:

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

Open Discussion:

Marge Gantous announced that she will be retiring from ARB at the end of her term in March. ARB members and Maureen Stauffer from City Council thanked Marge for her many years of service to the community.

Adjournment: As there was no further business before the Board, Marge Gantous moved and David Marcovitz seconded and the meeting was unanimously adjourned at 7:25 p.m.

Jennifer Frazier, Chairman

Ryan Kennedy, Secretary