



**Architectural Review Board Meeting Minutes
Thursday, March 18, 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 6:00 p.m.

Roll Call

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

Absent:

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

Approval of Minutes: March 4, 2021

Motion: Approve as Submitted

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

Review:

- **Case 21-03-24 – 2495 E. Aurora Rd – Sheetz Rebuild – Josh Lyons, GPD Group**
 - Josh Lyons and Ryan Balko presented the Sheetz demolition and rebuild at 2495 E. Aurora Road. Sheetz is expanding in Northeast Ohio and they are updating some of their older locations, Twinsburg was marked for a complete rebuild. New renderings were shown to ARB members via the Zoom video screen share.
 - Standard Sheetz branding is maintained. Brick and stone completely wrapping the building. Main entrance facing E. Aurora Road and another entrance facing the fuel canopy along Twin Hills Parkway.
 - The location will still have a drive-thru. Vehicle entry and exit points will remain unchanged on E. Aurora and Twin Hills.
 - ARB discussed the orientation of the building with Ryan Balko. There was concern that the main entrance faces away from the downtown area and the way vehicles tend to enter the property. Ryan Balko explained the configuration of the store and lot does not allow them to flip the layout.

- An awning covering the three small windows facing Twin Hills Parkway was discussed as a solution to add architectural significance to that side of the building. It is located where most customers getting gas would enter.
- Ryan Balko anticipates starting mid-July and it is a 5 month rebuild. He confirmed that Planning Commission has already approved it.
- The signage on the property was also presented. Each fit the property well.

The Board is noting:

Addition of awning to cover three small windows on the elevation facing the gas canopy/Twin Hills.

Motion – Approve as Noted:

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

- **Case 21-03-25 – 10313 Dayflower Dr – Sunroom – Lee Lindstrom, Homeowner**
 - The homeowner Lee Lindstrom presented his sunroom addition. Photos of the existing home were not submitted. Digital renderings were shown.
 - Skylight on the renderings is being removed.
 - Marge Gantous confirmed the side setback with Lee Lindstrom.
 - David Marcovitz asked about the rear door and steps to grade.
 - ARB mentioned the need for full elevations, dimensions, and details. There was no concern regarding the massing. Elevations may be hand drawn. Need window sizes, overhangs, height, notes on materials.

Motion –Revise & Resubmit:

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

- **Case 21-03-26 – 2542 E. Aurora Rd – Plaza Ground Sign Review – Brian Becker, Becker Signs**
 - Brian Becker presented the sign for 2542 E. Aurora Road. The sign will list tenants for the professional building on the property. There can be approximately 14 tenants in this space. Lighting is not included in the application. A variance would be needed for distance from the right-of-way.
 - Brian Becker explained that the current location of the existing sign is actually in the right-of-way. It will need to move back but still needs to be visible given signs and landscaping on adjacent properties.

Motion – Approve as Submitted with Variance:

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

Variance: Sign must be placed a minimum of 3' from the right-of-way.

- **Case 21-03-27 – 2300 Edison Blvd – Victory Innovations Sign Review – Brian Becker, Becker Signs**
 - Brian Becker presented the wall and monument sign.
 - ARB members agreed that the wall sign looks good. They would recommend some adjustments to the monument sign for the landlord but see no issue with Victory Innovations adding their name.
 - Marge Gantous asked to verify that the address is on the monument sign.

The Board is noting:

For the monument sign, ARB recommends centering the name of the company on the top line. Careful selection of landscaping so companies are visible. Verify that address is on the monument.

Motion – Approve as Noted:

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

- **Case 21-03-28 – 2472 Warren Pkwy, Unit 21 – Gazebo – Svetlana Novak**
 - Svetlana Novak presented her proposal for a gazebo on the rear side of her Warren Parkway unit. The area is fenced. The gazebo will offer a covered area for the applicant’s children to play. Constructed of treated wood with a clear roof.
 - Photos of the existing site and an elevation sketch was shown.
 - Marge Gantous asked about HOA approval. Svetlana Novak has an approval email and will submit the official letter as soon as she receives it.
 - Jennifer Frazier expressed concern since this is a multi-tenant building. It is difficult to visualize what the finished project will look like.
 - The gazebo is not viewable from the street. This location is further back on the property.
 - The gazebo should not look foreign to the rest of the property.
 - Posts have already been set in place.
 - ARB would like to see detailed elevation drawings that include both units since it is multi-tenant. Needs official HOA letter. More photos. Photo including the entire building including the connected unit.

Motion –Revise & Resubmit:

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

- **Case 21-03-29 – 9145 Chamberlin Rd – Screened-In Porch – James Yarmus, Yardman’s Home**
 - James Yarmus presented the screened-in porch on Chamberlin Road. It is 13x16’. Existing deck is being removed. A new structure will be built. Roof pitch will be 4/12. A screen tight system will be used. Shingles to match existing. Door will open to the inside. Gutters tied into existing downspouts. Fan will be installed.
 - Jennifer Frazier discussed the landing, steps to grade, and railing.

Motion –Approve as Submitted:

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

- **Case 21-03-30 – 9649 Chamberlin Rd – New Single Family Dwelling – Kelly, Wayne Homes**
 - Kelly presented the new home on Chamberlin Road. This property previously received a variance from the BZA. It is a one level ranch, slightly over 1,900 square feet with three bedrooms. Siding will be Cape Cod gray, pewter shingles, gray shutters.
 - Jennifer Frazier mentioned the need for a man door on the garage. Also discussed the lack of a window on the master bathroom.

The Board is noting:

Two windows on left elevation, one in Bedroom 2 and one in Bedroom 3 near closets. Right elevation addition of garage man door. Window near front of garage (street face). Window in master bathroom. Recommendation of reworking windows in Master Bedroom. Recommendation for basement egress.

Motion – Approve as Noted:

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

- **Case 21-03-31 – 1701 Bridget Ln – New Single Family Dwelling – Phil, Coblentz Homes**
 - Phil presented the new home on Bridget Lane. Plans were displayed on Zoom. Phil noted some items that are not included in the plans. A garage man door on the left elevation, two transoms on the right elevation, and an egress window. White siding, white trim, black windows, dark gray or black brick, black roof, black door.

The Board is noting:

Two transom windows on the right elevation and garage man door on left elevation. Steps to grade. Egress window from basement in back right corner.

Motion – Approve as Noted:

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

- **Case 21-03-32 – 2396 Edison Blvd – LJ Star Addition – William Selle, Albert M Higley Co.**
 - William Selle detailed the plans for 2396 Edison Blvd via a Zoom screen share. Material photos were also displayed and views from all sides of the existing property.
 - ARB confirmed that everything was well presented and looked great. No concerns.

Motion – Approve as Submitted:

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

- **Case 21-03-33 – 11660 Ravenna Rd – KT Salon Sign Review – Kaylin Ellis, KT Salon**
 - Kaylin Ellis presented the sign for her business. It is on a white background with black text. There is a period at the end of KT Salon Suites.
 - The cabinet is existing. There is existing backlighting.

Motion –Approve as Submitted:

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

- **Work Session: 2126 Holmes Drive – Demo Inquiry – Monica Jones**
 - Monica Jones requested a brief work session for the potential demolition of 2126 Holmes Drive.
 - ARB viewed the photos on the property listing. It is noted that the existing home has some nice architectural elements. It is over 100 years old.
 - The garage is approximately 50 years old and can certainly come down.
 - John Midlik expressed his opinion as follows but this is not the consensus of the entire board. There is likely not an issue with demolition unless the home has historical significance to the community.
 - ARB recommended that Monica check for listings with Twinsburg Historical Society and the City of Twinsburg.

Adjournment: As there was no further business before the Board, Jennifer Frazier moved and John Midlik seconded and the meeting was unanimously adjourned at 9:05 p.m.

Jennifer Frazier, Chairman

Ryan Kennedy, Secretary