



**Architectural Review Board Meeting Minutes
Thursday, April 1, 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 - Existing Members

Present: Jennifer Frazier, David Marcovitz, Don Spice

Absent:

Others in attendance: Bill Furey – City Council Representative, Ryan Kennedy – Building Department

Swearing In - New Member: Viraj Sharma

Bill Furey completed the swearing in of new ARB member, Viraj Sharma.

Roll Call – All Members

Present: Jennifer Frazier, David Marcovitz, Don Spice, Viraj Sharma

Absent:

Others in attendance: Bill Furey – City Council Representative, Ryan Kennedy – Building Department

Approval of Minutes: March 18, 2021

Motion: Approve as Noted (Revision to Work Session minutes)

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously.

Review:

- **Case 21-03-25 – 10313 Dayflower Dr – Sunroom – Lee Lindstrom, Homeowner**
 - Lee Lindstrom presented his elevations and revisions as requested at the March 18th meeting.

- Jennifer Frazier confirmed the one foot overhang with the applicant.
- Existing property photos were view by the board.

The Board is noting:

Trim to match existing and 12" overhang.

Motion – Approve as Noted:

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

- **Case 21-03-28 – 2472 Warren Pkwy, Unit 21 – Gazebo – Svetlana Novak**
 - Svetlana Novak presented her elevations and revisions as requested at the March 18th meeting.
 - Additional photos were viewed by the board.
 - The fence on the property is existing. Gazebo is constructed of treated wood posts and a clear roof. It is not attached to the structure.
 - ARB expressed great concern with the overhang of the roof. It should not extend beyond the fence. Rain and snow coming off the roof onto the sidewalk which serves other unit was a major item discussed. This will need further review by the City Engineer.
 - Don Spice questioned the zoning and setbacks on the property in relation to the placement of this gazebo.
 - Jennifer Frazier commented that the posts already being set creates additional challenges with this review.
 - Bill Furey asked if this went to Planning Commission. Ryan Kennedy confirmed that it did not.
 - ARB commented that Building and Zoning will need to look into the setbacks.

The Board is noting:

Overhang as shown in submittal. City Engineer to review the water displacement and confirm that it is appropriate over the sidewalk. Building/Planning to review the setback based on the property's zoning classification.

Motion – Approve as Noted:

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

- **Case 21-04-34 – 9065 Darrow Rd – S.J. Dental Sign Review – Joe Palecek, Advanced Sign**
 - Dustin spoke on behalf of Advanced Sign in regards to the S.J. Dental review.
 - Jennifer Frazier confirmed the colors with the applicant.

Motion –Approve as Submitted:

David Marcovitz moved and Don Spice seconded, upon roll call the motion passed unanimously.

- **Case 21-04-35 – 8796 Independence Pkwy – New Commercial Building – Curtis Hoffman, ARCO**
 - Curtis Hoffman shared his screen to present plans for the new commercial building in Cornerstone. It is at the corner of Chamberlin and Aurora. It is a spec distribution warehouse.
 - The building has roof drains so you will not see gutters and downspouts on the outside.
 - Colors include gray shades plus large window areas.
 - Renderings were shown. The glass breaks up the elevations. Landscaping looks nice. Evergreens will help around the property since it is along the main road.
 - Jennifer Frazier commented that the plans looks very successful for this type of zoning and building.
 - Docks are facing south.

Motion – Approve as Submitted:

David Marcovitz moved and Don Spice seconded, upon roll call the motion passed unanimously.

- **Case 21-04-36 – 2801 Veron Ln – Deck with Roof – Jim Yarmus, Yardman’s**
 - Jim Yarmus presented the elevations and photos for a covered deck at 2801 Veron Lane. Roof line ties in. Includes stairs. Colors to match.

Motion – Approve as Submitted:

Jennifer Frazier moved and Viraj Sharma seconded, upon roll call the motion passed unanimously.

- **Case 21-04-37 – 1604 Bridget Ln – New Single Family Home – Chris Coblentz, Coblentz Homes**
 - Chris Coblentz presented the elevations and plans. Stone will be gray, siding will be a dark gray, white trim, black roof, black garage door.
 - Jennifer Frazier asked about an egress window. Chris Coblentz said one will be place on the right elevation.
 - Steps will be to grade. Every elevation has windows. It is a ranch style home.
 - Chris Coblentz pointed out that the basement windows are actually larger than shown. The grade drops on the property from left to right.

The Board is noting:

Basement escape window and larger windows indicated on right elevation.

Motion – Approve as Noted:

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

- **Case 21-04-38 – 1540 Bridget Ln – New Single Family Home – Chris Coblentz, Coblentz Homes**

- Chris Coblentz presented the ranch style home at 1540 Bridget, very similar to the previous case. The colors are dark with a greenish tone, white trim, black roof. There is not a significant grade drop. There will be an egress window.

Motion –Approve as Submitted:

Jennifer Frazier moved and Viraj Sharma seconded, upon roll call the motion passed unanimously.

- **Case 21-04-39 – 2243 Meadowood Blvd – Addition – Erik Teague, Teague Construction**

- Erik Teague presented his drawings for 2243 Meadowood, a 14x14’ office addition. Siding will match as closely as possible given the age of the existing siding. It will have a basement for storage.
- A Google Earth view of the property was shared. The addition is not very visible from the street given the landscaping.

Motion –Approve as Submitted:

David Marcovitz moved and Viraj Sharma seconded, upon roll call the motion passed unanimously.

Adjournment: As there was no further business before the Board, David Marcovitz moved and Don Spice seconded and the meeting was unanimously adjourned at 7:45 p.m.

Jennifer Frazier, Chairman

Ryan Kennedy, Secretary