



**Architectural Review Board Meeting Minutes**  
**Thursday, August 5, 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 6:01pm

**Roll Call - Existing Members**

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

Absent:

Others in attendance:

**Roll Call – All Members**

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

Absent:

Others in attendance: Daisy Walker, Council Rep., Jason Pastorius, Building Department

**Approval of Minutes: July 15, 2021**

**Motion: Approved as submitted**

Viraj Sharma moved and John Midlik seconded, upon roll call the motion passed unanimously

**Review:**

- **Case 21-08-64 9036 Church Street, Residential Addition-Steve Gotch, Homeowner**
  - Steve and Chris Gotch present revised plans to the board based on recommendations from the July 1, 2021 ARB meeting. The changes included a faux gable (Queen Anne look) to the 82 side of the addition and a Window added to the west elevation.
  - Several board members visited the site prior to the ARB meeting as suggested in July 1, 2021 minutes.
  - The positives about the addition were shared and included the following:
    - The connection to the main house is well designed. It is reminiscent of a breezeway with a small passage with a lower roof line

- The windows have been added to break up the box canvas
- The addition worked well with the land going underneath and therefore allowing the addition to sit lower than main house.
- The concerns voiced by the board included the following:
  - The addition is not the right addition due to the massiveness of it compared to the original house.
  - The addition sits proud of the main house on 82 by several feet.
  - The addition looks like an add-on and lacks the level of details that are found on the original historic home.
  - The addition sits at the corner of two of the most prominent streets in the city giving it two frontage views and making it highly visible for travelers in the city.
  - The plan needs to be reviewed by the Planning Commission.
- The concerns voiced by homeowners included the following:
  - The revisions included the suggested gabled look, the windows were re-designed as well as the pitch of the roof were designed to mimic the main house.
  - The lot provides restrictions for the design of the addition were challenging due to the required minimum of 24 feet to allow for the vehicle turnaround.
  - Due to the historical nature of the house it will be hard to build an equal addition that would come close to the original home.
  - The average person seeing the property would not be concerned about the ascetics of the build nor how far it sits close to the road. Most would like the new addition over the current run down structure currently there.
  - Spent at least 7k currently on the design and they did not want to waste their time and money.
  - During the planning stages, they made sure that the addition would meet the legal requirements of the city.
  - The addition does not sit as close to the road as the neighbors front porch.
- **The Board is noting: Proposed structure is too massive for the site and not ascetically appealing for the prominent commercial corner in the city.**

**Motion – Approve as Submitted**

Viraj Sharma moved and David Marcovitz seconded, upon roll call the motion was denied.

***Vote Count Summary: Yes-Viraj Sharma; No-David Marcovitz, Don Spice & Jennifer Frazier; Abstain-John Midlik.***

- **Case 21-08-65 2019 Trailwood Drive, Residential Addition-Robert Bell, Homeowner**
  - Homeowner did not show and therefore case was not heard by the board
- **The Board is Noting: None**

**Motion – Table Trailwood until the end of meeting**

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

- **Case 21-08-66 9076 Church Street, Façade Alteration & Sign-Ken Lacy, JC Jones Corp.**
  - Bonnie Williams, of the Bissell Family, LLC., owner of the property along with her contractor, Ken Lacy presented the proposal for a modification to the façade of the building and a color change to the existing signage. Mr. Lacy stated that proposed changes included a trim channel to cover up the brick façade, capping off the top, tearing off the face of the overhang, adding new soffit underneath and capping off remainder with an evergreen color. The channeling materials would be a 7/8” galvanized metal that would run vertically up the sides attached via hatch channel every foot. There will be a new glass window added to the front.
  - Concerns from the board included:
    - There were no existing photos or renditions of the changes to assist the board with what the old versus new would look like.
    - The board recently denied approval for usage of a similar metal material in the commercial area around the circle because it does not coincide with the higher end ascetics that the board wants to bring to the area.
    - The board wanted more detailing about how the capping of the ends would look.
    - The board was concerned about how the metal siding would be attached to the brick.
  - Mr. Lacy stated he is willing to take the advice of the board to not use a corrugated style metal material and that he will provide more detail about the capping.
  - Mr. Lacy voiced concerned about the need to have a ribbed paneling because it will look more presentable, be more attractive and be more durable for mounting signage.
  - Mr. Lacy expressed the notion that due to the coping and awning, none of the screws would be visible to the public. Ms. Frazier stated that she cannot accept material due to the denial of the prior project and that the material is not what the board would like to see used in the commercial area.
- **The Board is Noting:**

Re-submission of the plans to show a different panels, details about the coping, details on the side terminations and site photos of all facades.

**Motion – Re-design and Re-submit**

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

- After the vote, Ms. Williams presented her request for a color change for the sign from the current brown and yellow because it will not match the evergreen color that being used on the proposed new design. The sign has already has been approved. Ms. Frazier advised that they present the colors once they are chosen for approval.
- **Case 21-08-67 10604 Ravenna Road, Residential New Detached Building-Erik Hornyak, Homeowner**
  - Erik Hornyak presented his proposal for a new detached building that will function as a pool house and meditation/yoga studio. Additional structures included in the project are a veranda, fire pit and pool. The siding, roof and trim will match the existing home and shed as shown in pictures submitted with the ARB application.
  - Discussions regarding the project included the acreage and landscape of the property, the usage of the loft and the wrapping of the stonework on the base. Mr. Hornyak stated the property is relatively flat and is approximately four acres. The surrounding area is owned by the city and that there would be no additional neighbors added. The stonework will match the house and be wrapped around on all sides. The loft space is an architectural feature that will allow for a sitting area to take in the views of the property.
- **The Board is noting: None**

**Motion – Approve as submitted**

Viraj Sharma moved and John Midlik second, upon roll call the motion passed unanimously.

- **Case 21-08-68 9105 Darrow Road, Replace Existing Sign-John Richards, Richards Communications**
  - John Richards presented on behalf of Richards Communication the signage project for 9105 Darrow Road. Mr. Richards stated that University Hospital acquired the small, single OB practice at this location and propose to swap out the signage with University branded signage. The proposal includes new window vinyl, replacing the existing monument sign and the addition of a building sign.
  - The concerns voiced by the board included:
    - The building sign should stay beneath the coping. The top of the shield needs to remain below the soldier course and the bottom of the shield should not overlap with the course below it. Additionally, discussion was had about whether the sign will be individually mounted. Mr. Richards stated that was plan unless there is no electricity then it would be raceway to match the brick underneath the lettering only.
    - No concerns regarding the window vinyl

- The board liked that the new monument sign design sits below the brick work. The board requested that the grey area be cheated down and the lettering meet the 3' standard requested by the city instead of the 2.5" shown on the rendering. Mr. Richards was happy to comply with the request.
- **The Board is Noting:**  
**Sign 2 (building sign) remain between the top and bottom brick capping.**  
**Sign 3 needs to be 3" lettering for the letters and numbers with the top gray portion being cheated down to allow more letter spacing.**

**Motion – Approve as submitted**

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

**Additional Items:**

- Non agenda: residents at 8841 Merryvale Drive, a new development in Whispering Woods II, came before the board without being on the agenda. The proposal was for permission to erect a pre-manufactured gazebo on their exiting patio. Ms. Frazier advised the homeowners of the process by which to have their case heard before the review board, the necessary documentation required by the ARB board, explained the footer requirements as well as provided an explanation of the purpose of the ARB board. The board formally welcomed the family to the city. Jason Pastorius gave his contact information to be of assistance to homeowners as they navigate the process.
- **9036 Church Street bonus session:**
  - **Additional discussion was held between the board and Chris Gotch regarding the proposed addition and garage. Mrs. Gotch felt that due to the historical nature of the property there was no true way to match the character of the original home and the proposal presented best addressed the three core issues plaguing the property which include:**
    - **To improve the function of the property**
    - **To improve the appearance of the property**
    - **To provide a safe turn around so that backing onto 82 was no longer required.**
  - **The board was hesitant to offer suggestions, because it was believed that the massiveness and proximity to the street of the structure was too large of an issue to pass through the board.**
  - **Items discussed regarding alternative design included flipping the front and back facades, pushing the house back 9 feet and placing garage doors on the front with a t-shape drive, leveling the grade in the front to allow for turnaround with a front garage, double garage doors on the front and back to allow drive thru and back parking.**
  - **Discussion was had about the addition's square footage (500 square feet) in comparison to the current home's square footage (approximately 1500) to reflect that the drawings may be giving a distorted view of the actual size of the addition in comparison to the original house.**

- **Ms. Frazier was persistent in her statements and beliefs that the addition needed more character, needed to be pushed back further from the street and needed to be less massive in comparison to the original home. Ms. Frazier further stated that the Planning Commission needs to review the plans and determine if all the required setbacks have been met.**
- **Chris Gotch used the additional time to receive clarity on what items were of concern and were interfering in the ARB approval process. The following was listed:**
  - **The masses, box structure of the addition was too large and plain in comparison to the historic home currently on the property**
  - **The window in the architectural plans needs to be centered under the gable.**
  - **The usage of carriage doors instead of garage doors to provide more character to the addition.**
  - **The addition will have prominence over the property for travelers going East on route 82.**

**Adjournment:** As there was no further business before the Board, Jennifer Frazier moved and Don Spice seconded. The meeting was unanimously adjourned at 8:08 p.m.

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Jennifer Frazier, Chairman

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Sonya Pennington, Administrative Assistance