



Architectural Review Board Meeting Minutes
Thursday, September 2, 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 6:03 p.m.

Roll Call – All Members

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

Absent: John Midlik

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

Approval of Minutes: August 19, 2021

Motion: Approved as submitted

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

Review:

- **Case 21-08-66 9076 Church Street, Façade Alteration & Sign-Ken Lacy, JC Jones Corp.**
 - Ken Lacy submitted the requested flat, steel fastner panel sample for the Boards review. Mr. Lacy demonstrated before the Board how the panels would interlock and verified the color would be evergreen with a cream colored trim, coping and soffit. Mr. Lacy stated the panel will terminate with a J channel right at the edge of the block.
 - The Board reviewed the submitted plans to verify the ascetics of the termination of the edges and determined it was a clean and sufficient design.
 - The Board determined that the signage change would be addressed at another ARB meeting. Bonnie Williams stated that it would just be a color change and they will re-submit signage proposal to ARB after they are done with the façade alteration.

The Board is Noting: None

Motion – Approved as Submitted

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

- **Case 21-09-69 8841 Merryvale Drive, Steel Gazebo-Brandon Moore, Homeowner**
 - Homeowner did not show for meeting.
- **The Board is Noting:** None.

Motion – Table until end of meeting

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

- **Case 21-09-70 2949 Tucker Court, Gazebo-William McElroy, Homeowner**
 - William McElroy stated he came before the board approximately 2.5 years ago for an addition and have since added in a pool with a surrounding patio and would like to add a Gazebo to the area. The Gazebo has already been constructed because they were unaware that they need ARB approval. A picture of the exact Gazebo was presented to the board.
 - The Board questioned who constructed and designed the Gazebo. Mr. McElroy stated he, his son and some friends built it using a kit designed by an Amish builder called Country Lane out of PA.
 - The Board questioned how the Gazebo was anchored and the thickness of the concrete patio underneath. Mr. McElroy stated it was attached to the concrete slab patio with some pretty hefty anchor bolts (drilled holes with ¾” thick bolts). The concrete slab is about 5’ thick. Jason Pastorius of the building department verified that the anchor met the builder and building departments specifications. The board voiced concern about the cracking of the concrete and/or Gazebo. Mr. McElroy stated the concrete is cut in sections, the Gazebo is about a 1,000 pounds and therefore should not present any cracking issues.
- **The Board is Noting:** None

Motion – Approved as Submitted

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

- **Case 21-09-71 9780 Ridgewood Drive, Seasonal Patio Enclosure-Ryan Bell, Great Day Improvements**
 - The Board asked if there was a concrete pad currently present. Ryan Bell responded that a new pad will be poured with project, but there is an existing pad outside the step out of the garage that will be properly underpin with new water drain tie-ins
 - The Board asked about the renderings depiction of a brick to grade underneath the patio. Ryan Bell responded that the enclosure will be sitting on concrete (motion given of how high above grade) at such a height. Mr. Bell stated that the exposed concrete should not exceed 3” and that the homeowners intended to place river rocks and landscaping gravel around the base of the enclosure.
 - The Board asked if the enclosure was a pre-made kit that will be put together. Ryan Bell responded that it will be 100% custom manufactured in Patio Enclosure’s showroom down the road on Highland.
 - The Board asked for an explanation of what a super foam panels was composed from. Ryan Bell responded that the roofing and Kneewall system is a compressed closed cell

foam with an R value of R15 which will be wrapped around in an aluminum skin with a powder coat finish.

- The Board asked will the roof and shingling match the existing home. Ryan Bell stated the color will be white and match the house as close as possible. The shingling will be done by the homeowner to match the existing roof.
 - The Board asked about the shingling over top the foam roof material. Ryan Bell stated that once installed the shingles will be added via screw and glue and is purely added for ascetic purposes only. Mr. Bell further explained that their roofing structure is not traditional decking where one would use a rod or narrow strip with ice and water shields. The material used on the roof can handle the 45 pound per square inch snow load and withstand 120 mile and hour wind.
 - The Board asked about the location and entry point of the enclosure. Ryan Bell stated that it is off the garage with that being the only access point. Mr. Bell further stated that it is not a conditioned space and is just considered to be a 2-3 season enclosure with single pane, safety tempered glass.
 - The Board asked about the connection to other protruding structures. Ryan Bell stated there are two additional structures and the enclosure will be attaching to the offset of the more octagonal structure. Further description provided by Mr. Bell was inaudible due to speaking away from the microphone.
 - The Board asked about gutters system. Ryan Bell stated the existing gutter system on the octagonal structure tie in will be capped off and no longer in use. The gutter of the existing high roof will bring the water down onto the enclosure and be dropped straight down in to the gutter where the offset is. While the other high roof will get re-pitched and sent to another part of the house with a new tie-in. Some of the further explanation became in audible due to speaking away from the microphone and using gestures to demonstrate the gutter system. Mr. Bell stated that they system in place will allow for the water to be distributed over two drains to not overwhelm or create backup issues.
- **The Board is Noting:** Shingles need to match the existing roof. If there is more than 3” of exposed concrete then a brick to grade is required.

Motion – Approve as noted

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

Motion- Excuse absent member, John Midlik

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

- **Case 21-09-69 8841 Merryvale Drive, Steel Gazebo-Brandon Moore, Homeowner**
 - No representative present by end of the meeting.
 - The Board reviewed the information submitted and determined it is a pre-manufactured gazebo already installed on a concrete pad. It looks ascetically acceptable and in a

reasonable location on the property. The board voiced concern about the anchoring of the gazebo to the concrete pad and if it has been inspected by the building department. Jason Pastorius stated the permit is awaiting acceptance by the ARB board. Per the pictures submitted, the board noted that only two of the four corners were used to anchor the gazebo.

- The Board was unable to provide an approval without a representative, but it was stated that is highly likely approval will be granted once a representative is present.

Motion – Table case until next ARB meeting

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

Post discussion:

The Tea House will be on the next scheduled ARB meeting. The Board determined that they will be have to look at the right of a property owner to develop their property in a profitable way but also the right of the community to have a quality looking downtown as well as the right of neighboring property owners.

Adjournment: As there was no further business before the Board, Jennifer Frazier moved and David Marcovitz seconded. The meeting was unanimously adjourned at 6:36 p.m.

Jennifer Frazier, Chairman

Sonya Pennington, Administrative Assistance