

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
May 23, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, May 23, 2019 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 5:32 p.m.

ROLL CALL:

Present: Melissa Coleman, Chairman
Keith Packard, Vice Chairman
Thomas Shrout
Mark Verdova

Also Present: Meredith Davis, Asst. Director of Planning, Zoning, & Building Division
Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

Motion: To remove item 11 and item 18 from the agenda. Also, to accept for review, a revised Topography for 106 Brighton Drive, and to add 285 Lakeland Way to the end of the agenda for revisions.

Mr. Packard moved; Mr. Shrout seconded and the motion carried, 4-0 on a roll call vote.

Yeas: Mr. Packard, Mr. Shrout, Ms. Coleman, Mr. Verdova

Nays: None

OATH OF OFFICE:

Ms. Coleman administered the oath to all those in attendance who wished to speak during the meeting.

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of March 28, 2019 meeting, as corrected

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 3-0-1 on a roll call vote.

Yeas: Mr. Shrout, Mr. Packard, Ms. Coleman

Nays: None

Abstentions: Mr. Verdova

MOTION: To adopt the minutes of April 25, 2019 meeting, as submitted

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 3-0-1 on a roll call vote.

Yeas: Mr. Shrout, Mr. Verdova, Ms. Coleman

Nays: None
Abstentions: Mr. Packard

OLD BUSINESS:

MICHAEL KILROY 541 COBBLESTONE ADDITION

Michael and Danielle Kilroy, homeowners, attended the meeting to present the project and answer questions. The project was presented at the April meeting. There were not enough members present at the April meeting to approve the project. Mrs. Kilroy verified the colors and finishes, all would match the existing house. Mrs. Kilroy also confirmed the columns throughout the project would match.

MOTION: To approve the plans, as submitted.

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 3-0-1 on a roll call vote.
Yeas: Mr. Shrout, Mr. Packard, Mr. Verdova
Nays: None
Abstentions: Ms. Coleman

ARTISTIC DESIGN HOMES 10 PINE VILLA TRAIL REVISION

Mark Horne of Artistic Design Homes attended the meeting to present the revisions. Mr. Horne stated that a door in the rear of the home was removed. It was replaced with a window. Additionally, Mr. Horne stated that the window grids were removed from all windows. Mr. Horne stated the changes were made at the request of the homeowner. Mr. Shrout commented that changes should be brought before the board, before being implemented. Ms. Coleman explained the process. Mr. Horne stated that the building plans did not show a window, and that the elevations that were presented originally must have been incorrect.

MOTION: To approve the revisions, as submitted.

Ms. Coleman moved; Mr. Packard seconded and the motion carried, 3-0-1 on a roll call vote.
Yeas: Ms. Coleman, Mr. Packard, Mr. Verdova
Nays: None
Abstentions: Mr. Shrout

ARTISTIC DESIGN HOMES 12 PINE VILLA TRAIL REVISION

Mark Horne of Artistic Design Homes attended the meeting to present the revisions. Mr. Horne stated that the colors of the home were changed. He stated that the original color package was too close to the other homes in the neighborhood. The new finishes and colors include A full size window was removed from a bedroom and replaced with a transom window. Ms. Coleman commented that the Board would appreciate a more timely notification.

UNCLE SPIKES PIZZERIA 242 E. GARFIELD RD SIGN

Jessica Ruff from Ruff Neon & Lighting attended the meeting to present the project and answer questions. Ms. Ruff is seeking approval to remove an existing sign and replace it with a new sign that will reflect the new business name, Uncle Spikes Pizzeria. The sign will consist of white and red block letters and will be illuminated.

MOTION: To approve the plans, as submitted.

Ms. Coleman moved; Mr. Verdova seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Verdova, Mr. Shrout

Nays: None

YARDMAN'S 633 EATON DRIVE ENCLOSED DECK

Jim Yarmus attended the meeting to present the project and answer questions. Mr. Yarmus proposes to remove the wood decking from an existing deck and replace with Azek material. Mr. Yarmus further proposes to enclose the deck. He will be adding walls and three windows. The man door will be changed to a slider. All will have grids. Finish materials will match existing house. The rails and posts will be white vinyl. The Azek decking will be Brownstone. Window placement was discussed. The underneath of the deck will remain open. Mr. Shrout questioned if the applicant had the approval of the HOA. Mr. Yarmus stated that approval was pending. Ms. Davis noted a permit would not be issued without the HOA approval.

MOTION: To approve the plans, as submitted.

Ms. Coleman moved; Mr. Verdova seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Verdova, Mr. Shrout

Nays: None

J2K CONSTRUCTION 1511 AURORA HUDSON RD ADDITION

John Mitchell of J2K Construction, and Ray Sharp attended the meeting to present the project and answer questions. Mr. Mitchell is seeking approval to construct a 25X25 addition to the master bedroom. Ms. Coleman stated that the drawings that were submitted for review were difficult to decipher. Mr. Verdova asked the applicant for pictures of the existing house and scaled drawings. Mr. Mitchell stated that all of the required information is included in his drawings. He stipulated that perhaps it was not in the format that the Board wanted. The applicant was able to provide pictures from his cell phone for the Board to review. Ms. Coleman clarified that the applicant is only constructing an addition. The pole barns are existing and would not be altered. The project location was discussed in detail. The Board was able to use cell phone pictures and an aerial view to get a better understanding of the project. Window placement was discussed. The Board recommended adding a window to the front so the addition would appear symmetrical. The applicant agreed with the suggestion and agreed to implement the change. All finishes will match the existing house. The shutters will be removed. The Board recommended submitting complete drawings for future submissions.

location. The materials for the sign were discussed and include white vinyl over posts, and Red and Black vinyl lettering. Ms. Davis confirmed the applicant would have to go before the Board of Zoning Appeals for a variance. The proposed location is too close to the Right Of Way.

MOTION: To approve the plans, as submitted.

Ms. Coleman moved; Mr. Shroul seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Shroul, Mr. Verdova

Nays: None

AGILE SIGNS 305 AURORA COMMONS CIRCLE SIGN

Lou Belknap of Agile Signs attended the meeting to present the project and answer questions. Mr. Belknap is seeking approval for three signs. The signs will be discussed together, and voted on separately. The first sign is a wall sign. The sign will mark the entrance to the Aurora Kennel and would be shaped like a dog bone. The sign will be illuminated. The letters will be Black vinyl and the sign will be white with LED white lighting for illumination.

MOTION: To approve the plans, as submitted.

Ms. Coleman moved; Mr. Shroul seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Shroul, Mr. Verdova

Nays: None

AGILE SIGNS 305 AURORA COMMONS CIRCLE SIGN

Lou Belknap of Agile Signs attended the meeting to present the project and answer questions. Mr. Belknap is proposing a second wall sign at the subject address. Sign 2 will be a paw print. The sign will be illuminated. The proposed sign will be mounted on the wall. The paw print will be green, outlined in black. Mr. Shroul questioned the need for three signs on one building. The applicant explained that each sign would mark an entrance. One for the Kennel and the other two for separate entrances.

MOTION: To approve the plans, as submitted.

Ms. Coleman moved; Mr. Shroul seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Shroul, Mr. Verdova

Nays: None

AGILE SIGNS 305 AURORA COMMONS CIRCLE SIGN

Lou Belknap of Agile Signs attended the meeting to present the project and answer questions. Mr. Belknap is proposing a third wall sign at the subject address. Sign 3 will mark the entrance to the veterinary clinic. The sign will be illuminated. The letters will be Black vinyl on a White background. The sign will also contain a Green paw print in the corner. The sign will be mounted to the wall.

MOTION: To approve the plans, as submitted.

Ms. Coleman moved; Mr. ShROUT seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. ShROUT, Mr. Verdova

Nays: None

PULTE HOMES 106 BRIGHTON DR S/L 67 SINGLE FAMILY CONDO

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. Mr. Filipkowski stated that the Board previously approved the proposed home. It is being presented a second time because the location on the lot has changed. The subject house has been moved closer to the corner and closer to the street. Mr. Filipkowski explained the project and the challenges to the Board. Ms. Coleman asked for public comment.

Jim King, President of the Barrington ABR commented to the Board that the project does not have approval from the Barrington Board. Mr. King would request a conditional approval.

Chris Gattenio of 90 Brighton Drive stated she is concerned about the backyard of the subject home facing the front yard of S/L 69. Ms. Gattenio requests to have the project tabled until Pulte provides revised renderings and they get the approval of the Barrington ABR.

Mr. Filipkowski stated that the original submission has been revised. The proposed patio has been removed. He further stated that moving the location of the subject home would create more space between the subject home and S/L 69. He stated that He and Pulte are trying to work with the community to find a workable solution.

Mr. King added that he had a meeting with the City to review water drainage. He is concerned, as is Ms. Gattenio that an existing swale will be disturbed and cause drainage issues. Mr. Filipkowski stated that all the lots need to work together for comprehensive drainage.

Ms. Coleman questioned the adjacent lot to sub lot 67. She asked for clarification as to how wide a future home would be. Mr. Filipkowski stated a future home is planned to be 40 feet wide.

MOTION: To approve the plans, pending approval from the Barrington ABR.

Ms. Coleman moved; Mr. ShROUT seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. ShROUT, Mr. Verdova

Nays: None

PULTE HOMES 597 BELJON LANE S/L 51 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the

project and answer questions. The applicants are seeking approval to construct a 4,726 square foot two-story Maple Valley HR2H model home within the Preserves at Beljon Farms subdivision. The house will feature a two-car side load garage, and a fireplace in the gathering room. The applicant stated that the plans show a shutter on the front elevation. The homeowner has requested to have the shutter removed. Finish materials and colors were discussed and include Marine Blue siding, Clay shutters, and Echo Ridge ledgestone. Shake accent will be Marine Blue, and the overhead garage door will be white. The columns on the porch will be stone as well as under the porch slab. Comparable houses were reviewed. No issues were noted. The residential guidelines were discussed. No issues were noted.

MOTION: To approve the plans, as submitted.

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova

Nays: None

PULTE HOMES 661 WILLIAM COURT S/L 45 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 5,464 square foot Allison II model home within the Preserves at Beljon Farms. The home will feature a 3-car side-load garage and a fireplace in the gathering room. The applicant stated that there is not enough room for a full walkout basement. The design will be changed to a garden style. Three windows are shown on the submitted plans. Two additional windows will be added. Finish colors and materials were discussed and include Sterling siding, Southern Ledgestone stone and Heather Board and Batten. The shutters will be Musket Brown. The overhead garage door will be Zicron. The proposed home is located in the second phase of Beljon Farms. The applicant stated there is only one other home available for a comparison review. No issues were noted. Mr. Verdova questioned the columns on the front elevation in relation to stone height. He asked if this could be an architectural error. He also questioned the lack of shutters on the lower level of the front elevation.

MOTION: To approve the plans, as submitted

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova

Nays: None

PULTE HOMES 610 MORGAN TRAIL S/L 250 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. They are seeking approval to construct an 8,813 square foot Skyview NC2H model home within the Hawthorn subdivision. The home will feature a 3-car side-load garage and a fireplace in the gathering room. Finish material and colors were reviewed and include Granite siding, Charcoal Mist stone, and Heather shake. The shutters will be black. The Front door will be Tricorn Black, and the trim will

be Extra White. It was noted that the decorative pieces in the peaks would be painted white. The applicant stated the proposed house is the last in the cul-de-sac; there are seven existing houses to compare. The subject home passed the comparison study. No issues were noted. Residential guidelines were discussed. No issues were noted.

MOTION: To approve the plans, as submitted

Ms. Coleman moved; Mr. Shroul seconded and the motion carried, 3-0 on a roll call vote.

Yeas: Ms. Coleman, Mr. Shroul, Mr. Verdova

Nays: None

RYAN HOMES 380 LAKELAND WAY S/L 38 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer of Ryan Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 3,126 square foot Bramante Ranch model home within the Forest Ridge subdivision. The home will feature a two-car front load garage and a fireplace in the family room. Finish materials and colors were discussed and include Island Pearl siding, Willowbrook Queen brick, and a Tricorn Black front door. The overhead garage door, trim, and soffit will be White. The subject home did not pass a comparison study. There was only one house to compare. Ms. Coleman stated the elevations were too similar and both were using brick. Ms. Coleman recommended changing the brick to stone. It was determined the homeowner could decide the stone color. Window placement was discussed. Past submissions of the Bramante Ranch have had a window added to the left elevation. The applicant agreed to add a window on the left, in the garage.

MOTION: To approve the plans, with the addition of a window in the left elevation and changing the brick to stone.

Ms. Coleman moved; Mr. Verdova seconded and the motion carried, 3-0 on a roll call vote.

Yeas: Ms. Coleman, Mr. Verdova, Mr. Shroul

Nays: None

RYAN HOMES 440 LAKELAND WAY S/L 44 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer of Ryan Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 4,007 square foot Carolina Place model home, within the Forest Ridge subdivision. The proposed home will feature a two-car front-load garage and a fireplace in the great room. This is the first time the Board is seeing the Carolina Place model. Finish colors and materials were noted and include Flint siding, Manor Ledge stone, and White trim and soffit. The overhead garage door will be White and the front door will be Marooned. The subject home passed a similarity review. No issues were noted. Residential guidelines were discussed. Window placement was reviewed. The Board recommended adding two windows. One to the right side elevation in bedroom 2 and one on the right side elevation in the garage. The applicants agreed with the suggestion and will implement the change.

MOTION: To approve the plans, with the addition of two windows. One on the right side elevation and one on the left side elevation.

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, 3-0 on a roll call vote.

Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova

Nays: None

RYAN HOMES 810 SUNRISE CIRCLE S/L 58 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer of Ryan Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 4,642 square foot Springmanor model home, within the Forest Ridge subdivision. The home will feature a 2-car front-load garage, a fireplace in the great room, and a finished basement. Finish colors and materials were discussed and include Island Pearl siding, Conestoga stone, and Red shutters. The trim, soffit, and overhead garage door will be White. The front door will be Fiery Brown. The color combination was discussed. The applicant confirmed this was a standard color combination for Ryan homes, but has not been used in Forest Ridge. Mr. Verdova questioned the size of windows in the owner's bath and the commode room. The Board recommended changing the windows to the same size. The applicants agreed and will implement the change.

MOTION: To approve the plans, with a change to the window in the owner's bath to a full size window (3052).

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 3-0 on a roll call vote.

Yeas: Mr. Verdova, Ms. Coleman, Mr. Shrout

Nays: None

RYAN HOMES 820 SUNRISE CIRCLE S/L 58 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer of Ryan Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 3,559 square foot Aviano model home in the Forest Ridge Subdivision. The proposed home will feature a 2-car front-load garage, and a fireplace in the great room. The Board has not seen the Aviano floor plan in the past. The finish materials and colors were discussed and include Sandy Tan siding, Bucks County stone, and Stone Mountain Clay Board and Batten. The overhead garage door, trim, and soffit will be White. The shutters will be Winestone. The front door will be Marooned. The roof will be Weathered Wood. The proposed home passed a similarity review. No issues were noted. Residential Guidelines and window placement were discussed. The applicant noted that he was aware windows would need to be added; he stated he has been working with the architects to show windows on the plan. The Board recommended adding four windows. Two on the right side elevation; owner's suite and garage. Two on the left side elevation; bedroom 2, and bedroom 3. The applicants agreed with the suggestions and will implement the changes.

MOTION: To approve the plans, with the addition of four windows.

Ms. Coleman moved; Mr. Verdova seconded and the motion carried, 3-0 on a roll call vote.
Yeas: Ms. Coleman, Mr. Verdova, Mr. Shrout
Nays: None

RYAN HOMES 880 SUNRISE CIRCLE S/L 65 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer of Ryan Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 5,733 square foot Torino model home within the Forest Ridge Subdivision. The home will feature a 3-car front-load garage and a fireplace in the family room. The applicant confirmed the fireplace would vent out the rear. Finish materials and colors were discussed and noted. The finishes include Sagebrook siding, Smokey Mountain brick, and a Tavern Taupe front door. The trim, soffit and overhead garage door will be beige. The roof will be Weathered Wood. The shutters will be Blackwatch Green. The use of a metal accent roof over the front porch was discussed. The applicant stated that they have used the metal accent roofs in the past, but it is no longer an option. The proposed home will be finished in shingles, Weathered Wood. The proposed home passed a similarity review. Several homes were compared. No issues were noted. Residential Guidelines and window placement was discussed. No issues were noted.

MOTION: To approve the plans, as submitted.

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 3-0 on a roll call vote.
Yeas: Mr. Verdova, Mr. Shrout, Ms. Coleman
Nays: None

RYAN HOMES 895 SUNRISE CIRCLE S/L 53 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer of Ryan Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 4,331 square foot Palladio Ranch model home within the Forest Ridge subdivision. The home will feature a 2-car front-load garage and a fireplace in the family room. Finish colors and materials were noted and include Twilight Shadow siding, Weathered Wood roof, and a Raisin front door. Other finishes include PA Sierra stone, Twilight Shadow shake, and White trim, soffit, and front door. The applicants confirmed the shake and siding would be the same color. The proposed home passed a similarity review. No issues were noted. Residential Guidelines and window placement was discussed. The Board recommended adding a window to the right side elevation, in the garage. The applicant agreed with the suggestion and will implement the change.

MOTION: To approve the plans, with the addition of a window on the right side elevation, in the garage.

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 3-0 on a roll call vote.
Yeas: Mr. Verdova, Ms. Coleman, Mr. Shrout
Nays: None

RYAN HOMES 285 LAKELAND WAY S/L 53 REVISIONS

Phil Wendzicki and Matt Federer attended the meeting to present the changes and answer questions. Mr. Wendzicki stated that after the completion of the grading, it was noted that the trim above the front door was finished with 2 ½ inch trim rather than the approved 5/4 inch trim. Mr. Wendzicki also stated that shutters were omitted on the top portion of the windows on the right elevation. The shutters do not run the length of the windows. The transom windows do not have shutters. The Board and Mr. Wendzicki discussed several ways to address the problem. The applicant stated that the homeowner prefers to keep the shutters the way they were installed.

MOTION: To approve the revisions, as submitted.

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 3-0 on a roll call vote.
Yeas: Mr. Verdova, Ms. Coleman, Mr. Shrout
Nays: None

MISCELLANEOUS:

Ms. Davis asked the opinion of the Board members regarding moving the start time of future meetings to 5:30pm. Mr. Shrout stated that 6:00pm would work better for him. Ms. Coleman suggested reaching out to Mr. Packard to get his opinion before a decision was made.

Ms. Davis stated that the Building Department would work internally to develop a plan to manage changes that occur after approval from the Board. Mr. Verdova stated that a fine would make the greatest impact on builders. Ms. Davis stated that to implement a fine, there would need to be an amendment to the zoning code. Mr. Shrout stated that if there are no consequences when changes are made, the Board is ineffective. Ms. Davis stated that the City inspectors are diligent about checking final elevations to ensure they are finished as approved. Mr. Verdova states that builders know ahead of time if changes are going to be made, and should bring the changes back for approval before implementing them. Mr. Shrout stated that going forward with changes without approval from the Board shows total disregard for the Board and he finds that offensive. Ms. Coleman questions what would have happened if the approvals that were requested by artistic designs were not approved. Ms. Davis stated that she would do some research and report to the Board.

ADJOURNMENT:

Ms. Coleman moved; Mr. Shrout seconded, and the meeting adjourned at 8:38 p.m. on a unanimous voice vote.

