

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
June 27, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, June 27, 2019 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 6:00 p.m.

ROLL CALL:

Present:	Melissa Coleman, Chairman Keith Packard, Vice Chairman Thomas Shrout
Absent:	Mark Verdova
Also Present:	Meredith Davis, Asst. Director of Planning, Zoning, & Building Division Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

Motion: To accept for review a letter of approval from the Barrington ABR for 700 Club Drive.

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

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

Nays: None

OATH OF OFFICE:

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

** Ms. Coleman advised the applicants that due to the fact, that only three members were present, a unanimous vote was needed to approve projects. Applicants are permitted to poll the members and request to have their project postponed if they felt the vote would not be favorable.

APPROVAL OF MINUTES:

There were not enough members present who attended the May 23, 2019 meeting to adopt the minutes. They will be considered at the next meeting.

DIEDERICH

970 MONETA AVE

ADDITION

Ken Diederich, homeowner attended the meeting to present the project and answer questions. Mr. Diederich is seeking approval to add a 24X40 foot single story addition to his home. He proposes to add two bedrooms and move the kitchen. The existing kitchen will become the laundry room. Finish materials and colors were discussed and include Platinum Gray siding, and Pewter Gray shingles. Both will match the existing house. Ms. Davis confirmed the applicant had already been to the Board of Zoning Appeals and received a setback variance. Mr. Packard questioned the roof pitch. The applicant stated the addition would have a 4-12 pitch. The pitch will match the recently added garage. The applicant eventually plans to change the existing roof over the front part of the house to a 4-12 pitch as well.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PAYNE & PAYNE

339 RAINBOW'S END

SINGLE FAMILY RESIDENCE

Brett Dawson of Payne & Payne attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant, as he was not present at the beginning of the meeting. Mr. Dawson is seeking approval to construct a 4,686 square foot home within the Walden Farms Subdivision. The home will feature a two-car side-load garage and a covered porch with a fireplace. The finish colors and materials will match the existing homes in the neighborhood. The siding, stone, and brick to grade will all be White. Mr. Dawson clarified that the subject home is going to be a model home. Mr. Dawson stated that Payne and Payne would be working closely with Manny Barenholtz on this project as well as any future projects in the neighborhood.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

OTERO SIGNATURE HOMES

389 WILLARD RD

ADDITION

Ted Otero of Otero Signature Homes attended the meeting to present the project and answer questions. The applicant is seeking approval to construct a 460 square foot addition. The applicant proposes an addition off the back of the existing house. The addition will feature a great room with vaulted ceiling and a fireplace. The applicant stated that the submitted plans include an addition to the garage. The garage portion can be disregarded. The applicant stated that all finishes would match the existing house. The front door will be updated and the columns will be upgraded as well. The columns will be Stained Cedar. Ms. Coleman confirmed the Brick to grade would also match the existing.

PRESTIGE HOMES 700 CLUB DRIVE SINGLE FAMILY RESIDENCE

John Russell and Elaine Schmidt of Prestige Homes attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicants, as they were not present at the start of the meeting. The applicants are seeking approval to construct a 7,259 square foot model home, within the Barrington subdivision. The home will feature a 4-car side-load garage, a fireplace in the family room, and a finished basement. Finish colors and materials were discussed and include Glen Gery Knob Hill jumbo brick, Amazing Gray Cedar trim, Sand soffit, and Eldorado Casa Blanca rough-cut stone. The front door will be Gray stain and the overhead garage door will be Sandstone with Sahara Tan accent. Residential Guidelines were reviewed. No issues were noted. The applicant has the approval of the Barrington ABR.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

KEVIN SNYDER 186 CHATHAM DRIVE ACCESSORY STRUCTURE

Kevin Snyder, homeowner attended the meeting to present the project and answer questions. Mr. Snyder is seeking approval to construct a 567 square foot detached 2-car garage. Finish materials and colors were discussed and include Gray siding, White trim, and a White overhead garage door. All materials will match the existing house. Ms. Coleman confirmed the plans do not include windows on the side elevations. Ms. Coleman explained the guidelines regarding windows. Mr. Snyder explained that he did not think the side elevations of the proposed structure would not be visible from the street. The Board proposed adding two windows to the right side elevation. The applicant agreed and stated he would use the same size windows that were in the existing house. Brick to grade is not present on the existing house. It will not be used on the proposed accessory structure.

MOTION: To approve the plans, with the addition of two windows on the right elevation.

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

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

Nays: None

** Ms. Coleman called for a recess at 6:50 pm

*** The meeting resumed at 6:56 pm

PULTE HOMES 586 BELJON LANE S/L 33 SINGLE FAMILY RESIDENCE

Jamey Heinzman of Pulte Homes attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant, as she was not present at the start of the meeting. Ms. Heinzman is seeking approval to construct a 4,635 square foot

Maple Valley HR2X model home, within the Beljon Farms subdivision. The proposed home will feature a 2-car, side-load garage. Finish colors and materials were discussed and include Toasted Almond siding, Cedar Creek brick, and Weathered Wood shingles. The trim and soffit will be Extra White. The shutters will be Musket Brown, and the front door will be Welbred Brown. It was noted that windows that had been added to previous submissions were included on the subject elevations. Mr. Packard noted that the house two over from the subject home was very similar. He noted that because they were not directly next to each and had different color packages it would not be an issue for him. The Board agreed with his assessment.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PULTE HOMES 605 BELJON LANE S/L 49 SINGLE FAMILY RESIDENCE

Jamey Heinzman of Pulte Homes attended the meeting to present the project and answer questions. The applicant is seeking approval to construct a 6,002 square foot Castleton NC2H model home, within the Beljon Farms subdivision. The subject home will feature a 3-car side load garage and a fireplace in the gathering room. Finish materials and colors were discussed and include White siding, Weathered Wood shingles, and Black Rundle stone. The shake will be Sterling, the trim and soffit will be Extra White, and the overhead garage door will be Requisite Gray. No shutters are planned for this home. Residential Guidelines were reviewed. Window placement was discussed. The Board recommended adding windows. It was determined two windows would be added on the left elevation, one on the second floor, in the walk-in closet or bathroom, and one on the first floor, in the walk-in closet. The windows on the left elevation will line up vertically. Additionally, one window will be added in the flex room on the right elevation. The subject home passed a similarity comparison. No issues were noted.

MOTION: To approve the plans, with the addition of three windows

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

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

Nays: None

PULTE HOMES 668 WILLIAM CT S/L 42 SINGLE FAMILY RESIDENCE

Jamey Heinzman of Pulte Homes attended the meeting to present the project and answer questions. Ms. Heinzman is seeking approval to construct an Allison HR2I model home, within the Beljon Farms subdivision. The home will feature a 2-car side-load garage and fireplace in the gathering room. The fireplace will vent out the rear. Finish materials and colors were discussed and include Wedgewood siding, Country Road brick, and Brownstone shake. The trim and soffit will be Extra White, the shutters will be Midnight Blue, and the overhead garage door will be Tony Taupe. Residential

guidelines were reviewed. No issues were noted. Window placement was discussed. The subject home passed a similarity comparison. No issues were noted.

MOTION: To approve the plans, as submitted

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

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

Nays: None

PULTE HOMES 825 BIRDSONG CT S/L 263 SINGLE FAMILY RESIDENCE

Jamey Heinzman of Pulte Homes attended the meeting to present the project and answer questions. The applicant is seeking approval to construct a Dresden EC2G model home, within the Hawthorn subdivision. The house will feature a 3-car side-load garage and a fireplace in the family room. Finish materials and colors were reviewed and include Weathered Gray siding, Weathered Wood shingles, and Country Road brick. The trim and soffit will be Extra White, the shutters will be Musket Brown, and the Overhead garage door will be Zeus. Residential guidelines were discussed. No issues were noted. Shutter placement was discussed. The proposed home has a flat panel in the peak. The color for the panel was discussed. Ms. Heinzman stated that the color has not yet been determined. She stated she would forward the color choice to the Building Department as soon as she had it. The subject home did not pass a similarity comparison. Ms. Coleman stated the siding color is too similar to the other homes in the area. Several options were discussed. It was agreed that the color package would be presented to the Board at the July meeting. The Board would review the selections at that time. No issues were noted with the elevations.

MOTION: To approve the plans, with a change in the color package, to be approved in July.

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

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

Nays: None

RYAN HOMES 305 LAKELAND WAY S/L 66 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant, as he was not present at the start of the meeting. Mr. Wendzicki is 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 rear covered porch. The applicant clarified where the home will be located in regards to Sunset Circle. Finish materials and colors were discussed and include Pewter siding, Weathered Wood shingles, and Smokey Mountain brick. The trim, soffit and overhead garage door will be White. The front door will be Outer space. No shutters are planned for the subject home. It was noted that the windows that had been added to previous submissions were included on the subject elevations. The subject home did not pass a similarity comparison. Ms. Coleman stated that the home immediately to the left was the mirror image of the subject home. Several options were discussed to differentiate the homes. It was agreed; the applicant would change the

front horizontal siding to a vertical board and batten. It was also agreed; that the louvers on the front elevation would be removed.

MOTION: To approve the plans, with a change from horizontal siding to vertical Board and Batten, and the removal of the louvers on the front elevation.

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

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

Nays: None

RYAN HOMES 400 LAKELAND WAY S/L 40 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes attended the meeting to present the project and answer questions. He is seeking approval to construct a 5,571 square foot Torino model home within the Forest ridge subdivision. The house will feature a 2-car front-load garage and a fireplace in the family room. The finish colors and materials were discussed and include Pewter siding, weathered Wood shingles, and PA Sierra stone. The trim, soffit, and overhead garage door will be White. The front door and shutters will be Black. Residential guidelines were discussed. No issues were noted. The subject home passed a similarity comparison. No issues were noted.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

RYAN HOMES 870 SUNRISE CIRCLE S/L 64 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes attended the meeting to present the project and answer questions. He is seeking approval to construct a 3,559 square foot Aviano model home within the Forest Ridge subdivision. The home will feature a 2-car front-load garage and a fireplace in the great room. The proposed plans also include a covered porch in the rear of the home. Finish materials and colors were discussed and include Silver Mist siding, Weathered Wood shingles, and Manor Ledge stone. The trim, soffit, and overhead garage door will be White. The front door will be Marooned. It was noted that the windows that had been added to previous submissions were included on the proposed elevations. The subject house passed a similarity comparison. No issues were noted.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

RYAN HOMES

465 LAKELAND WAY S/L 47

REVISIONS

Phil Wendzicki of Ryan Homes attended the meeting to present the revisions and answer questions. Mr. Wendzicki stated that there is a walkout door located on the rear elevation of the subject house that was not shown on the original plans. The discrepancy was noticed in the field during inspections. The walkout door was included in the building plans that were submitted to the Building Department.

MOTION: To approve the revisions, as submitted.

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

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

Nays: None

RYAN HOMES

865 SUNRISE CIRCLE S/L 56

REVISIONS

Phil Wendzicki of Ryan Homes attended the meeting to present the revisions and answer questions. Mr. Wendzicki stated that there are two windows next to each other on the left elevation in the morning room that were not shown on the original plans. The applicant stated that the windows are an option given to the homeowner and that due to the processing time when ordering prints for ABR, the windows were accidentally excluded. It was noted that the added windows would have shutters. Ms. Coleman stated she likes the addition of the windows.

MOTION: To approve the revisions, as submitted.

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

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

Nays: None

MISCELLANEOUS:

Ms. Davis discussed the appointment of the new board member. She is hopeful that the new member will be able to attend the July meeting.

Ms. Davis updated the Board regarding penalties for projects that are changed in the field without the approval of the Board. She stated she is working on a draft for the codified ordinances to speak to changes made in the field without approval. The draft includes an initial fine, a requirement to return to ABR for approval, and an additional penalty if the builder or homeowner remains non-complaint. She stated she would have to have legal review the document.

Ms. Coleman asked about Solar panels. Ms. Davis explained that if the Board wanted to make changes regarding the use of solar panels those changes could be made at the discretion of the Board and do not need to be codified. Ms. Davis stated the Board

should have a discussion regarding the Guidelines when all five members are present. Ms. Davis stated that she would do some research on the issue.

Mr. Shrout asked if the start time would remain at 6:00pm. Mr. Packard and Ms. Coleman were in favor of the earlier start time.

ADJOURNMENT:

Ms. Coleman moved; Mr. Packard seconded, and the meeting adjourned at 8:19 p.m. on a unanimous voice vote.

Melissa Coleman, Chairman

Christine Gruttadauria, Secretary