

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
July 25, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, July 25, 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 Thomas Shrout Mark Verdova
Absent:	Keith Packard, Vice Chairman Daisy Alford-Smith
Also Present:	Meredith Davis, Asst. Director of Planning, Zoning, & Building Division Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

Motion: To accept for review pictures for 255 S. Park Drive.

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

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

Nays: None

Motion: To accept for review color renditions for 825 Birdsong.

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

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

Nays: None

Motion: To postpone agenda item 1, old business, Power Home Solar until August.

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

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

Nays: None

OATH OF OFFICE:

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

commented that the house sits pretty far back on the property and the accessory structure would not easily be seen from the street. Finish colors were confirmed. Mr. Patton stated that the arbor overhang would also be White. Ms. Coleman advised the applicant that due to the fact, that only three members were present, a unanimous vote was needed to approve projects. She also stated that applicants are permitted to poll the members and request to have their project postponed if they felt the vote would not be favorable.

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

NEW CREATION BUILDERS 675 DEEPWOODS DR ACCESSORY STRUCTURE

No one attended the meeting to present the project.

JESSY BUSBY 1270 EAST GARFIELD ACCESSORY STRUCTURE

Jessy Busby, homeowner attended the meeting to present the project and answer questions. Mr. Busby is seeking approval to construct a 2,400 square foot accessory structure. The applicant stated that he would use the structure for vehicle and project storage. Finish materials and colors were reviewed and include Dark Red siding and a Dark Gray metal roof. The trim and soffit will be White. The doors and columns will be White as well. The color of the subject structure was discussed. Ms. Coleman was concerned the red did not match the existing house and noted it might “stick out”. The applicant stated that the accessory structure would be 110 feet from the road. Mr. Busby also noted there is another house close to him that has a red accessory structure. The location of the structure and the property in general were discussed. Mr. Shrout and Mr. Verdova had no issue with the color. It was determined that since the structure will sit so far off the road and is not in a development, the color should not be an issue.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

RYAN HOMES 360 LAKELAND WAY S/L 36 SINGLE FAMILY RESIDENCE

Phil Wendzicki, of Ryan homes attended the meeting to present the project and answer questions. Mr. Wendzicki is seeking approval to construct a 4,431 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. The fireplace will vent out the rear. Finish materials and colors were discussed and include Flint siding, Weathered Wood shingles, and Pewter Board and Batten. The stone will be Dakota Ledge stone, and the

trim and soffit will be White. The front door and shutters will be Black. The subject home passed a similarity review. Ms. Coleman questioned whether sub lot 34 should be included in the review. It was decided that it should have been. Mr. Wendzicki did not have the information on sub lot 34 for the Board to review. However, he was able to provide enough information from his cell phone to satisfy the Board. Mr. Verdova noted that the Palladio Ranch was not offered in phase one. It was noted that windows that had been added to previous submissions were included on the elevations. Residential Guidelines were discussed. No issues were noted.

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

PULTE HOMES 601 BELJON LN S/L 50 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 a 5,264 square foot Allison HR2J model home within the Preserves at Beljon Farms. The subject home will feature a 2-car side-load garage. The home will not have a fireplace. Finish colors and materials were reviewed and include Harvard Slate siding, Weathered Wood shingles, and Extra White trim and soffit. The Stone will be White Oak, and the Board and Batten will be Storm. The shutters will be Tuxedo Gray and the trim and soffit Extra White. The overhead garage door will be Pavestone, and the front door will be Grays Harbor. Residential guidelines were discussed. Mr. Verdova remarked on the shutter size and placement. It was noted that windows that had been added to previous submissions were included on the elevations. No issues were noted. Ms. Heinzman stated that the stone on the front column would be even with the water table. The subject house passed a similarity comparison. Six houses were compared. No issues were noted.

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 865 BIRDSONG CT S/L 265 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 a 6,281 square foot Deer Valley HR3T model home within the Hawthorn subdivision. The subject home will feature a 3-car side-load garage and a fireplace in the Gathering Room. It will also feature a sunroom on the rear elevation. Finish colors and materials were discussed and include Walnut siding, Cedar Creek brick, and Weathered Wood shingles. The shutters will be Tuxedo Gray and the front door will be Grays Harbor. The trim and soffit will be Extra White and the overhead garage door will be Universal Khaki. The subject home passed a similarity comparison. Four existing houses were reviewed. No issues were noted. Ms. Coleman and Mr. Verdova complimented the floor plan. Residential

Guidelines were discussed. Ms. Heinzman confirmed the fireplace would vent out the rear.

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

825 BIRDSONG CT S/L 263

COLOR PACKAGE

Jamey Heinzman of Pulte Homes attended the meeting to present the project and answer questions. Ms. Heinzman presented the project at the June meeting. The elevations were approved. However, the color package was too similar to the existing houses in the cul-de-sac. Ms. Heinzman stated that she took the Boards feedback, from June, to the homeowners and was able to put together four options for the Board to review. Mr. Verdova asked for clarification as to what the issue was as he was not present at the June meeting. Ms. Coleman explained that the existing houses in the cul-de-sac are all varying shades of dark gray. It was determined that the color package with the all-white gables and the Weathered Gray siding would provide the variation necessary to make the subject home distinguishable from the others. Included in the member packets were sheets that included each color scheme for new homes. Mr. Shrout commented that the sheets were a good idea and very helpful. Ms. Heinzman agreed to include the sheets in future submissions.

MOTION: To approve the color package that includes all-white gables and Weathered Gray siding.

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

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

Nays: None

MISCELLANEOUS:

None.

ADJOURNMENT:

Ms. Coleman moved; Mr. Shrout seconded, and the meeting adjourned at 7:04 p.m. on a unanimous voice vote.

Melissa Coleman, Chairman

Christine Gruttadauria, Secretary