

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
July 28, 2016

The Architectural Board of Review met for a scheduled meeting on Thursday, July 28, 2016 in the Council Chambers at City Hall. Chairman Nathan Barrett called the meeting to order at 6:30 p.m.

ROLL CALL: Present: Nathan Barrett, Chairman
Melissa Coleman
Crystal Lavy, Vice Chairman
Absent: Lauren Broderick
Also Present: Meredith Davis, Asst. Director Planning, Zoning, Building Division
Marie Lawrie, Secretary

AMENDMENTS TO AGENDA:

None

DECLARATION OF OATH:

Mr. Barrett administered the oath to all those in attendance who wished to speak during the meeting.

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of the June 23, 2016 meeting

Ms. Coleman moved for approval; Ms. Lavy seconded, and the motion carried 3-0 on a roll call vote.

Yeas: Ms. Coleman, Ms. Lavy, Mr. Barrett

Nays: None

OLD BUSINESS:

STEVE MILANO 905 ROCK CREEK DR ADDITION

No one was present to discuss to discuss the project.

project. This unit passed the similarity comparison. Colors and materials were noted on the plans including Passive siding, Network Grey shake, and Echo Ridge Ledge stone.

MOTION: To approve the plans as submitted

Ms. Lavy moved, Mr. Barrett seconded, and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Lavy, Mr. Barrett, Ms. Coleman

Nays: None

PULTE HOMES **665 SHINNECOCK LN S/L 48** **CONDO**

Keith Filipkowski and Jamey Heinzman, both of Pulte Homes were in attendance. They were seeking approval to construct a 3,200 square foot, single-story Reflection, elevation 21, package 11 condo within the Clubside Manor section of the Barrington subdivision. This unit will feature a two-car, front-facing garage, front and rear elevation covered porches, a café, and a flex room. The fireplace with stone chimney will vent through the roof. The plans were checked for windows and stone wraps. This unit passed the similarity comparison. Colors and materials were noted on the plans including Backdrop siding and Echo Ridge stone.

MOTION: To approve the plans as submitted

Ms. Lavy moved, Mr. Barrett seconded, and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Lavy, Mr. Barrett, Ms. Coleman

Nays: None

MDF DEVELOPMENT **930 S CHILLICOTHE RD** **GARAGE ADDITION**

Melissa Foster, of MDF Development was on hand to answer questions. She was seeking approval to put a 519 square foot addition on the 1920's garage. The new foundation and roof will match the residence. The new roof will have the gable facing South Chillicothe Road instead of East Mennonite Road. The addition will give the garage an extra bay and also match the architectural style of the residence.

MOTION: To approve the plans as submitted

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

Yeas: Ms. Lavy, Ms. Coleman, Mr. Barrett

Nays: None

CHRISTOPHER KENNEDY **585 CIRCLEWOOD DR** **DETACHED GARAGE**

Christopher Kennedy, homeowner was on hand to discuss his project. He was approved by Board of Zoning Appeals October, 14, 2015 for a 1200 square foot, 17 foot high detached garage with a 27 foot

rear yard setback. He will return in front of the Board of Zoning Appeals on August 10, 2016 to ask for an additional 10 foot variance for the rear yard setback to make certain he can make the turn into the garage with his RV. He plans to construct the garage with white lap siding and plant evergreen to screen it. The garage doors of this detached structure will face the doors of the attached garage to form a courtyard. All materials will match the house in color.

MOTION: To approve the plans as submitted

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

Yeas: Ms. Coleman, Mr. Barrett, Ms. Lavy

Nays: None

JIM MEHALLIS 760 DEEP WOODS DR PAVILLION

No one was present at the meeting to discuss this project.

KEN GALASKA 101 TOWNLINE RD PORCH ADDITION

Tammi Graf, of Hurst Design Build Remodeling along with Suzanne Galaska, homeowner were in attendance to represent the project. They were seeking approval to erect an 856 square foot addition consisting of a deck with a sunroom, pergola, and a greenhouse on top. There was a discussion about the foundation material planned for this project. The plans called for lattice under the sunroom, brick to grade under the greenhouse and lattice under the open deck. The Board made a suggestion to install brick to grade under the sunroom left side elevation to give that room the appearance of a solid foundation. This idea was agreeable to the builder and homeowner. It was stated that the lot is 860 feet in depth.

MOTION: To approve the plans with a change in materials from lattice to brick veneer foundation under the front and side of the sunroom portion of the project

Ms. Lavy moved, Mr. Barrett seconded, and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Lavy, Mr. Barrett, Ms. Coleman

Nays: None

CLASSIC HOMES 245 WESTVIEW DR S/L 27 CONDO

Ed Wurm, Sr of Classic Homes was on hand to answer questions. He was seeking approval to erect a 2,600 square foot, two-story condo within the Homestead subdivision. This condo features a front elevation two-car garage and second floor trio of windows, both with shed roofs above them. The rear elevation is constructed with a screened in porch and a direct vent fireplace. The front elevation has a window which is not considered a bay window, but an architectural feature. Stone wraps were discussed. When asked, the builder was not certain if the condos in this section were constructed with 2 foot stone wraps. The Board asked Mr. Wurm to verify and build this condo consistent with that phase.

This unit passed the similarity comparison. Finishes were presented and noted on the plans.

MOTION: To approve the plans with 2 foot stone wrap added to the left elevation and right garage elevation, builder to determine if that wrap is consistent within the neighborhood and may be omitted per review

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

Yeas: Mr. Barrett, Ms. Coleman, Ms. Lavy

Nays: None

RYAN HOMES

85 SAMANTHA DR S/L 90

SHUTTER REVISION

Phil Wendzicki and Stu Kocian, both of Ryan Homes were in attendance to answer questions. They were before the Board for approval on this condo on February 25, 2016. At that time there was a discussion pertaining to the windows on the right elevation. The Board asked that windows be moved over to accommodate shutters. The builder stated that the windows within that room would then be off-center. Mr. Wendzicki asked permission to omit the shutters on both side elevations. This was approved. This change was not implemented in the field and the house was erected with shutters on the side elevations with the exception of the living room windows. The buyer of the unit was requesting to keep the shutters. Ryan Homes was seeking approval to leave the unit as built.

MOTION: To approve the revision with shutters

Mr. Barrett moved, Ms. Lavy seconded, and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Lavy, Ms. Coleman

Nays: None

RYAN HOMES

35 SAMANTHA DR S/L 85

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Stu Kocian presented a project for the Villas of Bertram. They were seeking approval to construct a 3,091 square foot, single-story, elevation C Rome model condo. The unit features a front-loading garage, and a rear elevation direct vent fireplace. There was discussion pertaining to shutters, windows, and the stone/brick wraps. Shutters are planned for the unit. It was determined that the 2 foot wrap on the left elevation needs to extend to the roofline. This condo did not pass the similarity comparison. The Board asked the builder to go back to the buyer and have them rethink the shutter color and front door color. The Board asked the builder to return to the next meeting with both stones in question. Finishes were presented and noted on the plans including Pebble Clay siding, and Autumn Ledge stone.

MOTION: To approve the plans with the left elevation 2 foot stone wrap extended to the roofline and PENDING compliance with the similarity guidelines

RYAN HOMES

535 SHEFFIELD CT S/L 5

GARAGE MAN DOOR REVISION

Phil Wendzicki, Project Manager for Ryan Homes along Stu Kocian presented a revision for this project for the Sheffield Estates in the Lakes of Aurora. They were before the Board on May 26, 2016 and received approval to construct this unit. At the request of the buyer, they were seeking to add a man door to the garage section of the unit. This would allow them to easily let their pet out through the garage. The revision was noted on the plans.

MOTION: To approve the revision with a man door added a minimum of 3 feet from the left elevation front corner

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

Yeas: Mr. Barrett, Ms. Coleman, Ms. Lavy

Nays: None

MISCELLANEOUS:

Forest Ridge Subdivision – Finish Color Presentation – Preliminary

Mark Katcher, Land Manager for Ryan Homes presented a theme for the Forest Ridge Subdivision. He stated that the development would be marketed as a “Lifestyle Community” with upscale materials and a similar palate. To define he explained that every house would have cottage-style garage doors and front door as well as an architectural shingle in “weathered wood” and upgraded beaded siding. They planned to offer 4 stone colors, 6 siding choices, and 2 shake colors. No brick of any sort will be offered. Every exterior elevation will have some level of stone material. Stone to grade is planned for this development. Given the limited selections of this theme, the homes in the community will not vary greatly in appearance. This will give the community more similarity. The upgraded materials will give the feeling of prestige. This will not be officially labeled a 50 and older development. Ryan Homes will not build subdivisions in the Cleveland market that are age specific. It will be fee simple lots with 1st floor master suites and ranch-style homes. The price of the units is expected to be upper \$300,000.00 to \$400,000.00. The houses will be 1,400 to 2,400 square foot with basements. The Board asked why Ryan Homes thinks that Aurora wants this type of subdivision. Mr. Katcher explained that the lifestyle buyer likes upscale materials. When you offer this material, the manufacturer has a limited selection. Ms. Coleman stated that she hasn’t heard from any buyers that they are interested in a subdivision where the houses look the same. Mr. Barrett stated that he has worked with the siding and is aware that more colors are available. He also explained that a subdivision might be purposely themed to look alike or it should comply with the similarity guidelines. The Board was certain that with the finish selections presented, it would be difficult to comply with these guidelines. Ms. Lavy read and explained Chapter 1321. She further explained that the Board has worked hard to move away from subdivisions of similar

palates. She was not convinced that this idea was appropriate for our City. Ms. Coleman was convinced that this development would draw families due to the excellence of Aurora City Schools and the lower tax rate in Portage County. Mr. Katcher was convinced that the development would draw 50 and over buyers due to the ranch-style and first floor master suite units that will be offered. Mr. Barrett asked him to return with more information, including color renderings that show placement. The Board stated that as presented, the colors were too similar.

 Draft of Residential and Commercial Guidelines

Ms. Davis passed out copies of the draft. She asked the members to read them over and mark them up in preparation for a work session to be scheduled before the next meeting.

ADJOURNMENT:

Mr. Barrett moved; Ms. Lavy seconded, and the meeting adjourned at 9:49 p.m. on a unanimous voice vote.

Nathan Barrett, Chairman

Marie Lawrie, Secretary