

approved for the number of accessory structures on the parcel, as well as the total square footage of those buildings.

MOTION: To approve the plans as submitted

Ms. Lavy moved to approve, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

NEW BUSINESS:

CHELSEA MACE 155 SHAWNEE TRAIL DETACHED GARAGE

Chelsea Mace, homeowner was present at the meeting. She was seeking approval to construct a 24' x 24' detached garage with an upper level in-law suite. This project was before Board of Zoning Appeals on August 10, 2016. A variance was approved for the 22 foot height of the structure. The current attached garage is too small for 2 cars. This project will allow for 3 parking spaces as well as room for lawn equipment, etc. All materials are to match the home.

MOTION: To approve the plans as submitted

Ms. Broderick moved to approve, Ms. Lavy seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

CHARLES MACARTHY 420 AURORA HUDSON RD PORCH ADDITION

Charles MaCarthy, property owner was on hand to answer questions. He was seeking approval to erect a 16' x 16' covered porch to replace the dilapidating addition to the rear of his home. The structure will have a rustic look to it. It will be constructed of treated lumber and stained cedar color.

MOTION: To approve the plans as submitted

Ms. Broderick moved to approve, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

PAYNE & PAYNE BUILDERS 465 DUNWOODY DR SINGLE FAMILY RESIDENCE

Mark Verdova and Justin Musick of Payne & Payne Builders, were in attendance to represent the project. Kevin Krane, the homeowner was also present. They were seeking approval to erect 4,807

square foot, two-story in the Barrington subdivision. This home features two 18" projecting windows considered an architectural feature. The rear elevation includes a screened in porch, which will require the appearance of a foundation. A direct vent fireplace will vent to the rear elevation. Stone wraps were discussed. The stone will wrap full height on the front elevation on both sides of the front covered porch. This unit passed similarity comparison. Finishes were noted on the plans including Graphite siding and Echo Ridge Country LedgeStone.

MOTION: To approve the plans with brick to grade on the rear elevation 3-season room

Ms. Broderick moved to approve, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

PAYNE & PAYNE BUILDERS

272 BONNIE LANE

SINGLE FAMILY RESIDENCE

Mark Verdova and Justin Musick, of Payne & Payne Builders presented a second project. They were seeking approval to construct a 4,996 square foot, two-story residence within the Walden Farms subdivision. This home features matte black accent roofs, common in the development and a three-car garage. The direct vent fireplace is to vent out the rear. There are no grids planned for the windows. This unit passed similarity comparison. Colors were noted on the plans.

MOTION: To approve the plans with the fireplace to vent to the rear elevation

Ms. Lavy moved to approve, Mr. Barrett seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

JOHN LEFFLER

935 LAKE AVE

DETACHED GARAGE

John Leffler Jr and Lee Leffler were on hand to answer questions. The property currently has no garage on the parcel. They were seeking approval to erect a 576 square foot structure within the Geauga Lake area. A hardship exists preventing the construction of a side-loading garage. The roof will match the house. The house was built in 1930 therefore, the siding material will not match the house, however; the applicant agreed to match the color of the garage with the home. The foundation will match the house as close as possible.

MOTION: To approve the plans as submitted

Ms. Broderick moved to approve, Ms. Lavy seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

PULTE HOMES

79 BRIGHTON DR S/L 79

CONDO

Jamey Heinzman, of Pulte Homes was present at the meeting. She was seeking approval to construct a 4,016 square foot, two-story Sonoma Cove, elevation 21, color package 11 condo within the Clubside Manor section of the Barrington subdivision. Brick for this unit was changed from color package 11 to Country Road. The unit will feature a two-car, front-facing garage, a covered porch on the front elevation and a fireplace constructed with a Country Road brick chimney. The unit was reviewed for windows, shutters, and wraps. There are no shutters on this unit. Notations were made on the plans to explain stone wraps in detail.

MOTION: To approve the plans as noted

Ms. Coleman moved to approve, Mr. Barrett seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES

519 SHEFFIELD CT S/L 9

CONDO

Phil Wendzicki and Mike Seliga, of Ryan Homes were both on hand to answer questions. They were seeking approval to erect a 1,551 square foot, single-story, elevation K, Pisa Torre model condo within the Sheffield Estates section of the Lakes of Aurora subdivision. This unit will feature a side-loading garage, a rear elevation fireplace, and morning room. This unit was reviewed for windows, shutters, and stone wraps. It was determined that the left elevation had a large expanse of siding. A discussion ensued about whether to add windows to the unit or to carry the stone wrap across the elevation from the garage doors. This unit passed the similarity comparison. Finishes were noted on the plans including Sandy Tan siding, Pebble Clay shake, and Bucks County Ledge stone.

MOTION: To approve the plans with wainscot height stone return across the left elevation with a 4" wrap

Ms. Broderick moved to approve, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES

531 SHEFFIELD CT S/L 6

CONDO

Mike Seliga and Phil Wendzicki presented a second project for Ryan Homes. It was discovered that the elevations were inaccurate. Windows and shutters were discussed in detail. The applicants asked to be given time to correct the plans at the meeting in an effort to seek immediate approval.

MOTION: To move the project to the end of the new business portion of the agenda

Ms. Broderick moved, Ms. Lavy seconded, and the motion carried, 4-0, on a unanimous voice vote.

Later in the meeting, Mike Seliga and Phil Wendzicki presented the project for Ryan Homes. They were seeking approval to construct a 1,889 square foot, two-story, elevation M, Calvert model condo within the Sheffield Estates section of the Lakes of Aurora subdivision. This unit will feature a front-facing, two-car garage with a cottage-style door. The unit was reviewed for windows, shutters, and stone wraps. There was a lengthy discussion pertaining to the windows on the right elevations and the lack of windows on the left elevation. Windows will be added to the left side and two windows and shutters will be removed on the right side. The unit passed similarity comparison. Finishes were noted on the plans including Silver Mist siding, Pebble Clay shake, and Autumn Buckeye stone.

MOTION: To approve the plans with (1) 30 x 52 and (1) 20 x 38 windows added to the left elevation, (2) 30 x 52 windows without shutters, shutters removed from the garage, and the great room windows removed on the right elevation

Ms. Broderick moved, Mr. Barrett seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES

527 SHEFFIELD CT S/L 7

CONDO

Mike Seliga and Phil Wendzicki, of Ryan Homes presented a third project. They were seeking approval to erect a 1,672 square foot, two-story, Elevation L, Calvert model condo within the Sheffield Estates section of the Lakes of Aurora. There was a lengthy discussion pertaining to the similarity of this unit with the prior project at 531 Sheffield Ct S/L 6.

MOTION: To approve the plans as submitted

Ms. Broderick moved to approve, Mr. Barrett seconded, and the motion was DEFEATED, 0-4, on a roll call vote.

Yeas: None

Nays: Ms. Broderick, Mr. Barrett, Ms. Coleman, Ms. Lavy

RYAN HOMES

18 RON LN S/L 16

CONDO

Mike Seliga and Phil Wendzicki, of Ryan Homes presented a fourth project. They were seeking approval to construct a 1,958 square foot, single-story, elevation B, Brentwood model condo within the Sheffield Estates section of the Lakes of Aurora. This unit will feature a two-car, front-loading garage, stone arches over the front elevation bedroom 2 windows, and a rear elevation sun room and direct vent fireplace. Windows, shutters, and stone wraps were reviewed. There are no shutters on this unit. This unit passed the similarity comparison. Colors were noted on the plans including Pebble Clay siding and Bucks County Ledgestone.

MOTION: To approve the plans as submitted

Mr. Barrett moved to approve, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES

726 HILLIARY LN S/L 52

CONDO

Phil Wendzicki and Mike Seliga, continued to represent Ryan Homes. They were seeking approval to construct a 2,920 square foot, two-story, elevation B, Naples model condo within the Meadows of Aurora subdivision. The unit will feature a two-car, front-loading garage with carriage-style doors, shutters on front and side windows as noted, and a rear elevation morning room and direct vent fireplace. The unit was reviewed for windows, shutters, and stone wraps. The addition of a two-foot, full height stone wrap on the left side, front elevation was noted. Shutters were drawn in on the side elevations with the exception of the morning room windows. This unit passed similarity comparison. Finishes were noted on the plans including Island Pearl siding and Autumn Buckeye Ledgestone.

MOTION: To approve the plans with shutters added to (3) windows on the left elevation and (5) windows on the right elevation, shifting windows as needed to accommodate the shutters, and the full height, front height stone wrap added on the left side, front elevation

Ms. Broderick moved to approve, Mr. Barrett seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES

730 HILLIARY LN S/L 53

CONDO

Phil Wendzicki and Mike Seliga, of Ryan Homes were on hand to answer questions. They were seeking approval to erect a 2,920 square, two-story, elevation C, Naples model condo within the Meadows of Aurora subdivision. There was a lengthy discussion pertaining to the similarity comparison. This unit did not pass. There was discussion about tabling the project to allow for changes that would help the unit pass at the next meeting.

MOTION: To table the project

Ms. Lavy moved to table, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES

734 HILLARY LN S/L 54

CONDO

Phil Wendzicki and Mike Seliga, both of Ryan Homes were in attendance to answer questions. They were seeking approval to construct a 2,920 square foot, two-story, elevation L, Naples model condo within the Meadows of Aurora subdivision. This unit will feature a two-car, front-loading garage with a carriage-style door, cottage-style shutters, and a rear elevation morning room and direct vent fireplace. This unit was reviewed for windows, shutters, and stone wraps. Adjustments were drawn in on the

plans to reflect additional shutters on the side elevations. This unit passed the similarity comparison. Finishes were noted on the plans including Sandy Tan siding, and Autumn Buckeye Ledge stone.

MOTION: To approve the plans with shutters added to the side elevations as noted

Ms. Broderick moved to approve, Mr. Barrett seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES

750 HILLIARY LN S/L 84

CONDO

Phil Wendzicki and Mike Seliga, both of Ryan Homes presented a fourth project for the Villas of Bertram. They were seeking approval to construct a 2,760 square foot, two-story, elevation C, Naples model condo. The unit features a front-loading garage, and stone headers above the front elevation double windows. There is no fireplace planned for this unit. This unit was reviewed for windows, shutters, and stone wraps. This unit passed similarity comparison. Finishes were noted on the plans including Island Pearl siding and Bucks County stone.

MOTION: To approve the plans with a full height, 2 foot stone wrap added to the left side of the front elevation as noted on the plans

Mr. Barrett moved to approve, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES

35 SAMANTHA DR S/L 85

CONDO - REVISION

Phil Wendzicki and Mike Seliga, of Ryan Homes presented a revision for this unit. This unit was approved on July 28, 2015 pending a change that would allow the home to pass the similarity comparison. Shutters on this unit were changed from dark berry to brown.

MOTION: To approve the revised plans

Ms. Broderick moved to approve, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

MISCELLANEOUS:

 Ryan Homes – Meeting Preparations

There was a discussion about how to best be prepared for the Architectural Board of Review meetings and changes that might help the Ryan Homes projects move more quickly through the similarity comparisons including ordering more materials samples and attaching them to the project boards.

ADJOURNMENT:

Mr. Barrett moved; Ms. Lavy seconded, and the meeting adjourned at 10:29 p.m. on a unanimous voice vote.

Nathan Barrett, Chairman

Marie Lawrie, Secretary