

loading design. The new building will have a tan steel siding and gray metal roof material. Mr. Bresky stated that he has plans to replace the siding on his residence within the next year and will match it to the detached garage.

MOTION: To approve the plans, as submitted

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

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

Nays: Mr. Verdova

AURORA MANOR LIMITED PARTNERSHIP, 101 S BISSELL RD ADDITION

Bill Davison, of Davison Smith Certo Architects was on hand to answer questions. The 15,000 square foot addition to the nursing facility will include a new dining area, lounge area, expanded physical therapy area, and multi-purpose room. There will be a new entrance as well. The platinum silver siding and roof material were stated to match the existing building.

MOTION: To approve the plans, as submitted

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

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

Nays: None

DREES HOMES 952 HAWKIN LN S/L 23 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes was on hand to present the project. She was seeking approval to construct a 4,892 square foot, 2 story elevation A Northwood model home within the Hawkin subdivision. This unit features a 2-car front-facing garage, a second story game room, and lower level recreation room. The unit was reviewed for Residential Guidelines. The fireplace will vent to the rear elevation. Window grids on all sides, one set of front shutters, and appropriate stone wraps were present on the drawings. Colors and materials were presented including Nantucket Pewter siding, Blue Bayou shake, and Kentucky ledgestone. The unit passed similarity comparison.

MOTION: To approve the plans, as submitted

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

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

Nays: None

DREES HOMES 990 HAWKIN LN S/L 4 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes was on hand to present the project, and answer questions. She was seeking approval to construct a 3,781 square foot, 2 story elevation D Blair model home within the Hawkin subdivision. This unit features a 2-car front-facing garage, a bump-out dining area, and a family room with fireplace. The unit was reviewed for Residential Guidelines. Window grids on all sides and appropriate brick wraps were present on the drawings. No shutters were planned for this home. Finishes

MOTION: To approve the plans, adding stone or brick to grade

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

ACCLAIM CONSTRUCTION 436 COCHRAN ROAD SINGLE FAMILY RESIDENCE

Bob Podojil, of Acclaim Construction was present at the meeting. He was seeking approval to construct a 10,900 square foot custom home in the Palmer's Woods subdivision. This parcel consists of 33 acres. This home features a 4-car garage, 1st & 2nd floor master suites, a lower level theatre, and a wine room. The unit was reviewed for Residential Guidelines. The plans call for shutters on the front elevation only and window grids on all elevations. The fireplace will have a brick chimney. Finishes were presented and noted on the plans as Gray vinyl siding and gray blend brick.

MOTION: To approve the plans, as submitted

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

BYLER CONSTRUCTION 200 HANES RD DETACHED ACCESSORY STRUCTURE

Tim Swanda, homeowner was on hand to represent the application. He was seeking approval to construct a 40 x 40, 1600 square foot structure on his 3.8 acre property. This project will go before Board of Zoning Appeals on August 15, 2018 for a size variance and location variance. He plans to use the building for a workshop and to house tractors. Finishes were presented and notes as tan hardi board, and a medium brown shingle roof to match the home. The north elevation has 3 windows, the east elevation will have 2 nine-foot garage doors, the west elevation will have 2 windows and a man door, and the south elevation will have 3 windows, a sliding door, and a covered porch area. When asked, the applicant stated that he does not plan to add an additional driveway at this time. The building will match the house with tan siding and a medium brown roof.

MOTION: To approve the plans, as submitted

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

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

Nays: None

PULTE HOMES 568 CARA COURT S/L 13 SINGLE FAMILY RESIDENCE

Elisa Daniels and Jamey Heinzman were present at the meeting. They are seeking approval to erect a 5,654 square foot 2-story, elevation HR2Y Woodside model home, within the Preserves at Beljon Farms. This unit will feature a 2-car + 1-car side-load garage. A gathering room with fireplace and a finished basement were shown. The unit

was reviewed for Residential Guidelines. Five sets of front elevation shutters were present and window grids were drawn on each elevation. Brick wraps were appropriate and the fireplace will need to vent to the rear elevation. A change in finishes was presented at the meeting. Heather siding, Ironstone shake, and Country Road brick were presented and noted on the plans.

MOTION: To approve the plans, as revised

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

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

Nays: None

PULTE HOMES 572 CARA COURT S/L 15 SINGLE FAMILY RESIDENCE

Elisa Daniels and Jamey Heinzman were present at the meeting. They are seeking approval to erect a 4,945 square foot 2-story, elevation HR2X10 Maple Valley model home, within the Preserves at Beljon Farms. This was the first Maple Valley model sold in Aurora. This unit will feature a 2-car + 1-car side-load garage and a rear elevation café. The unit was reviewed for Residential Guidelines. Six sets of front elevation shutters were present and window grids were drawn on each elevation. Windows were discussed in detail. The builder will add a window in the flex room, and two 2 x 2 windows in the great room. Brick wraps were appropriate and no fireplace was sold with this home. Finishes were presented and noted on the plans as Brownstone siding and Country Road brick. The unit was similar to another home within the comparison area and a change of brick was approved. The brick will be Cedar Creek. The rear elevation door was out of alignment with the windows. A larger door or transom window will be considered by the builder.

MOTION: To approve the plans, with additional windows added, as discussed and a change in brick

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

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

Nays: None

PULTE HOMES 595 CARA COURT S/L 5 SINGLE FAMILY RESIDENCE

Elisa Daniels and Jamey Heinzman were present at the meeting. They are seeking approval to erect a 5,796 square foot 1-story, elevation CT21 Lyon model home, within the Preserves at Beljon Farms. This unit will feature a 2-car + 1-car side-load garage. A gathering room with fireplace and a finished basement were shown. The unit was reviewed for Residential Guidelines. Four sets of front elevation shutters were present and window grids were drawn on each elevation. Brick wraps were appropriate and the fireplace will need to vent to the rear elevation. The rear elevation door was a concern, as it was out of alignment with the windows. A larger door or transom window was suggested to correct the issue. Finishes were presented and noted on the plans as Walnut siding and Cedar Creek brick.

MOTION: To approve the plans, with a revision to the rear door

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

PULTE HOMES 581 CARA COURT S/L 8 SINGLE FAMILY RESIDENCE

Elisa Daniels and Jamey Heinzman were present at the meeting. They are seeking approval to erect a 5,736 square foot 1-story, elevation EC2N-1 Lyon model home, within the Preserves at Beljon Farms. This unit will feature a 2-car side-load garage and a finished basement. The unit was reviewed for Residential Guidelines. No shutters were present but window grids were drawn on each elevation. Windows were discussed in detail. The builder will add 4 inch wrap to all windows. The rear elevation will have three centered windows in the owner's suite. The rear elevation man door was discussed. A taller door or a transom window was discussed to bring the door into alignment with the windows. The front porch was discussed. The choice of stone pillars verses brick pillars was discussed. Mr. Verdova suggested that the pillars might look better wrapped in brick. Brick will be added at wainscot height on both sides of the front door. Other brick wraps were appropriate and no fireplace was sold with this home. Finishes were presented and noted on the plans as Harvard Slate shake and siding, Country Road brick, and Black Rundle brick.

MOTION: To approve the plans, with an additional centered window in the owner's suite, with 4 inch window wrap added, a taller back door or a transom window installed over the door to bring the door in alignment, and additional wainscot brick on the sides of the front door

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

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

Nays: Mr. Verdova

PULTE HOMES 721 NANCY DR S/L 270 SINGLE FAMILY RESIDENCE

Elisa Daniels and Jamey Heinzman were present at the meeting. They are seeking approval to erect a 5,738 square foot 2-story, elevation CT3M Atwater model home, within the Hawthorn subdivision. This unit will feature a 2-car + 1-car side-load garage. A gathering room with fireplace and kitchen with nook were shown. The unit was reviewed for Residential Guidelines. No shutters were present and window grids were drawn on each elevation. Windows were discussed. Two windows will be the right elevation, one in the den and one in the gathering room. Stone wraps were appropriate and the fireplace will need to vent to the rear elevation. Gray siding, Sand shake, and Aspen ledgestone were presented and noted on the plans.

MOTION: To approve the plans, with two windows added to the right elevation

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

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

Nays: None

drawn appropriately and the fireplace will vent to the rear elevation. Windows were discussed in detail. One additional window will be installed on the right elevation in the rear of the garage. Finishes were presented and noted on the plans as Teak siding, Stone Mountain Clay board and batten, and Aspen Buckeye stone. There were no comparables for this subplot.

MOTION: To approve the plans, with an added window on the right elevation in the rear area of the garage

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

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

Nays: None

RYAN HOMES 80 LAKELAND WAY S/L 2 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 4,939 square foot 2-story elevation C, Daventry model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage with a carriage-style door. The plans show a rear covered porch and a family room with fireplace. The unit was reviewed for Residential Guidelines. Shutters were shown on the front and right elevation only. Window grids will be installed on all sides. Shutters were discussed in detail. It was determined that the right elevation shutters would be removed and replaced with 4 inch wrap. Oversized shutters were drawn on the front elevation double windows. Shutters must be installed to match this drawing. Windows were discussed in detail. One additional window will be installed on the right elevation in the rear of the garage. Stone wraps were drawn appropriately. No fireplace was shown for this unit. Finishes were presented and noted on the plans as Flint Gray siding, and PA Sierra Ledgestone.

MOTION: To approve the plans, with removing the right elevation shutters and replacing them with 4 inch wrap

Ms. Coleman moved; Mr. Verdova seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES 85 LAKELAND WAY S/L 88 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 5,904 square foot 2-story elevation C, Torino model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage with a carriage-style door. The plans show a rear elevation morning room and a family room with fireplace. The unit was reviewed for Residential Guidelines. Three sets of front shutters along with side elevation shutters were present

on the submittal. Window grids will be installed on all sides. Windows were discussed in detail. One additional window with shutters will be installed on the left elevation in the garage. The fireplace will vent to the rear. This project was discussed in comparison to subplot 2. Color packages were similar. They were determined to be dissimilar enough because subplot 2 has a ranch home constructed on it. Finishes were presented and noted on the plans as Pewter siding, and Dakota Ledgestone.

MOTION: To approve the plans, adding one additional window with shutters to the left elevation in the garage area

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

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

Nays: None

RYAN HOMES 95 LAKELAND WAY S/L 87 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 4,749 square foot 2-story elevation N, Naples model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage with a carriage-style door. The plans show a rear elevation morning room and a family room with fireplace. The unit was reviewed for Residential Guidelines. No shutters were present on the submittal. Window grids will be installed on all sides. Brick wraps were drawn appropriately. The fireplace will vent to the rear. Finishes were presented and noted on the plans as Twilight Shadow siding, Silver Mist shake, and Smokey Mountain brick.

MOTION: To approve the plans, as submitted

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

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

Nays: None

RYAN HOMES 105 LAKELAND WAY S/L 86 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 4,948 square foot 1-story elevation K, Castleton model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage with a carriage-style door. The plans show a rear elevation sunroom and a family room with fireplace. The unit was reviewed for Residential Guidelines. Side elevation shutters were present on the submittal. Shutters were discussed and the side shutters will be removed. Window grids will be installed on all sides. Finishes were presented and noted on the plans as Wedgewood siding, Stone Mountain Clay shake, and Dakota Ledgestone.

MOTION: To approve the plans, removing the side elevation shutters

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

RYAN HOMES 125 LAKELAND WAY S/L 84 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 3,898 square foot 1-story elevation B, Brentwood model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage with a carriage-style door. The plans show a rear elevation great room with fireplace. The unit was reviewed for Residential Guidelines. No shutters were present on the submittal. Window grids will be installed on all sides. Finishes were presented and noted on the plans as Twilight Shadow siding, and Dakota LedgeStone.

MOTION: To approve the plans, as submitted

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

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

Nays: None

RYAN HOMES 295 LAKELAND WAY S/L 67 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 4,331 square foot 1-story elevation L, Palladio Ranch model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage. The plans show a rear elevation family room with fireplace and a rear covered porch. The unit was reviewed for Residential Guidelines. No shutters were present on the submittal. Window grids will be installed on all sides. Windows were discussed in detail. One window will be added to the right elevation in the garage area. The fireplace will vent to the rear. Finishes were presented and noted on the plans as Teak siding and shake, and Dakota LedgeStone.

MOTION: To approve the plans, with one window added to the right elevation garage area

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

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

Nays: None

MISCELLANEOUS:

 Shutters in Forest Ridge

Ms. Davis asked Phil Wendzicki, of Ryan Homes for an update on the homes that have a smaller, incorrect sized shutter installed. He is working toward

correcting those units and will drive through in the morning to verify that the corrections are being made.

 Final Grade for Ryan Homes

Ms. Davis also asked Mr. Wendzicki for an update on final grades. He said final grades were up to date, however; he was waiting for as-built surveys to be printed.

 225 Lakeland Way, Screened Porch

Ms. Davis updated the members that their concerns about the basement egress with construction of a screened porch were passed on to the plans examiner.

ADJOURNMENT:

Mr. ShROUT moved; Mr. Verdova seconded, and the meeting adjourned at 9:32 p.m. on a unanimous voice vote.

Thomas ShROUT, Vice Chairman

Marie Lawrie, Secretary Pro Tem