**Architectural Review Committee**

**Meeting Minutes**

**August 21, 2018**

**Call to Order and Roll Call**

**MEMBERS PRESENT:** Mike Cousins, Shirley Jacobi, Barry Wood, Chad Gooding and Tom Strayer

**OTHERS PRESENT:** Town Manager Tonya Galbraith, Director of Planning Ryan Crum and Planning Administrative Assistant Michelle Strader.

**Approval of Minutes**

**Motion by Ms. Jacobi to approve the minutes from the July 17, 2018 meeting as presented. Second by Mr. Gooding. Motion carried 5/0.**

**Old Business – None**

**New Business**

Silverthorne Homes – requesting approval of their product line-up for Stone Grove

Paul Munoz, representative of Silverthorne Homes, provided a listing of decorative garage door detail and a book of color renderings for the board to review. A concern was the brick calculations and all the models exceed the 50% margin; we only have one in the 50’s and from there it steadily goes up anywhere from 65 to 100% full brick on the front.

Mr. Crum reviewed the Staff Report and confirmed with Mr. Munoz they will be using 1”x6” trim not adjacent to masonry, will offer more than one option for decorative garage doors, and all homes will have a minimum 9” overhangs from exterior material.

Ms. Galbraith stated some of these show no windows on some of the sides. Mr. Crum stated the master prints show four different home models that don’t have a left side opening; however, the petitioner has agreed in writing to provide that as they submit permits.

Anti-monotony Review

Combinations reviewed:

**Harrison Traditional vs. Kennedy Traditional**

Harrison Traditional vs. Lincoln Traditional

Lincoln Tudor vs. Roosevelt Tudor

**Reagan A vs. Reagan B**

**Motion by Mr. Wood to approve the product line for Stone Grove as presented noting the petitioner’s commitments to the items noted in the Staff Report and that the Harrison Traditional & Kennedy Traditional and Reagan A & Reagan B are considered similar elevations and anti-monotony regulations are applied. Second by Mr. Gooding. Motion carried 5/0.**

Geist Montessori Academy – requesting approval of their new school at the corner of 600 W and 900 N

Misha Belyayev, representative from Lancer + Beebe, reviewed the specifications of the proposed school with the board. Mr. Strayer asked if the trim around the windows is in the precast panels. Mr. Belyayev stated right, that will be a painted surface and all the painted surfaces will have textured paints on them. Mr. Strayer asked if the rooftop units will be screened. Mr. Belyayev stated they will not be visible across the street or across the creek; 188 feet away from the building is when the visual cutoff happens. Mr. Gooding asked what the street lighting will look like. Mr. Crum stated the street lighting will be our normal acorn along 900 North. Along 600 West will be 30 foot poles that have a mast on them. The site lighting is more of a modern looking parking lot light fixture. Ms. Jacobi asked if the size and type of all future landscaping could be looked at to prevent overgrowth. Mr. Gooding asked after this is approved and they go to the bidding process, what is the understanding that what gets approved here is what gets built. Mr. Crum stated if there’s a change it would be a staff determination whether or not it’s significant to bring back to this board or another board to seek re-approval again.

**Motion by Ms. Jacobi to approve the Geist Montessori Academy School as presented. Second by Mr. Strayer. Motion carried 5/0.**

**Adjournment**

**There being no further business, meeting was adjourned.**