Architectural Review Committee
Meeting Minutes
November 15, 2022

Call to Order and Roll Call

Members Present: Bethany Frost, Shirley Jacobi, Tom Strayer, Errick Peck

Members Absent:

Approval of Minutes

Mr. Peck made a motion to approve the October 2022 meeting minutes. Ms. Jacobi seconded. The motion passed 4/0.

Old Business

No old business

New Business

Drees Homes' Product Approval and Anti-Monotony Review for Vintner's Park

Mr. Crum stated that the PUD has already passed; this review is to check that the elevations comply with the PUD and to approve the anti-monotony matrix.

David Ellis appeared for the petitioner. He affirmed that the petitioner understands all architectural requirements in the PUD and asked for two waivers from the standards. He affirmed that the models and elevations met all the requirements of the PUD except for the two waivers.

Waiver 1 – Clearwater Plan

The pitch of the roof on the Clearwater model is 5:12, which does not conform with the PUD requirement of PUD. After discussion, the Committee decided that only the Clearwater H elevation style lends to this roof pitch, therefore only the Clearwater H is approved as-is. This model cannot be on any corner lot. The other Clearwater elevations must have the 6:12 pitch.

Waiver 2 – Garage setback depth

The petitioner asked that the Town Standard of having a minimum two-foot offset for a garage that projects in front of the house be waived specifically for the Parkette model, but for all models that have a third car garage option. After discussion, the Committee denied this waiver, stating that any models with less than a 2' off-set for the third car garage shall be required to receive approval from the BZA or the developer can seek to amend the PUD through the PUD Amendment process. If the approval is received from the respective board.

The following models were approved as presented

Alden A, C, E	Ashlawn B, F, G	Buchanan A, L, U, W	Crestwood A, C, D, E, G
Hollister B, C	Kendal A, B	Sebastian D, E, H	Shelburn A, B, C, D, E, F
Vanderburgh A, B, C, D	Clearwater H	Lyndhurst A, B, C, J	Sarasota A, B, C, D

The following models/elevations were approved if modified

Clearwater B, G, J – these elevations must have the 6:12 roof pitch.
Parkette A, B, C – this model must have a 2' third car garage off-set.

The following models will be on the anti-monotony matrix

Alden A & Alden E	Kendall A & Kendell B	Sebastian A & Sebastian H
Sebastian D & Lyndhurst J	Sarasota B & Sarasota D	

The Committee approved the housing packages with the following conditions:

1) The petitioners agree to meet the requirements of the PUD
2) The ARC approved a modification for the Clearwater H to have a 5:12 main roof pitch due to the architectural style of the home lending itself to a reduced roof pitch. All other models and elevations shall be required to meet the PUD requirement for a 6:12 main roof pitch
3) Wainscot must be at least 30" on all elevations
4) The narrow, double window pairing on the side elevation of the Ash Lawn model will be considered one window.
5) It was noted that some of the proposed product did not meet the PUD's requirement for a 2' off-set in a 3rd car garage bay. The ARC did <u>not</u> approve a modification to allow to allow less than the 2' off-set. Therefore, any home which seeks less than a 2' off-set shall be required to receive approval from the BZA, or the developer can seek to amend the PUD through the PUD Amendment process. If either occurs and is approved by the applicable Board, the homes with an approved (from the applicable Board) reduced off-set do not need to come back to the ARC for further approval, so long as it is on one of the models presented at this meetingMs. Jacobi moved to accept the models/elevations, the anti-monotony matrix, and the conditions as stated above. Mr. Peck seconded. The motion passed 4/0.

ARC Review Process

Mr. Crum stated that from the time a completed project files it must have a public hearing within 60 days. Going forward, the ARC will have the first meeting. If the members have any concerns, the ARC will send comments to the Plan Commission. The Plan Commission will review the comments and can send it back to the ARC if they so choose.

Announcements

The next meeting will be December 20, 2022, if needed.

Adjournment

There being no further business, the meeting was adjourned.