

Architectural Review Committee

Special Meeting Minutes

January 10, 2023

Call to Order and Roll Call

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

Members Absent:

Approval of Minutes

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

Old Business

No old business

New Business

Morningside PUD

Nick Scheib appeared to represent the petitioners and gave a brief overview of each area of the project, noting that it encompasses four different zoning sections and saying that the partner for each section was present.

Mr. Strayer stated that based on the presentation to the Town Council, he expected 2-story homes. He stated that he is concerned that the fronts of the presented homes are mainly garage.

Single-Family Area

Julie Smith with Arbor Homes presented the single-family product. The presentation shows five floor plans with five elevations for each. The product will have vinyl siding. Mr. Strayer voiced a concern about the vinyl siding. Ms. Smith replied that the homes are at the back of the development with low visibility from CR N 600 W and adjacent to a neighborhood that has vinyl siding. She asked for relief from the architectural standards because of the location of the homes within the development and the surrounding homes and businesses. Ms. Smith, Mr. Crum, and the Members discussed the details of the HOA maintenance agreement. Mr. Crum noted that Staff was intrigued by this product because of the maintenance plan for both the yard and the siding.

Mr. Strayer asked that if the vinyl siding is allowed, it needs to be specifically stated as to why the exception was made.

The members and Mr. Crum discussed the roll of the ARC and how ARC and Plan Commission work together in the planning of new developments. Mr. Strayer noted that this product line does not meet the architectural standards as stated in the code. Mr. Crum said that this Board is to give architectural guidance to the Plan Commission, including if lower architectural standards are appropriate for a given subdivision or if the standards need to be maintained or raised. The ARC should provide direction on

Mr. Strayer voiced concerns about the massing on elevation C of the models, specifically the Sarasota model.

The Members made the following recommendations to the Plan Commission:

- 1) Elevation C is not used on any of the models
- 2) Brick returns need to be included
- 3) Must have no less than a wainscot on the front elevation
- 4) Must have minimum of wainscot wrap on designated lots

The members stated that the product does not meet normal architectural standards, but if the Plan Commission is comfortable with lower standards for this project, the models presented are a reasonable product.

Multi-Family Area

John Hennesy appeared to present the apartments to the Commission. The Members expressed a desire for a more updated, modern design.

The Members made the following recommendations to the Plan Commission:

- 1) Updated style
- 2) 50% of the 2nd floor should be masonry; 1st floor wrap

Self-Storage Architectural Renderings

Harold Mize with Red Door Storage presented.

The Members made the following recommendations to the Plan Commission:

- 1) Have the style of the office and the exterior storage buildings match. Or add detail to the top of the office building
- 2) Tighten up buildings on the northside with wrought iron fence in between them
- 3) Brick carry around fence corner on southeast corner

The Members asked the petitioners to come back to the February meeting.

Announcements

The next meeting will be the regular January 17, 2023, if needed.

Adjournment

There being no further business, the meeting was adjourned.