

OPEN PORTION

**Jacki Schneeweis
Michael Sheck
6819 Metro Pk Dr.
Detached Garage Outbuilding**

Chairman Miozzi called the meeting to order. First order of business is a detached garage outbuilding for Jacki Schneeweis and Mike Sheck. For the record, this has already been approved through the Board of Zoning Appeals for the size and height. He has an addition which we approved recently. He's using the same materials on the garage that we approved for that addition.

Mike Sheck said, the slab's on grade, white doors.

Mr. Varelmann asked, any lighting on it?

Mike Sheck replied, yes.

Chairman Miozzi said as far as egress, there's more than one way out. I don't know if we can require lighting or if that's something the Building Commissioner would have to address.

Mike Sheck said, it's a 3-car garage, a soffit, there'll be lighting over the two doorways. There'll be emergency lighting only on a switch. There's also going to be a light on the back side of the addition too that's pointing towards the garage as well.

Chairman Miozzi said, the downspouts, are those going into splash blocks? Is the trim white?

Mike Sheck replied yes, splash blocks. The corners will be white, and then gray to match the siding on the house. Shingles to match the house, they're a reddish black mix Certainteed Landmark.

Chairman Miozzi said, the west elevation, there's one plain wall there.

Mike Sheck replied, that's a blank side, yes.

Chairman Miozzi asked, any questions or comments?

Mr. Varelmann asked what the lighting on the outside will look like.

Mike Sheck replied, they'll probably be double spots with motion sensors. Above the service doors, nothing fancy, maybe a coach light like what's on the house. It's way in the back on the property.

Mr. Phillips suggested matching the lights that are on the man doors of the house.

Mike Sheck replied, we're probably going to change those as well when we do the siding on the house to match everything. These garage doors match the garage door that's on the front of the house.

Chairman Miozzi said, I'll note on the drawing to add a coach light on the side of the door to match existing.

Mike Sheck asked, do you want those on both of the 2 doors?

Mr. Varelmann replied, I think that'll be good.

DECISION

Mr. Lawler, seconded by Mr. Phillips made a motion to approve the Detached Garage Outbuilding for Jacki Schneeweis & Michael Sheck at 6819 Metro Pk Dr. as noted.

- **Coach Lighting to match house.**

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

Motion Carried

Drawings Approved as Noted.

New Single Family Dwelling

Montebello Subdivision

Sublots 26, 28 & 29

Chairman Miozzi said, our next order of business is single family dwellings for Montebello Subdivision for Skoda Construction, Inc and Meld Architects, Inc. I think we're trying to approve a general palette for all the homes there. Goal is to keep them not the same right next to each other and not have to come back to the ARB for each home, as long as they keep them in the same palette.

Blanket Palette Approval

Chris Skoda said, I think the palette that's chosen, they all pretty much complement each other. We don't want multiple houses all the same in a row. Because most houses are similar in style, we don't want the same colors, to avoid repeats. We have 3 houses tonight. If we could get a palette approved and stay within our 4 model homes, then maybe we won't have to come back for every home.

Ed Parker said, John Marrelli was actually the one who recommended this. John said, I don't think that we want you to come here for every meeting. John's retired, I understand that. I just wanted the Board to understand that it wasn't us trying to tell you guys how to do your job.

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Chairman Miozzi said, my only question would be, does everyone have the lower brick wainscoting on the front of the house or do some just have siding all the way down?

Ed Parker replied, the front of the houses will all have stone and a water table also.

Chris Skoda said, there's gray brick on every house.

Ed Parker said, I think we should start with subplot 26 & 28. We definitely want to make sure we can get approval for 26 & 28. Sublot 29 has a little bit of site work to do.

Chris Skoda said, S/L 29 & 30 are going to go to the same family.

Ed Parker asked, are you seeking approval for S/L 29 tonight?

Chris Skoda replied, I'd like to.

Ed Parker said, so we're seeking approval for S/L 26, 28 & 29 and then approval for some way of streamlining, if it's a model, does it get administratively approved?

Mr. Varelmann asked, how many homes are in this development?

Ed Parker replied, 52.

Mr. Varelmann said, my reservation on a blanket approval would be the homeowner selecting, because you could get 3 of the dark grays in a row and then another one and it could end up looking odd.

Ed Parker said, I understand.

Chairman Miozzi said, each house will not be the same siding next to each other.

Ed Parker said, it is the intent to not do that, but it's also their right.

Mr. Varelmann said, this is a whole development. I think in context, we're not just approving individual houses, in context I see 52 houses, what does that look like?

Mr. Phillips said, so the house next door has one color, do you bring it to the customer who is coming into the next door home and tell them this color can't be chosen, or you just don't bring it as an option?

Chris Skoda replied, I'm the Association right now. We will not allow the same colors. A lot of the homes are very similar, you might get the same house next to each other, but not a repeat of colors. If 25 is sold and you want to buy 26, that color palette is not available to you. Change your roof color, change your siding color, some people are doing board & batten siding, some people want accents in the front, some people are all board & batten, some are doing horizontal. It's

always a mixing and matching, but the palette as you can see are all complimentary to each other. Us as the Association are not going to allow to repeat.

Mr. Varelmann asked, is that codified in writing?

Chris Skoda replied, it's not right now, but I can do that.

Chairman Miozzi said, let's say a person wants to do all stone on one of those gable ends instead of having just the wainscot, would you have any opposition to that? I think it would look better but I don't want anyone on the Board to say that's not what we approved, if they do stone on the whole front. It is a cluster home development, at least they're not all the same. If you submit the drawing with those styles as long as you keep with that, but that would be a major change doing stone all the way on one of these gable ends.

Mr. Lawler asked, are the styles closely tied to the split frames of the homes?

Ed Parker replied, they keep the same language about themselves. There's not like a cape cod and then a bungalow or anything like that.

Mr. Lawler said, I'm less concerned about the similar colors being next to each other as opposed to three houses in the exact same styles.

Ed Parker said, on their site, they do have lots of grade change, even if you do end up with three units that are the same, you won't be at the same heights, you don't get that continuous roof.

Mr. Lawler asked, is there any plan in terms of variation to the houses?

Chris Skoda replied, if you look at the model unit, people get that, or equal to that on every house, it's included. They don't pick their landscaping. We sell it as what you see in the model with some variation, not too much. The landscaping is all done through the Association. They have to go with our package, it's a very nice package. We plant sod, there's no seeding.

Mr. Lawler said, what I'm trying to get at here in a greater sense is what are those deviations that we might expect to see?

Chris Skoda replied, the model for example, the three windows on top, that's an option. Not everybody gets the eyebrow over the garage, people get it on the bedroom or the front length or the side. Some of the gable ends change in the back, you'll see some that don't have the gables in the back and some do. There's always a variation. Same thing with those houses with the metal roofs, and the front porches and the back porches. They're all fairly the same, but if you drive through there today, you don't notice two of the same because there's always an element change.

Chairman Miozzi asked, how many styles do you have?

Chris Skoda replied, 4 styles.

Chairman Miozzi asked, have you pretty much submitted all 4 of them?

Mr. Lawler said, we've approved 4 total so far.

Ed Parker said, those were all four different houses. We have 6 houses, two of them have bigger models but they're basically exactly the same house.

Chairman Miozzi said, you pretty much built what we approved for your package homes.

Chris Skoda replied, I think all but one. For instance, the middle house, we have the garden windows in the basement. When you drive by that house, that elevation's going to change compared to the one next to it. We have elements changing all the time but they're small details so you're not seeing the same house. You won't see the model repeat all the way down the street. The front of the house is fairly similar with the gables and roof lines.

Mr. Varelmann asked, are you building any of them speculative?

Chris Skoda replied, we will not do speculative. If we fall out of the 4 houses that we have, we'll come back here.

Ed Parker said, S/L 29 took a model and made it speculative.

Chairman Miozzi asked, are you going to let something that's really different?

Chris Skoda replied, we're not going to put an element into the design just to throw it out there.

Mr. Lawler said, I personally don't have anything against the concept of blanket approval if we can define some of these things.

Chairman Miozzi said, if Chris is willing to write a letter and give it to our Building Commissioner saying that those houses next to each other will not have the same siding. They may have the same stone, but at least if the siding is a different color, that's the major part of the house.

Chris Skoda said, some people doing gables are doing shake, some are doing all board & batten, some horizontal, it's always changing.

Mr. Varelmann asked, why are you offering so many different stone options, 15 different options?

Chris Skoda replied, for the exact reason that I'm not going to have four stones that are going on the same house. They're all nice stones, personally, I don't see a bad color stone there.

Dr. Triner asked, are you going to try to match the color palettes of the siding to the stones?

Ed Parker said, let's put it this way, when Chris contacts me and says I've sold a house, it's basically usually two weeks if it's a model for me to get him CD's. He's now at least one month. I don't think it was necessarily trying to get a blanket approval. I think it's more like can we streamline a little bit. If the palette is approved next time we come in, so that we really only start having conversations about the ones that are different. There's a lot of units that are doing the same.

Mr. Lawler asked, we would still expect to see the CD package with sample pictures of the chosen color palette and as long as it meets whatever we define here-

Chairman Miozzi said, what he's saying is there are four models. As long as they stay the same, he wouldn't have to come to the ARB for each unit as long as he stays within this package.

Mr. Lawler asked, is it a procedural thing that this all has to get into the record and they just don't need to show up and use their time resource to be here?

Ed Parker said, I think we're a little confused about what we're asking for. This started by John Marrelli saying we did this over on SOM Court. That's how this all started.

Mr. Phillips said, I think they're trying to eliminate the two week wait. Let's say tomorrow they sell a home, now there's two full weeks before we could meet and go over it and two weeks prior to that for Ed to do his stuff, so you're talking four weeks. Whereas tomorrow they sell one and we approve the blanket, two weeks they're breaking ground because we've approved it and he's doing his design.

Ed Parker asked, is there an exception to a submission not having to be two weeks, can that also help? If it's not a custom home, can it be one week? That's a procedural thing that I don't know if you guys are allowed to change. I'm just trying to make suggestions, this is much more an economy of time.

Mr. Lawler said, so it was done before with John, so there's precedence?

Chairman Miozzi asked Debbie, were you here at that time?

Ms. Garbo replied, the process with SOM Court Development was such as the model/design and color palettes were approved by ARB for stone, shingles, brick, doors windows, etc, with the first few unit submissions. John Marrelli did not feel it necessary to bring future submissions to the ARB, as the Board had seen the house plans numerous times and voiced their opinion that they don't need to vote on the same designs again and again. However, any changes, deviations such as a free standing unit, front porch, sunroom, fence, etc. would come back to the Board for approval. The proposals were placed on the agenda, construction documents were not required to be submitted for the proposal to be placed on the agenda, they were submitted to John for review and approval following ARB's approvals.

Ed Parker said, I guess my question is administratively, if it's submitted and distributed and there are Board comments, does it need to be in public?

Ms. Garbo replied yes, that would require the ARB to meet on a regularly scheduled meeting night, open to the public & minutes transcribed.

Mr. Phillips said, we don't know if Dan is willing to take on the responsibility of in-house reviews as John did.

Chairman Miozzi suggested getting Dan's opinion on whether he'd want to bring each new unit to the ARB.

Mr. Varelmann said, back to the vinyl siding colors, from the photos they don't look that different. I'm concerned if you build these and have those two colors near each other, there's not enough difference.

Chris Skoda replied, we tried to pull from neutral colors.

Chairman Miozzi said, we have three plans to approve tonight. Let's go through those, show us the palette's on them and then the next meeting we'll talk to Dan about a blanket approval.

Chris Skoda said, we have another house coming up next week.

Mr. Varelmann asked, when you have to do a specific set of construction documents that takes you two weeks, does it really change the automation that much?

Ed Parker replied, the two weeks is working with the client to make sure we get any of their interior changes.

Mr. Varelmann asked, does it really make that big of a difference? If you know the model you're selecting for a certain lot, it takes you two weeks to draw it, that gives us time to look at it. It's the same basic 4 models.

Ed Parker said, I think what I'm hearing is we should just submit the model?

Mr. Varelmann said, just to understand the basic concept, to get it on the agenda, that wouldn't cost anybody any more time.

Chris Skoda said, I'm fine with that.

Consensus is to bring all future unit submissions to a meeting of the Architectural Review Board.

Mr. Lawler said, with this grade elevation changes, I'm really hoping you're going to try to not have the same style house directly adjacent to each other.

Ed Parker said, that actually was part of the approval of the Development Agreement. The island lots have to be the larger ones, there are 18 single family ranches required as part of the Agreement.

Chris Skoda said, again, with the difference of taking the roof off the top, taking the eyebrow off the garage, changes in the lighting, but not changing the overall house, the submission was that they were all going to be along the same theme.

Chairman Miozzi said, we would still want a letter saying the homes next to each other are not going to be the same.

Ed Parker said, we need your approval for the color palette. We put together this whole package of what is being offered. I just don't want to come back and you say we don't want you using that.

DECISION

Mr. Lawler, seconded by Mr. Phillips made a motion to approve the Montebello Subdivision color palette dated 7.22.21 (**Exhibit A**) for stone, siding, roofing, windows, trim and gable vents as discussed and noted.

- **Chris Skoda to submit letter stating houses next to each other will not have the same siding color.**

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

Motion Carried

Color Palette Approved as Noted.

**Jeff & Joan Fien
6464 So. Cobblestone Rd
S/L 26
PP #831-10-048**

Ed Parker stated, this is S/L 26, selections are;

- Chardonnay Country LedgeStone
- Weathered Wood Asphalt Shingles
- Black Standing Seam Metal Roof
- Siding 1: Storm Board & Batten Front Elevation
- Siding 2: Storm Shake on top

Mr. Varelmann asked, the board & batten on the bottom is going to be storm and the shake above, is it always going to be storm, is it always going to be the same?

Chris Skoda replied, it seems so far. It'll have white trim, gutters, windows & garage door.

Mr. Varelmann asked about window colors.

Chris Skoda replied, black is available, but this house has white windows.

Chairman Miozzi asked, what color trim would you do with black windows?

Chris Skoda replied, with one of the models we did white siding, black gutters with white trim.

Ed Parker said, the house next to it #27 is different. In the future, we'll submit a selection checklist with each submission.

**Chris & Gwen Morgan
6476 So. Cobblestone Rd
S/L 28
PP #831-10-080**

Ed Parker stated, this is S/L 28, selections are;

- Southwest LedgeStone
- Black Gutters and Windows
- White Trim
- Moire Black Roof Shingles
- Black Accent Metal Roof
- Siding 1: Glacier White Double 4"
- Siding 2: Glacier White Board & Batten

Lighting

Mr. Lawler asked, are you doing all fiberglass front doors? Is the lighting going to be at all the entryways? Any lighting at the garage? I think I remember with the shed roof on some of those garages we were looking at some lighting.

Chris Skoda replied, they'll all have two at the garage and two at the entry. The entry could change if somebody wanted to do ceiling cans.

Chairman Miozzi asked, do you have a set type of lights you're using all the time?

Chris Skoda replied, we still have to approve everything that they're buying that they're going to put on the outside of the house. We give them an allowance, a lighting package. We work with House of Lights. When we submit to you, we'll give you the light locations, may not be the light fixture because that's a little further in the process. There's always going to be a coach light.

Chairman Miozzi asked, any comments or questions on this?

There were none.

**Kevin & Paly Koehler
6482 So. Cobblestone Rd
S/L 29
PP #831-10-051**

Ed Parker said, when we submitted this, they didn't have all their selections.

Mike Skoda said, the selections are;

- Pewter Roof
- Glacier White 5" siding
- Glacier White Board & Batten on the front
- Pheasant Alpine Ledgestone

Chris Skoda said, in this instance, the white would repeat but the houses are completely different styles, when you talk about colors repeating.

Mr. Varelmann asked, are you saying you have two houses next to each other with white siding?

Chris Skoda replied, the stone is different.

Ed Parker said, S/L 29 is not a model unit, let's put it that way.

Chris Skoda said, the house itself will present completely different.

Chairman Miozzi said, this is the type of house that should be coming to us.

Chris Skoda replied, absolutely.

Mr. Varelmann said, these windows, they come down too close to the roof. There's no relief for snow.

Ed Parker said, we have it at 4" but we try to get it to 6". We do want them to have some light. Yes, it's not the most ideal situation.

Mr. Varelmann said, in that perspective view, it doesn't look very attractive.

Ed Parker said, they think about what they're going to be looking at, which is MARS Electric. It's a fair comment and we'll make sure we don't have water problems. They have four children, each got a double window.

Chairman Miozzi said, I agree with Steve, that's the front of the house.

Ed Parker said, we'll take a look at it.

Ed Parker said, the left garage door is a modeling thing, same panels. We're just finishing up these elevations.

Dr. Triner said, from an artist standpoint, the flow of the house, that doesn't look that good.

Mr. Varelmann said, your other designs, they looked more thought out.

Chairman Miozzi said, the only thing that I think would look better would be another gable on that roof, but then you're going to have a spatial problem.

Mr. Varelmann said, I think you need some work on this. I'm not going to tell you what to do, you're an Architect.

Ed Parker said, you do need to realize that we're working with a client. It's not like I'm Frank Lloyd Wright, you came to me and you're going to do what I draw. They came to buy a unit and then they made adjustments. We worked with them and made suggestions to them, but it is there house at the end of the day and they really love it. Am I wrong Chris?

Chris Skoda replied no, they love it.

Mr. Varelmann said, and we review it and we have our opinion about whether we think the design is appropriate.

Dr. Triner said, in the end, this is supposed to be your showcase, this is supposed to be your best shot to custom design the house.

Ed Parker said, you're holding it as though they hired me to show them my best work. This is not the contract. The contract is, here's a model and they wanted this house.

Chairman Miozzi said, I think you're taking it the wrong way, we're not putting your design down, we know the customer wanted this. What we're saying is, this is not appealing to look at.

Ed Parker said, what I'm saying is I represent my client, I don't just get to tell them what to do, that's all I'm saying. We can go back to them.

Mr. Phillips said, if you tell them, this is what the Board suggests so that it's more symmetrical.

Chairman Miozzi asked, when did you want to start this one?

Chris Skoda replied, we have a little time, maybe we could bring it back to the next meeting.

Ed Parker said, a little detail, the back roofs are positioned the way they are because that's the south orientation. This client has an interest in future solar panels. I just wanted to explain that.

Chris Skoda said, and you don't see that from the neighbors.

Chris Skoda said, let's try and do a double and a double in the front. I think that's what you're suggesting.

Mr. Varelmann said, I have confidence that Ed will do something that looks good and bring it back to us.

DECISION

S/L 26

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Jeff & Joan Fien at 6464 So. Cobblestone Rd, Sublot #26 as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

Motion Carried

Drawings approved.

DECISION

S/L 28

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Chris & Gwen Morgan at 6476 So. Cobblestone Rd, Sublot #28 as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

Motion Carried

Drawings approved.

DECISION

S/L 29

Mr. Miozzi, seconded by Mr. Varelmann made a motion to table the design and the color palette for Sublot #29 until the next meeting date as noted;

- **Rework front elevation and windows.**

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

Motion Carried

Proposal TABLED

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ADJOURNMENT

There being no further business, Mr. Miozzi, seconded by Mr. Lawler made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

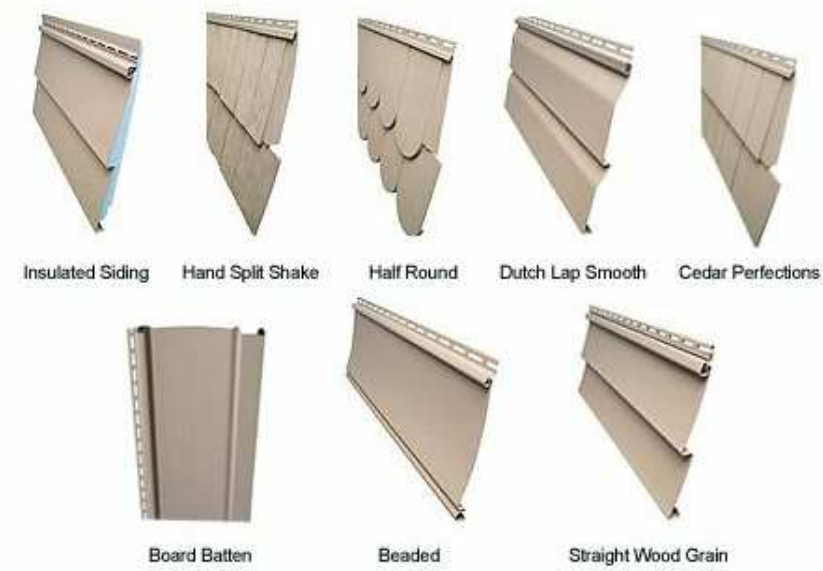
Motion Carried

Meeting adjourned at 7:10 p.m.

Chairman

Secretary

Enclosure: Exhibit A (Materials)



Standing Seam Accent Roof - Black



Vinyl Window - Black

Vinyl Window - White



Trim - White Azek or White Aluminum Brake Metal



Moire Black



Colonial Slate



Pewter



Weathered Wood



Azek Framed Columns

Vinyl Gable Vents



Typical Front Door System - Therma Tru

