



June 19, 2024– 6:00 pm.

Mayor Cegelka called the meeting to order at 6:08 pm.

Present: Mayor Cegelka, Barb DiBacco, Jerry Eisen, Tim Hauptert, Roberto Pinedo

Absent: None

Others Present: Law Director, Mark Marong; Building Official, Braden Thomas; Engineer, Mike Henry

Mr. Hauptert, seconded by Mr. Eisen, moved to approve the March 20, 2024, Architectural Review Board meeting minutes.

**Roll call to approve the minutes: Yeas: Cegelka, Eisen, Hauptert, Pinedo
DiBacco – abstained.
4 Yeas, 0 Nays. 1abstention.
Motion carried**

Public comments on agenda items only.

No comments.

Old Business

None.

New Business

1) Kelley Lametto

7245 Richmond Road

Requests design approval of an addition in the Country Home District.

Mr. Thomas, Building Official, introduced the application. The application is for a proposed addition to an existing home on Richmond Road. The packets have design and building information, but no color renderings. He asked the applicant if the colors would be black and white. Mr. Lametto replied that they have not decided on the colors yet.

Mr. Thomas stated that the board can table the submittal until the colors are chosen. The applicant will have to come back for approval of the colors. They have Planning Commission approval that will allow them to start site work. Mr. Pinedo stated that they will need to see the colors and finishes of the siding, trim, and roof. Mr. Lametto stated that the roof is not changing.

Mayor Cegelka stated that the next ARB meeting is July 17; applicant can bring samples/colors to that meeting.

Mr. Hauptert reiterated that samples need to be brought to the board for any changes to the exterior. He referred to the next applicant on the ARB agenda as an example of what to bring.

Mrs. DiBacco asked about the pillars. Will they be cored with wood or concrete and wrapped with fypon?

Mr. Atwar, contractor, replied that they will use mill wrap material that will be decorative on the top and the bottom and they will use wraparound wood.

Mr. Eisen asked about the new decking on the plans. Mr. Lametto responded that they are extending the front roofline out to make a deeper deck. Mr. Hauptert asked if they are using composite material for the decking. Applicant replied that they are using Trex material; they will bring a sample.

Mrs. DiBacco addressed Mr. Henry; are there any setback violations with the porch addition? Mr. Henry responded that there are no setback issues.

Mayor Cegelka stated that it is best to come back with color renderings. Mr. Lametto asked if the color renderings are necessary as there is an extra cost for color renderings. Mr. Pinedo stated that if they bring materials and explain where everything is going, renderings would not be necessary. Applicant should send pictures of the samples before the next meeting.

Mrs. DiBacco, seconded by Mr. Hauptert, moved to table the application for design approval of an addition at 7245 Richmond Road. Applicant to bring samples to the next meeting.

**Roll call on the motion: Yeas: Cegelka, DiBacco, Eisen, Hauptert, Pinedo
5 Yeas, 0 Nays.
Motion carried**

- 2) Sarah Siebert – Wayne Homes
Windland Residence
7295 Richmond Road
New home build
Requests design approval of a new single family home in the Country Home District.

Mr. Thomas introduced the application. Proposal is for a new house on Richmond Road; the packet includes full construction documents, color renderings, and landscape plans. The owner and builder are present to discuss finishes.

Javia Windland and Steven Windland, owners of the vacant lot at 7295 Richmond Road, addressed the board. Samples of materials were presented to the board.

Lee Roberts, Wayne Homes, was also present to answer questions.

Mr. Henry stated that the address is 7295 Richmond Road.

Mr. Marong asked if the landscape architect reviewed the submitted plan. The review was completed by the landscape architect and shown on the screen for the board to view.

Mr. Pinedo stated that the samples help visualize how everything will look. A lot of information was included in the packets; it is very straightforward. Mr. Pinedo asked what type of windows will be installed. Mr. Windland replied that they are installing Pella windows.

Mrs. Windland addressed the board: if they change the color of the garage door in the future, possibly to black, will that need to be presented to the board for approval?

Mr. Marong replied that they would not as long as it is harmonious with the neighborhood, but they should contact Mr. Thomas should they decide to change the color.

Mr. Pinedo asked what the color of the garage is now on the proposed design. Mrs. Windland responded that it is a white garage door on the plan.

Mr. Hauptert suggested that if they want to change the color to do it now as it may be more costly later. Mrs. Windland stated that if they have Wayne Homes install a black garage door it will cost two to three times as much. It is less expensive to do later.

Mrs. DiBacco asked Wayne Homes if they have a defined schedule with owner. Mr. Roberts replied that they do have a schedule with the owner. She also asked at what point can the driveway be poured while working on the interior. Mr. Roberts stated that Wayne Homes does not recommend pouring until the house is finished.

Mr. Pinedo asked the owner if they are considering or planning on going with a black garage door. Mrs. Windland stated that they are strongly planning to change it within a year or so. Mr. Pinedo asked about the trim around the garage door; if they change to a black garage door, will the trim be white? Mrs. Windland replied, yes. Mr. Pinedo asked if this is the only door they will change. Mrs. Windland replied that this is the only door that will change; all the rest will stay the same. Mr. Pinedo stated that he would like to see the black color, as there are many variations.

Mr. Hauptert asked Wayne Homes why they cannot provide a black garage door. Mrs. Windland stated that they can get the black garage door through Wayne Homes, but it is a lot more expensive than if they do on their own later.

Mr. Thomas asked what the anticipated cost of construction is. The Windlands replied; \$815K (this includes the cost of the lot); construction costs, \$720K.

There was discussion on the number of bedrooms, size of the home; there will be a gas fire place, no woodburning.

Mr. Pinedo asked if the landscape plan has been reviewed. Mr. Thomas stated that it has, but revisions are required.

Mr. Hauptert, seconded by Mr. Pinedo, moved to approve the design for a new single family home at 7295 Richmond Road.

**Roll call on the motion: Yeas: Cegelka, DiBacco, Eisen, Hauptert, Pinedo
5 Yeas, 0 Nays.
Motion carried**

Miscellaneous

None

Adjournment


There being no further business to come before the Architectural Review Board, Mr. Hauptert, seconded by Mr. Eisen, moved to adjourn the June 19, 2024, Architectural Review Board meeting. All in favor.

The meeting was adjourned at 6:32 pm.



Architectural Review Board

Date



Lori Kovach, ARB Secretary