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**INSPECTION DIVISION**

**ARCHITECTURAL BOARD MINUTES**  
**Monday, October 13, 2025**  
**6:00 PM**  
**Lower-Level Conference Room**

**Minutes**

**1. Call to Order, Roll Call:**

**Present:** Chairman Scott Reed

Members at Large: John Mikkelson, Michael Wade, Tom Irvin, Curtis Helm,  
Anthony LaGalbo, Ann Scherzinger

Architectural Board Liaison: Greg Golden

**2. Meeting Minutes**

Minutes from September 8, 2025, meeting were approved by District Representative Tom Irvin and seconded by District Representative Anthony LaGalbo.

Minutes passed unanimously.

### 3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 6 6:00 pm	<b>New Single-Family Residence</b>	Vitaliy Gorelik 12345 N. East Shoreland Drive  Subd: River Oaks Estates	Contractor: J&J Custom Homes  Architect: Chris Egner
<p>Moved to Table: <u>Reed</u></p> <p>Seconded by: <u>Irvin</u></p> <p>Approved: <u>No</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans tabled for redraw - elevations are not readable; line drawings are required.</p>				
2)	Dist. 7 6:05 pm	<b>Addition: Sunroom</b>	John & Patti Clark 9834 N. Valley Hill Drive  Subd: Range Line Valley Two	Contractor: B&E General Cont.  Architect: B&E General Cont.
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>LaGalbo</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted.</p>				
3)	Dist. 1 6:15 pm	<b>New Single-Family Residence</b>	Keajen Properties LLC 13833 N. Pine View Court  Subd: Riverland Estates	Contractor: Anderson Homes  Architect: Anderson Homes
<p>Moved to Approve: <u>Reed</u></p> <p>Seconded by: <u>LaGalbo</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted.</p>				

4)	Dist. 1 6:20 pm	<b>Detached Garage</b>	Ryan Bialk 7575 W. Highland Ridge Drive  Subd: Highland Ridge	Contractor: Owner  Architect: Drexel
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Mikkelson</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted.</p>				

5)	Dist. 1 6:30 pm	<b>Resubmittal: Detached Garage with Living Space</b> (Tabled at 9/8/25 Meeting)	Robert Spector 13068 N. Fox Hollow Road  Subd: N/A	Contractor: John Sauermilch, Jr.  Architect: Stauss Architect LLC
<p>Moved to Deny: <u>Reed</u></p> <p>Seconded by: <u>Helm</u></p> <p>Approved to Deny: <u>4: Reed, LaGalbo, Helm, Irvin</u></p> <p>Approved as is: <u>2: Wade, Mikkelson</u></p> <p>Abstained: <u>1: Scherzinger</u></p> <p>Vote to Deny: <u>4 / 2 / 1</u></p> <p>Conditions: Plans denied as submitted.</p>				

6)	Dist. 3 6:40 pm	<b>New Single-Family Residence</b>	Veridian Homes LLC 8175 W. Bluebird Court  Subd: The Enclave	Contractor: Veridian Homes LLC  Architect: Veridian Homes LLC
<p>Moved to Approve: <u>Reed</u></p> <p>Seconded by: <u>Irvin</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted.</p>				

7)	Dist. 3 6:45 pm	<b>New Single-Family Residence</b>	Veridian Homes LLC 8278 W. Bluebird Court  Subd: The Enclave	Contractor: Veridian Homes LLC  Architect: Veridian Homes LLC
<p>Moved to Approve: <u>Helm</u></p> <p>Seconded by: <u>Irvin</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted with the condition that gables shall be consistent on all elevations, i.e., maintain the vertical Board and Batton siding on the 3-front elevations but also add horizontal siding below a 6” Smart Bandboard to duplicate all other elevation gables.</p>				

8)	Dist. 3 6:50 pm	<b>Addition: Master Suite and Attached Garage</b>	Andrew & Kelleen Starsky 11339 N. Glenwood Drive  Subd: Solar Heights	Contractor: NG Custom Builders  Architect: Lance Johnson
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Scherzinger</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved with the following conditions:  1. All windows to be consistent; no grids.  2. Board and Batten siding on front elevation should be replaced with LP Shingle-style siding.</p>				

9)	Dist. 4 7:00 pm	<b>New Single-Family Residence</b>	Eric & Jessica Ebert 9183 W. Huntington Drive  Subd: Swan Ridge Farms	Contractor: Korndoerfer Homes  Architect: SHP
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Scherzinger</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted.</p>				

10)	Dist. 4 7:05 pm	<b>New Single-Family Residence</b>	Tim O'Brien Homes 9901 N. Migratory Lane  Subd: Swan Ridge Farms	Contractor: Tim O'Brien Homes  Architect: Tim O'Brien Homes
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Helm</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Remove faux shutters from front elevation and replace them with a 6-Lite fixed window over the front landing.</li> <li>2. Cedar shakes shall be limited to the top part of gables with horizontal siding on the lower part for both the second-floor front left elevation gable and the second-floor rear elevation gable.</li> </ol>				

11)	Dist. 4 7:10 pm	<b>New Single-Family Residence</b>	Espire Homes, Inc. 9931 N. Migratory Lane  Subd: Swan Ridge Farms	Contractor: Espire Homes, Inc.  Architect: Espire Homes, Inc.
<p>Moved to Approve: <u>Reed</u></p> <p>Seconded by: <u>LaGalbo</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted.</p>				

12)	Dist. 5 7:15 pm	<b>Addition: Garage</b>	Jason & Jill Chromy 13033 N. Phillip Drive  Subd: N/A	Contractor: Owner  Architect: Owner
<p>Moved to Approve: <u>LaGalbo</u></p> <p>Seconded by: <u>Irvin</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted with the condition that all new building materials match existing.</p>				

13)	Dist. 5 7:25 pm	<b>New Single-Family Residence</b>	Callin & Terry Pierson 14311 N. Lake Shore Drive  Subd: Lakeshore Estates	Contractor: Belman Builders, Inc.  Architect: MBH Architects
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Helm</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimously</u></p> <p>Conditions: Plans approved as submitted with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Windows with shutters on the horizontal siding portion of the front elevation should be removed, and arch windows should be replaced with standard trim.</li> <li>2. Addition of master bedroom window on right elevation to match the existing window.</li> </ol>				

4. **Motion to Adjourn**

District Representative Curtis Helm made a motion to adjourn the meeting.  
District Representative Anthony LaGalbo seconded the motion.

A vote was taken; vote passed unanimously.  
Meeting adjourned at 7:05 p.m.