



ARCHITECTURAL BOARD MINUTES

Monday, September 11, 2023

6:00 PM

Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, John Mikkelson, Michael Wade,
Tom Irvin, Janet Ehn, Anthony LaGalbo

Building Inspector: Greg Golden

2. Meeting Minutes

Minutes from the August 14, 2023, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Tom Irvin.

Minutes were approved unanimously.

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:00 pm	New Single-Family Residence	Veridian Homes LLC 8080 W. Preserve Parkway Subd: The Enclave	Contractor: Veridian Homes Architect: Veridian Homes
Moved to Approve: <u>Reed</u> Seconded by: <u>Ehn</u> Approved: <u>Yes</u> Vote: <u>6 – 1 (Wade voted no)</u> Conditions: Plans approved as submitted.				
2)	Dist. 5 6:05 pm	Addition: Mudroom	Daniel Domagala 326 W. Seacroft Court Subd: Bromborough Sands	Contractor: Owner Architect: Owner
Moved to Approve: <u>Irvin</u> Seconded by: <u>Wade</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
3)	Dist. 6 6:15 pm	Addition: Kitchen/Dining Room and Master Suite	Amy Mangrich & Travis Pinter 11642 N. St. James Lane Subd: Meadowland	Contractor: TBD Architect: Fein Design
Moved to Approve: <u>LaGalbo</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

4)	Dist. 7 6:25 pm	Addition: Garage, Laundry Room and 2nd Floor Master Suite	Michael Valestin 10228 N. Grasslyn Road Subd: Country Manor	Contactor: Owner Architect: Fritsch Designs LLC
Moved to Approve: <u>Wade</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
5)	Dist. 8 6:35 pm	Addition: 1st Floor Mother-In-Law Suite	Raman & Sangeeta Khanna 303 E. Eastwyn Drive Subd: Eastwyn Bay	Contractor: Gabor Design Build Architect: Bryan Wick
Moved to Approve: <u>Irvin</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
6)	Dist. 1 6:45 pm	New Single-Family Side x Side Condominium	David Hoff Development 12467/12470 N. Woods Court Subd: Woods at Highland Park	Contractor: Northtract Const. Architect: Architectural Dev. Srvs.
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
7)	Dist. 1 6:50 pm	Re-Submittal for New Single-Family Residence	Steve & Danette Carlton, Sr. 3650 W. Pine View Court Subd: Riverland Estates	Contractor: Anderson Homes Architect: Anderson Homes
Moved to Approve: <u>Reed</u> Seconded by: <u>Ehn</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Re-Submitted plans approved.				

8)	Dist. 5 6:55 pm	New Single-Family Side x Side Condominium	Newcastle Place Pad #1; Plan 4A Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

9)	Dist. 5 7:00 pm	New Single-Family Residence	Newcastle Place Pad #2; Plan 1B Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

10)	Dist. 5 7:05 pm	New Single-Family Residence	Newcastle Place Pad #3; Plan 1C Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

11)	Dist. 5 7:10 pm	New Single-Family Residence	Newcastle Place Pad #4; Plan 1D Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

12)	Dist. 5 7:15 pm	New Single-Family Residence	Newcastle Place Pad #5; Plan 3A Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

13)	Dist. 5 7:20 pm	New Single-Family Residence	Newcastle Place Pad #6; Plan 3C Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

14)	Dist. 5 7:25 pm	New Single-Family Residence	Newcastle Place Pad #7; Plan 3B Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

15)	Dist. 5 7:30 pm	New Single-Family Residence	Newcastle Place Pad #8; Plan 2C Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

16)	Dist. 5 7:35 pm	New Single-Family Side x Side Condominium	Newcastle Place Pad #9; Plan 4B Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
17)	Dist. 5 7:40 pm	New Single-Family Residence	Newcastle Place Pad #10; Plan 2B Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
18)	Dist. 5 7:45 pm	New Single-Family Residence	Newcastle Place Pad #11; Plan 2A Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
19)	Dist. 5 7:50 pm	New Single-Family Residence	Newcastle Place Pad #12; Plan 1A Subd: N/A	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

4. **Guidelines Discussion**

Greg Golden, Building Inspections Supervisor, spoke with the Board Members about the comprehensive study that was conducted by Management Partners in 2022 and the suggestions that were made as a result of the study. Inspection Supervisor Golden shared proposed changes to the Architectural Guidelines which were discussed with the board. Suggestions from the board were noted and will be incorporated in the proposed changes. Architectural Board requested a clean copy of the guidelines after the suggested changes are made.

5. **Motion to Adjourn**

District Representative Tom Irvin made a motion to adjourn the meeting.
Chairman Scott Reed seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 7:02 p.m.