MS. BROER: 5:30. I'm going to call the meeting to order. We have the three of us, so we have a quorum, which is good. We are going to table the approval and correction of the minutes until the next meeting, because I was not at the last meeting so I cannot approve the minutes.

There's no old business. So we will go directly to new business, Sublot 6 off of Hanna Court. Very, very nice site because there's the large open space that extends to the north that is expansive and is beautiful like a central park with big trees. So that was very much a part of what we did when we designed the house, was to create a house that would front the street, but also something that would have a presence from that green space to the north.

So the site plan, as you can see here, we have our setbacks with which we are in compliance with all the setbacks. We have a slight circular drive with landscaping in the front, a tree there, an existing tree there.

The plan has a slight inflection. There's an angle to it that is responsive to the changing geometry as one turns along there, makes something larger feel smaller, gives it a more informal just more casual feel. So that was some of the interesting things about the site that drove the design of the plan. Minor grading.

MS. RANNEY: ARB wanted them to come back with that.

MS. BROER: Okay. So just a quick overview of the house.

MR. MATAVA: Yes. Especially this one right here, this is an oak tree and that's in a great spot. This one is right on the edge of the drive. I mean, we're showing it there, but it's not really not going to. This one will remain. The landscaping on this piece of property is going to be very important in terms of planting of new trees. But, yeah, this is in a spot here where it's going to be coming down.

MS. BROER: Do we have a landscape plan?

MR. MATAVA: Not yet.

MS. RANNEY: Okay. ARB wanted them to come back with that.

MR. MATAVA: Total lot 4,500 square feet, first and second floor. The home to me was very -- I love to design things in environments.
like this, because there's so much amazing architecture around here. An old-school house is not like new things, so I like that feeling of letting's find a way to do something that blends in these neighborhoods. And that starts out with a very simple kind of linear plan that focuses view towards the large green space to the north. Rather than coming straight in the front door, you come in to a porch, turn 90 degrees into a vestibule and then turn 90 degrees into the house. Very much an old house kind of thing, not the direct way in. Kind of a little bit of mystery and a little bit of surprise.

There's a jewel like feature on the end which is an office which serves as a bit of a lantern kind of piece looking out onto the landscape. Great room looks out onto the landscape, a screened porch here. The garage is stashed to the south against pretty dense wooded area, really the more minor part of the site. Really focusing on the views out to the green space and a lot of windows on the street, the kitchen, the dining room, the foyer, the office, the stairs, all the views on the street, so creating something that's got a lot of life to it.

I'll jump to the exterior elevations. Second floor, I don't know if you have the details of that, master suites and then two bedrooms and a shared bathroom. It's for an empty-nesters couple taking advantage of the view to the park from the master bedroom. Very kind of simple linear format. I've been calling this a shingle style house with the use of stone and shake and a shake roof, white windows, simple MOLLE cuts over the windows themselves. I'll jump to the exterior elevations. It's a little bit difficult to see sometimes because of the inflection in the plan. This will be considered the main street elevation here. This is the porch I was referencing where you walk up to the porch and then you turn and walk into the entry, a nice subtle access. This is the office piece I was referring to. That's picked up again. That shape is picked up again in the stairway that's tucked between the garage and the house kind of giving that inflection and some anchor. But to me, I'm just as happy and actually starting with this very simple elevation here, which is potentially composed to front onto the main green space to present a narrow face to

that green space, but something that's very -- it's very much a composition, not what was left on the side of the house. So I love working in these neighborhoods, because you have something to relate to. And that's what I was trying to do. So that's the rough lines of the house. I'm happy to answer any questions.

MS. BURKE-JONES: Can you go back to the lot plan, the site plan. I notice that the engineer had some fitness that needed to be clarified.

Have you gotten around doing that?

MR. MATAVA: We got a hold of the engineer and we supported the comments to the engineer. He said I will get to those.

MS. BURKE-JONES: Yeah.

MR. MATAVA: So our plan is as soon as we have those responses, we will send them right away.

MS. BURKE-JONES: I was noticing, obviously, that you're changing the elevations and things that are dropping from the back site there, it's dropping into this site.

MR. MATAVA: And a drain here and drain.

MS. BURKE-JONES: There's stuff that --

We got a hold of the engineer. He said I will get to those.

Have you gotten around doing that?

Can you go back to the plan?

MS. BURKE-JONES: There's stuff going on that obviously we need the engineer to sign off on.

MR. MATAVA: Right. So that is forthcoming. These people are quite busy right now, so we're trying to get it all done.

MS. BURKE-JONES: We're not trying to hold you up either.

MS. BROER: We, as the Planning Commission, we have the possibility to approve this contingent on engineering approval and also contingent on a landscape plan approval.

MR. MATAVA: Understood. And would that landscape plan approval be able to come prior to construction commences -- I mean, after construction commences or do we have to get that landscape plan to you guys before we break ground?

MS. BROER: It would be helpful. You don't have to have a plant list, but it would be helpful to have the outlines, particularly identifying the two trees that you will save, the trees that will come down. This Village has had some challenges recently in people clearing lots.
MR. MATAVA: Yeah, a lot of times with the way landscape design, you hire someone when the house is under construction and the owners see it. It's very loose in that regard, because it's so far down the road, but I understand your request and we can certainly do the bare bones prior to hiring a professional landscape architect.

MS. BURKE-JONES: Because that's the problem sometimes. With all these trucks coming in, starting to build the thing, they're the ones knocking all the trees down, so that's why. And that happens right at the beginning.

MR. MATAVA: Right. Understood. It breaks our heart to take down big trees.

MS. BURKE-JONES: There's nothing you can do about it.

MS. BROER: You have to be able to build the house, but to have arborist come out and make sure that, you know, as you say, you're showing this one that you're saving. If it's sitting in, starting to build the thing, they're the ones likely to be preserved. Whereas, as you noted, the 24-inch tree are the ones I've identified in my memo as the ones that are probably the most important to show what you're saving on the site.

MS. RANNEY: The Mayor, I think Chad got a copy of the memo.

MR. MATAVA: I do not.

MS. RANNEY: I was out of town.

MR. MATAVA: Chad is in my office and does our communications.

MR. HOPKINS: Okay. So just to reiterate what the Chairwoman just said is what we've seen in the past is there are applicants who actually had this sort of a plan and they've identified on this level of detail the trees that would be preserved. So that could even be a first step. And the one in the right-of-way and the 24-inch tree are the ones I've identified in my memo as the ones that are probably the most likely to be preserved. Whereas, as you noted, this is to clear the land. I actually just looked at where you're grading lines were from your grading plan.

And I think as Joyce said, the issues that occurred in the past is where we haven't received very detailed plans that have identified what's going to be preserved, what's going to be cleared from a tree standpoint. And so that becomes a big shock when the entire site was cleared. So that's one of the main concerns.

MR. MATAVA: So it's really the 24-inch oak in the right-of-way, probably the most the 24-inch oak, which is a nice tree. Yep. Okay, I understand.

MS. BROER: And it's to your benefit to actually identify any large trees on the property that need to be taken down, because we understand...
that trees need to come down if you're going to
build a house, but just from a communication
standpoint, it's very helpful for people to know
yes, that one is coming down.

    MS. BURKE-JONES: Right. We can say
that, yes, we knew it was coming down because you
couldn't change the elevations without doing it.

    MR. MATAVA: Or it was in the footprint
of the house.

    MS. BURKE-JONES: Exactly.

    MR. MATAVA: Understood.

    MS. BROER: Kristen, would you look to
make any other comments?

    MR. HOPKINS: No, because we did receive
-- the only other comment that I have, which is
the HOA approval.

    MS. BROER: So unless there are other
questions from the commission, I would entertain
a motion to approve this contingent on final
engineering approval and contingent on a basic
landscaping plan.

    MS. BURKE-JONES: So move.

    MR. TURNER: Second.

    MS. BROER: All in favor?

    MS. BURKE-JONES: Aye.

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MS. BROER: Kristen, would you look to
make any other comments?

MR. HOPKINS: No, because we did receive
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MS. BROER: So unless there are other
questions from the commission, I would entertain
a motion to approve this contingent on final
engineering approval and contingent on a basic
landscaping plan.

MS. BURKE-JONES: So move.

MR. TURNER: Second.

MS. BROER: All in favor?

MS. BURKE-JONES: Aye.

Thank you very much.

MR. MATAVA: Thank you.

MR. TURNER: I make a motion to adjourn.

MS. BROER: I'll second it. All in
favor? Aye.

MS. BURKE-JONES: Aye.

MR. TURNER: Aye.

(Meeting adjourned at 5:46 p.m.)

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