

Village of Bratenahl
411 Bratenahl Rd.
Bratenahl, OH 44108

**ARCHITECTURAL DESIGN AND REVIEW BOARD
MEETING MINUTES**

February 12, 2019

BOARD MEMBERS

Richard Bauschard, AIA
Judith McGlinchy, AIA, LEED BD+C
James McKnight, ASLA
William H. Childs, Jr., AIA (Alternate)

CALL TO ORDER:

A meeting of the ARB was held on February 12, 2019 at the Community Center and called to order by Rick Bauschard at 5:00 PM.

ATTENDANCE:

Rick Bauschard, and Jim McKnight were present. Judy McGlinchy was absent, Bill Childs served as alternate.

APPROVAL OF MINUTES:

Mr. Bauschard presented the minutes from the meeting of January 8, 2019 for approval. Mr. McKnight made a motion to approve the minutes, seconded by Mr. Bauschard. Minutes were approved.

UPDATE FROM THE BUILDING DEPARTMENT: None

NEW BUSINESS: None

OLD BUSINESS:

1. 12345 Lakeshore Blvd. Final Elevations and Exterior Improvements

Michael Caito and Jason Baylor both from Payne and Payne Custom Builders as well as the Landscape Designer, Drew Cronin from DTR Associates presented drawings.

Mr. Caito submitted plans for the home for final approval. He explained that because of the east side set back, they had to make an architectural change to the already approved plan. They had to convert a 3 ft. bump-out to a flat wall. He added that the eastern elevation will feature a lot of landscaping and a fence that will soften it.

Other changes since the last approved drawing are the front door from double to single and west windows were adjusted to align with the joint pattern of the composite panels. Board members were satisfied with all of the changes.

Mr. Cronin presented a site and landscaping plan that illustrated the driveway, motor court, access corridors, pool, cooking area, planting plan, fence, gate and wall. There have been no decisions for driveway material. It will either be scored concrete in "sand finish" or standard black asphalt with no border. They have considered a temporary gravel driveway. The motor court will be concrete. The stone on the wall will be the same as the house, the fencing would feature horizontal cedar members in grey tones. The board members would like to see stone supports if possible and the entry pushed off the street.

An infinity pool was noted in the plans. Mr. Cronin stated the plan had changed, it will have a contiguous wall with landscaping. Pool colors have not been decided. Mr. Childs asked if exterior lighting choices have been made and if there were plans for a generator. Mr. Cronin said not yet, but lighting will be low-key and there were no plans for a generator at this time. He noted that condensing units and pool equipment will be located on the west side.

Discussion of pool equipment location ensued noting that set back requirements must be studied. Mr. McKnight

asked if they had done any analysis of the shoreline. There has been none. Mr. McKnight urged that they maintain as much vegetation on the west side as possible and maintain viable plants.

The board members had positive comments about the overall plan. They requested another meeting with a documented drawing of the revision to the right elevation, the south pool edge revision, and an adjusted location of the pool equipment in accordance with the code.

PUBLIC COMMENT:

Trent Brown, the homeowner to the east, commented on the proposed fencing. He said he was ok with how it looks but respectfully asked that they locate it inside their property line to avoid anyone needing access from his property. He also suggested that they make it higher than six feet in order to control deer. He said the location of the outdoor cooking area was not ideal.

Erin and Kiley Smith, the homeowners to the west, discussed their concerns about fencing along the west side, hoping that as many trees will be kept as possible, also location of pool equipment. They urged the homeowner to look into erosion control and that they plan to begin their own erosion control measures in September.

Mr. Bauschard adjourned the meeting at 5:54 pm

Respectfully Submitted By Mary Ranney, Recording Secretary