

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
June 17, 2021**

The Meeting was called to order by Chairman Norm Casini at 3:01 p.m. and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman
Michael Gero, Building Official
Don Ramm, City Engineer
Steve Rega, Fire Chief
Jeff Markley, City Planner**

New Business:

- 1. 5245 Acacia Court, Pulte Homes, Sublot 169, PPN 563-04-077 - Proposed new single-family dwelling.**
- 2. 6985 South Great Oaks Parkway, Pulte Homes, Sublot 174, PPN563-01-109 – Proposed new single-family dwelling.**
- 3. 6990 South Great Oaks Parkway, Pulte Homes, Sublot 171, PPN 563-04-079 - Proposed new single-family dwelling.**

Chairman Casini asked if there were any additions or corrections to the June 3, 2021 Minutes. There were none.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of June 3, 2021.

ROLL CALL: **Yeas: Casini, Gero, Ramm
Nays: None
MOTION CARRIED**

5245 Acacia Court, Pulte Homes, Sublot 169, PPN 563-04-077 – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that there will be a front entry garage. It will have a full brick front. There will be brick wraps. The color scheme will be a brown scheme. The horizontal siding will be Bark with Cedar Creek brick on the front, and then horizontal siding all around.

Chairman Casini stated that he had one question. He asked if they would be projecting the brick soldiers and jams a half an inch.

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Mr. Kirksey stated that he was doing that.

The Chairman asked if there were vents in the front that would be protruding.

Mr. Kirksey stated that there would be none.

The Chairman stated that the little vent above the garage door, if that could be made a little bit bigger to fill that space.

Mr. Kirksey agreed.

Chairman Casini stated that the proposed house looked great.

Mr. Kirksey stated that he would go 24” x 30” for the vent above the garage door.

The Chairman stated that anything a little bit bigger than what was shown.

Chairman Casini asked the Building Official if he had any questions. There were no questions.

Chairman Casini asked the City Planner if he had any questions. There were no questions.

Chairman Casini asked the City Engineer if he had any questions. There were no questions.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the proposed single-family dwelling, subject to the increase in the garage vent, and site plan review and approval by the City Engineer.

**ROLL CALL: Yeas: Casini, Gero, Ramm
 Nays: None
 MOTION CARRIED**

6985 South Great Oaks Parkway, Pulte Homes, Sublot 174, PPN563-01-109 – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that the proposed house will have a full brick front. He stated that it would have a three-car side entry garage. It would have a daylight basement. The brick will be a Coral blend as shown on the color package. The horizontal siding would be Harvard Slate, a dark gray. All the trim will be painted white.

Chairman Casini stated that on the drawings it looked like the house had stripes. He asked if that was the case.

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Mr. Kirksey stated that there would be no stripes.

The Chairman asked if there were any vents exposed to the front out of the roof.

Mr. Kirksey stated that there were no vents exposed.

The Chairman stated that there was a slant on the garage. He stated that the sides looked good. He stated that it was another well done dwelling. The Chairman had no other questions.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the proposed single-family dwelling, subject to site plan review and approval by the City Engineer.

ROLL CALL: Yeas: Casini, Gero, Ramm

Nays: None

MOTION CARRIED

6990 South Great Oaks Parkway, Pulte Homes, Sublot 171, PPN 563-04-079 – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that the proposed dwelling was the Lyon floor plan with the loft option. It would have a full stone front with the shake siding. The stone will be the Gunnison Ledgestone which would be a black stone. The shake siding will be an Iron Stone which was a charcoal type gray. There will be a daylight basement. The trim will be white.

Chairman Casini asked Mr. Kirksey what was the material above the double windows on the front elevation.

Mr. Kirksey stated that it would be a little shed roof. They will have a couple of fypon brackets with a shingled shed roof over the window.

Chairman Casini asked if the shingles would match the upper roof.

Mr. Kirksey agreed.

The Chairman stated that he had no questions.

Building Official Gero stated fortunately all three of the lots were large enough that there were no issues.

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A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the proposed single-family dwelling, subject to site plan review and approval by the City Engineer.

**ROLL CALL: Yeas: Casini, Gero, Ramm
 Nays: None
 MOTION CARRIED**

There being no further business, the Architectural Board of Review virtual meeting of June 17, 2021 was adjourned at 3:09 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 06/18/21**