

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Bishop – Essentially we are buying the 9 remaining lots at Bexley Place. Most of the product in there is not a one story product but we felt that it should be a one story product so we are doing a complete one story product on all 9 lots. These are the two prototypes that we use. We are pretty limited there because there is a minimum square footage but there is a rear building line so basically our product is 40 x 56, 58 and 60. That is our limitations, other than going 1 ½ or 2 story. It is an empty nester type market. We've done about 20 plus clusters home developments. Most of the time we are developing but more recently we have been buying bank lots and that sort of thing as well. Our product we try to tie into what is already there. We are using the existing roof color, we use a wide white corner. They have 3 or 4 different corners in there right now but most of them are about a 6 inch corner. The white trims that are there, we have tried to pick up some of the gables with the shake that they have and then they have a 2 tone pretty much on every house there. We are going with one color with the siding and a second color for the shake. The idea is that, there are 3 corner lots and we would be using what I call the reverse gable roof where on the side street or the corner, you don't see the gable ends. The roof runs left to right and what that does, we think it softens the corners. So we would use this on all 3 corners. This would be the one that would fit on a more interior lot. We would not do side by side colors, we would not do side by side elevations. Right now there is quite a mix in there. It is kind of all over the place, in fact there is probably 4 roof colors in there but there is a predominant one and that is what we would be using. There are 2 or 3 black in there, a couple of variations of this color line. There is no real pattern there of any sort.

Mr. Serne– Tony.

Mr. Biondillo – I don't have any comments, I think it looks good, what you are trying to fit in there. Like you said, these on the corner as well will help soften that 2 story effect in there. It is such a tight area.

Mr. Bishop – We feel that they would have been more successful with a one story product. We have done 1- 1 ½ story in the last 10 years and everything else has been single story.

Mr. Serne– Ken.

Mr. Mikula – I have no comments.

Mr. Serne– Jennifer.

Mrs. Milbrandt – I got a copy of your landscape plan and the items were not really called out and sort of vague. What I would like to do is have you incorporate the landscaping that was already proposed and continue it throughout. It has junipers and some dogwoods, daylilies, hostas, things like that.

Mr. Bishop – We actually left it vague because they haven't followed the landscape plan in there. We had met with the Homeowners Association and went all through trying to match sort of generically what is there. But a lot of what is there is not what is on the plan so, this was taken from our Middleburg Heights project that we just finished up.

Mrs. Milbrandt – So you are going to try to match or do similar?

Mr. Bishop – They are glad to see somebody coming in there. Our property manager actually manages that association. We have a pretty good relationship and we will certainly do what is there it's just if you look at the plan its nothing like that.

Mr. Simon – The first thing we did is pull a copy of this plan.

Mr. Bishop – Even when we met with them they didn't realize that we are much stricter in our developments then they would be. Like mailboxes and light fixtures. There are a lot of little things going on in there that for a development like that we would typically be more strict.

Mrs. Milbrandt – Sounds good.

Mr. Serne– George.

Mr. Smerigan – As long as there is some consistency with the plant materials. I am fine with the units.

Mr. Serne – I think they will look fine. It is a great idea to bring the scale down on the corners. I think it will fill it out very nicely.

Mr. Bishop – We use the brass door that they use.

Mr. Serne – It is not a bad looking development. It should fill out very nicely. If there are no other questions or comments I will entertain a motion for Bexley Place.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Unit Elevations, Unit Colors/Materials, Unit Lighting and Unit Landscaping for the 9 remaining cluster units located off Albion Road, PPN 398-12-014 zoned RT-C.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

Dale Serne /s/

Dale Serne, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved