



**Architectural Review Board Minutes**  
**April 7, 2020**  
**Page 2**

**PINE LAKES CROSSING/ Thomas Sutcliffe, Agent**

Recommendation of the additional elevations, materials, and colors for Pine Lakes Crossing, Phase 2 Subdivision detached cluster units located on the extension of Rosalee Lane, PPN 398-08-014 zoned R1-75.

Mr. Smerigan– Item Number One, Pine Lakes Crossing. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Sutcliff – Thomas Sutcliff with Drees Homes.

Mr. Miller – I have a couple of questions, on your resubmissions I see that the Vanderberg and the Hollister are resubmitted from our original approvals. Does that mean that you are no longer building the Celestial, Harper or Sutton in this development?

Mr. Sutcliff – That is correct, those three have not passed muster with our customers and we are not seeing a lot of activity on those as we did 3 to 5 years ago. They have fallen out of favor on the marketing side but you will see in the other plans a very similar attributes from those 3 or 4 plans that we have omitted.

Mr. Miller – Okay, thank you.

Mr. Smerigan – Looking through these, you have some versions of some of the units that don't have any masonry at all on them. I think in the past everything has had at least some masonry even if it is fairly minor amount. I think we would like to continue with that trend.

Mr. Sutcliff – I don't disagree with you at all and our designers can add that if that is what you want.

Mr. Smerigan – I think as far as I am personally concerned that I would prefer that the units that you use each have some amount of masonry on the fronts.

Mr. Sutcliff – As part of a requirement of this meeting to the ARB that we will have at least 20 to 25% of hard surface, would that be acceptable?

Mr. Smerigan – Yes that would be acceptable to me.

Mr. Mikula – We should note that and that Mr. Serne is here.

The record will reflect that Mr. Serne entered that meeting at this time.

**Architectural Review Board Minutes**  
**April 7, 2020**  
**Page 2**

Mr. Serne – I was here at 8:45 and they said come back at 9:00. Sorry.

Mr. Smerigan – Other than that I didn't have any issues with the plans that you submitted. I think adding that one stipulation I'm fine. There are a couple that did not have the masonry but as long as we include the stipulation that there be 20 or 25% masonry, I'm fine with all the units. Unless anybody else has any issues with any of those units.

Mrs. Milbrandt – I think everything looks nice.

Mr. Miller – The Alistair K Model does not show masonry.

Mr. Sutcliff – Are we going to get a blanket letter that all submittals will have to have 20 to 25% masonry?

Ms. Brill – Your approval letter if the Board approves the elevations would be subject to every elevation having at least 20 to 25% hard surface.

Mr. Sutcliff – I agree and I am fine with that.

Mr. Smerigan - If there are no other questions or comments I will entertain a motion for Pine Lakes Crossing.

Mrs. Milbrandt – I motion to accept the Recommendation of the additional elevations, materials, and colors to include a 20 to 25% hard surface on all buildings for Pine Lakes Crossing, Phase 2 Subdivision detached cluster units located on the extension of Rosalee Lane, PPN 398-08-014 zoned R1-75.

Mr. Miller – 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. Brill /s/*  
Carol M. Brill, Administrative Assistant,  
Boards & Commissions

\_\_\_\_\_  
Approved