



Architectural Review Board Meeting Minutes  
January 11, 2022

**BOARD MEMBERS**

Judith McGlinchy, AIA, LEED BD+C  
James McKnight, ASLA  
Mr. William H. Childs, Jr. AIA

**ALTERNATES**

Robert Maschke, FAIA  
Thomas F. Zarfoss FASLA

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**CALL TO ORDER:**

A meeting of the ARB was held on January 11, 2022 at the Community Center and called to order by Jim McKnight at 5:30PM.

**ATTENDANCE:** Tom Zarfoss was present. Judy McGlinchy and Bill Childs were unable to attend, Mr. McKnight stated that a quorum existed.

**APPROVAL OF MINUTES:**

Mr. McKnight presented the minutes from December 14, 2021 for approval. Mr. Zarfoss made a motion to approve as submitted, seconded by Mr. McKnight. Minutes were approved.

**COMMENT FROM THE BUILDING DEPARTMENT:** None

**OLD BUSINESS:** 12 W. Hanna Ln. – Pool House

Ms. Becky Kohout presented revised drawings. She explained that she incorporated revisions as per the recommendations of the board members, and especially that of Mr. Maschke. The members commented that the alteration to the clerestory made all the difference and was commendable. Ms. Kohout agreed that it was a great suggestion and presented a rendering of the pool house with photos of the existing home, showing a tight match. Mr. McKnight added that Mr. Maschke was emailed the revisions and he commented that it was a great improvement and he could support it. Mr. Zarfoss made a motion to approve the plan as revised. Mr. McKnight seconded. Motion passed. 2- Ayes 0-Nays 0-Abstain

**NEW BUSINESS:** SL 6 Hanna Ct. – New Home

Joseph Matava from Peninsula Architects presented plans for a new single family dwelling. He began with the site plan stating that the house has a unique shape to take in all views. It is oriented to the street as well as a long view to the lake and common area. A large 24 in. oak tree will stay. The board members asked that he consider the drainage so as not to adversely impact the tree. Mr. Matava went on to describe the floor plans. The first floor is in a “playful” shape with octagonal elements with open living space but private nooks. There is a four- car garage. The second floor comprises a master bedroom and two guest rooms.

The exterior elements include stone veneer in a warm beige tone, single shake shingle siding and soft white double- hung windows.

The board asked if the driveway would be brick as rendered in the plan. Mr. Matava answered that potentially it would but cost would be a factor.

The board members commented that the renderings were very good and enough detail was provided to give final approval.

Mr. Zarfoss made a motion to approve the plan as submitted and that a lighting and landscape plan is to be presented at a future date. Motion passed. 2- Ayes 0-Nays 0-Abstain

**PUBLIC COMMENT:** NONE

The meeting ended at 5:47 pm

Respectfully Submitted By: Mary Ranney, Recording Secretary



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