

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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25 February 2023

**MEETING MINUTES**

**Open meeting beginning at 10:00 am at Rex Dunning Firehouse**

**CALL TO ORDER:** The meeting was called to order at 10:05 am by member RJ Dial. Other committee members present: Tom Reidenbach, John McGehee, Ken Weston, and Don McCormick. Others in attendance: Bettye Winters, Junie Baldonado, Monique Cooper, Mimi and Junie Baldonado, Mark Rapelje, Jess Raphael, and architects Kate Haley and Mo Whiteside.

**APPROVAL OF MEETING MINUTES:** Minutes from the 28 January 2023 meeting were approved, 4-0.

**NEW BUSINESS:**

**Baldonado 1/101 (15161 Irish Beach Drive): Phase II New Home Construction (NHC) Application.** Kate Haley led the Phase II presentation. She recapped the buildable area, setbacks, and view corridor considerations that were approved at the Phase I review on 25 June 2022. She identified the high and low points on the proposed building periphery and the resultant Mean Natural Grade. No variances, including height, were requested. To address the visibility concerns of the neighbor immediately to the north, and to accommodate a two-car garage, the driveway was designed to cut into the property slope with a retaining wall topped by short, decorative screening. She pointed out the locations of the underground propane tank and the above-ground trash bin enclosure.

Ms. Haley presented the proposed materials and colors for the siding and trim, windows, decking, railings, and exterior lighting. A standing seam metal roof was proposed, which would accommodate the required solar panels better than a conventional shingled roof. She addressed the proposed approach to rainwater drainage on the lot and from the roof. The committee recommended several options for a permeable driveway surface to help mitigate runoff issues in that portion of the property.

The committee received comments from two adjacent property owners. The neighbor to the south had no objections. The neighbor to the north reiterated view impact concerns that were brought up at the Phase I review. The committee noted the

creative design and siting solutions that minimize the view impacts from the immediate neighbors. Member McGehee expressed some hesitation about the choice of Iron Gray as the siding color. Although the committee has approved dark colors in the past, this would be the first dark gray house in this part of the neighborhood. The owner and architect agreed to consider a lighter color, and will notify the committee of any proposed changes. The committee tentatively approved the color choices pending final proposed colors.

Member Dial moved to approve the design pending receipt of updated color selections for final review. Member Reidenbach seconded the motion, and it was approved 5-0.

#### **COMMUNICATIONS:**

**Hohos/Mumie (14871 Navarro Way):** Major Exterior Project (MEP) to add a prefabricated infrared sauna to their back deck. There was one comment from the mail notification. The committee had an on-site review and approved the project with certain landscaping restrictions.

**Thorne 1/30 (14860 Navarro Way.):** Minor Exterior Improvement (MEI) to replace siding, roof gutters and trim using current colors. Committee reviewed the project and approved it.

The business portion of the meeting ended at 11:14 am.

**COMMENTS FROM THE FLOOR:** Mr. Rapelje asked to speak to the ADC. He went on a lengthy recitation of problems and grievances related to his property. Since these issues were not ADC-related, the committee referred him to the Irish Beach Improvement Club (IBIC).

**ADJOURNMENT/NEXT MEETING:** The meeting was adjourned at 11:14 am. The next meeting will be scheduled when there is New Business to be considered.