



Architectural Committee Meeting Minutes – April 6, 2023

BSAC/Staff in Attendance:

Stacy Ossorio, Chair
Clay Lorinsky
Grant Hilton-Virtual
Maggie Good
Brad Reiersen
Suzan Scott
Lisa Hoogenboom
John Seelye

Guests in Attendance:

Gary Walton
Stephen Dyer
Joe Schwem

Jerad Biggerstaff
Aaron Dornsmith
Kenny Holtz

Guests Joining Virtually:

Mary Ann Comstock
Rene Houlette Jones
Lisa Hornburg
Garrett Damm
Steve Chernausk
Cassandra Elwell
Blair Elander
Kristi Fischer
Chris & Heidi Straus
Brian Lubin

Project Attending For:

MN Yellowtail Partners #07107
3025 Half Moon Court #0444A
North Fork Creek #07509
1935 Little Coyote Rd #04509
2450 Dull Knife Lane #05202
MN Yellowtail Partners #07107
MN Yellowtail Partners #07107
Fairways #312184

2410 Dull Knife Lane #05201
2705 Little Coyote #04418
2450 Dull Knife Lane #05202
83 W Pine Cone Terrace #02802
Aspen Groves Representative
2220 Spotted Elk Rd. #04622
2885 Two Moons #04323
123 Nordic Lane #02710
2450 Dull Knife Lane #05202
Moosewood Rd #07509

1. Membership Forum –

John Seelye noted all Member correspondence should use the proper communication channels and reach out to staff regarding BSAC matters.

Chair, Stacy Ossorio, added that Board Members do not need to meet with Member applicants outside the BSAC as it could be a conflict of interest.

2. Call to Order – Chair, Stacy Ossorio called the meeting to order at 9:10 AM.

3. Meeting Minutes – March 2, 2023, Minutes

Motion made by Maggie Good to approve the March 2, 2023, minutes; seconded by John Seelye. Motion passed.

4. Single-Family, Major Alteration-

- a. BSOA: #04323 Booth Olay (Gregory Young)
Legal: Meadow Village
Block 3, Lot 23A
Street: 2885 Two Moons

Staff presented an application for a deck extension and new stairs on the front of 2885 Two Moons. The decking material will be Trex and will have a metal and cable railing. The new deck and railing will match the existing deck.

Motion made by Maggie Good to approve the application as submitted; seconded by John Seelye. Motion passed.

5. Single-Family, Design Changes After Final

- b. BSOA: #05201 Mary Ann Comstock

Legal: Sweetgrass Hills

Block 2, Lot 1

Street: 2410 Dull Knife Lane

Staff presented design changes that occurred during the building process. Staff determined that all changes comply with Sweetgrass Hills Covenants and the Design Regulations.

Motion made by Clay Lorinsky to approve the changes and waive the 'After the Fact' fee; seconded by Stacy Ossorio. Motion passed.

6. Multi-Family, Project Extension Request

- c. BSOA: #312184 Fairways

Legal: Fairways/Meadow Village

Meadow Village N1 2nd Filing, Tract E Plat 1-12

Street: 2184-2188 Little Coyote Rd.

This request was for a project extension for Fairways buildings #3 and #4. Kenny Holtz projects that it will take 4-6 weeks to substantially complete building #3, and 12 weeks for substantial completion of building #4. Landscaping is estimated to be complete for both buildings #3 and #4 no later than July 31. Condo development monument sign will be completed by this date as well.

Motion made by Maggie Good to approve the extension of (a) Building 3 to be complete by June 1, 2023, (b) Building 4 to be complete by July 1, 2023, and (c) the landscaping for both to be complete no later than July 31, 2023; seconded by John Seelye. Motion passed.

7. Single Family, Minor Alteration

- d. BSOA: #04418 Rene Jones Houlette

Legal: Meadow Village

Block 4, Lot 18

Street: 2705 Little Coyote Rd.

Staff presented an application for a new roof. The new roof will remain the same height.

Motion made by Grant Hilton to approve the application as submitted subject to the applicant bringing in a sample of the roof for staff to approve; seconded by Maggie Good. Motion passed.

8. Single-Family, Minor Alteration

- e. BSOA: #02802 James R. Reger
Legal: Aspen Groves
Block D, Lot 2A
Street: 83 W Pine Cone Terrace

Staff presented a variance application for a cold-system roof in Aspen Groves. The current roof is 25 feet high. The cold-system would be built on top of the existing roof and add 9-3/4." Aspen Groves covenants state no building shall exceed 25 feet in height. The Aspen Groves Covenants also allow for the committee to grant a variance.

Motion made by Maggie Good to approve the variance application as submitted subject to the Aspen Groves Committee providing a letter stating the neighbors do not object to the height variance; seconded by Clay Lorinsky. Motion passed.

9. Single-Family, Minor Alteration

- f. BSOA: # 02710 Kristi Fischer
Legal: Aspen Groves
Block C, Lot 10
Street: 123 Nordic Lane

Staff presented an application for exterior painting of the Fischer home. The colors are Sherwin Williams "Shagbark 3001" for the trim and Sherwin Williams "Smoke Tree 3019", for the body of the house. Both colors are neutral gray.

Motion made by John Seelye to approve the application as submitted; seconded by Clay Lorinsky. Motion passed.

10. Single-Family, Minor Alteration

- g. BSOA: #0444A Steve Dyer
Legal: Meadow Village
Block 4, Lot 44A1
Street: 3025 Half Moon Court

At the recommendation of Rootbound Arborist, the Dyers would like to remove twelve trees from their property. The trees to be removed are either dying, unhealthy or leaning towards the house.

Motion made by Grant Hilton to approve the removal of the twelve trees as the application submitted subject to the applicant providing a map of the property noting the location of trees being removed and disposal; seconded by Maggie Good. Motion passed.

11. Single-Family, New Construction, Sketch

- h. BSOA: #05202 Chris & Heidi Straus

Legal: Sweetgrass Hills

Block 2, Lot 2

Street: 2450 Dull Knife Lane

Staff presented a sketch application for new construction. Heidi and Chris Straus have proposed a two-story home with four bedrooms and one ADU on the main floor. The home would have 5,410 square feet. The average height based on four points is 25 feet. The average height based on four points in a preliminary drawing was 33 feet. The Committee noted they would like to see the height recalculated by staff to ensure compliance.

Motion made by Grant Hilton to deny the application as submitted noting the applicant will have to verify the calculation for Sweetgrass Hills Covenants and ensure compliance with both the Sweetgrass Hills Covenants and Design Regulations. Staff will make its own calculation to ensure the numbers agree; seconded by Clay Lorinsky. Motion passed.

12. Single-Family, Major Alteration, Sketch

- i. BSOA: #04622 Overton

Legal: Meadow Village

Block 6, Lot 22

Street: 2220 Spotted Elk Rd

Staff presented an application for a sketch review for a major alteration to update the exterior of 2220 Spotted Elk Rd. The scope of work includes the following: a new front porch, enclosing the porch and adding new entry door and windows. The existing garage roof will be extended. Fifteen replacement windows will be the same size and four windows will be larger. A new garage overhead and walk through doors will be installed. A concrete walkway from the garage with a paved sitting area will be installed. The existing deteriorated siding will be replaced to match and the house will be painted.

It was confirmed the project will remain inside the setbacks and in compliance.

Motion made by Maggie Good to approve the application as submitted; seconded by Clay Lorinsky. Motion passed.

13. Single-Family, New Construction, Final

- j. BSOA: #07509 Brian & Cindy Lubin

Legal: North Fork Creek

S35, T06 S, R03 E, Lot 3, Acres 6.914, P- J-247

Street: Moosewood Rd

The application for the final review was submitted for the Lubin residence. The proposal was for a three-story single-family residence with four bedrooms, and a bunk room. The home has 1,729 sf living area on the main floor, 1,517 sf on the lower-level and 585 sf on the upper floor making it a total of 3,831 sf.

Plans noted a dog-run in the back yard that included a chain-link fence. The fencing material and screening were found to be insufficient.

Motion made by Grant Hilton to table the application pending a revised fence and additional hot tub screening; seconded by Clay Lorinsky. Motion passed.

14. Single-Family, New Construction, Final

k. BSOA: #04509 Cory Lepper

Legal: Meadow Village

Block 5, Lot 9

Street: 1935 Little Coyote Rd

Staff presented the application for the Lepper Single-Family Residence Final plan which proposes a two-story home with four bedrooms. The home has 1,919 square feet of living area on the main floor and 1,919 square feet on the lower floor. The total living area is 3,838 square feet. The average height is below 25 feet.

The home will have minimal exterior lighting, be dark sky compliant, and have minimal landscaping. Sketch was approved on December 15, 2023, with the understanding that anything built in the setbacks are at the owners risk.

Motion made by Grant Hilton to approve the application as submitted; seconded by John Seelye. Motion passed.

15. Multi-Family, New Construction, Final

l. BSOA: #07107 MN Yellowtail Partners

Legal: Meadow Village

Lot 4,

Street: TBD 2400 Yellowtail Rd

The Committee reviewed the exterior materials for the MN Yellowtail Partners buildings in detail. The siding, shingles, metal, and stone are neutral in color, coordinate well and compliment the aesthetics of the neighborhood.

Motion made by Maggie Good to approve the exterior materials as submitted excluding the railings and hot tub screenings; seconded by Clay Lorinsky. Motion passed.

16. Discussion Items

a. Michner Cabin to HCR

The BSCO requested information on how to procedurally move the Michner Cabin from the school to their property in Sweetgrass Hills. To move the Michner cabin, the committee requests a 'new construction' application.

17. Adjourn – The meeting adjourned at 11:43 AM.

Stacy Ossorio, BSAC Chair