

Historic Preservation Commission Meeting Minutes  
10 N. Public Square  
April 16, 2024  
5:30 P.M.

## **I. Open Meeting**

Called to order by Chairman Frisbee at 5:29PM.

Present: Greg Frisbee, Becky Carr, David Elder, Lisa Ellis, Brad Galland, and Larry Gregory,  
Absent: Vandi White  
Staff Present: David Hardegree, Zack Arnold, Ashley Peters, and Keith Lovell

### **1. Approval of Minutes**

Chairman Greg Frisbee called for a motion to approve the minutes of the last meeting. Board Member Becky Carr made a motion to approve the meeting minutes from March 19, 2024. Board Member David Elder seconded the motion to approve the minutes. The motion carried unanimously. Vote: 5-0

### **Certificate of Preservation:**

#### **2. COP24-11. 117 Cassville Rd.**

**Applicant: David Munisteri**

David Hardegree, Planning and Development Assistant Director, stated per the original application COP24-11, the applicant proposes to construct a new house on the undeveloped lot. The lot was recently subdivided with the intent that the house would be built to comply with the development density bonus per zoning ordinance section, 6.6.3 (L) for the R- D zoning district. New Lot will be located and face 144 Aubrey Street. There is a small storage structure on the property that will need to be demoed prior to building on the property. The only comments received from other departments were from Public Works regarding the shared driveway. Approval was given by Stephen Foy to have a shared driveway at this location.

The history of the property is a new lot subdivided from 117 Cassville Rd.

David Munisteri came forward and stated that the home proposed is to be a 2 story, 4 bedroom, 2 ½ bath with Hardie siding and energy efficient.

Chairman Frisbee opened the floor for discussion from the committee.

Chairman Frisbee asked the applicant how the parking arrangements will be on the property. Mr. Munisteri stated that there will be a 2-car driveway placed beside the new home and behind the home at 117 Cassville Rd.

Chairman Frisbee asked if there will be a crawl space or front porch being added to this property. Mr. Munisteri stated that he does not have the depth to add a front porch and that part of it would already be in the setback. If moved further into the setback a variance would be required.

Board Member Brad Galland asked what getting a variance would mean in this situation. Mr. Keith Lovell, City Attorney, stated that it would be a process of applying and attending a zoning hearing to grant smaller setback requirements for this property. The current setbacks for this property are 20' from all streets.

Further discussion commenced.

Chairman Frisbee asked a question regarding adding a crawl space to allow for an elevation into the home. Mr. Munisteri stated that the property will be graded for proper watershed which will allow a step up into the home.

Board Member Lisa Ellis asked if shutters would be added to the property and if there would be a concrete pad at the rear of the property. Mr. Munisteri stated that the shutters will be added to each window and that there will be a concrete porch area added to the back of the home.

Chairman Frisbee as well as Board Member Ellis both stated that they would prefer a front porch onto the property and a variance to be pulled. Mr. Munisteri stated that adding a full front porch to the property will bring more cost to the project and put it out of budget. Mr. Lovell stated that within the code it states that you can go into the setbacks 3' but once you pass the 3' mark it will require a variance. Discussions took place about other ideas that could possibly take place to help the home fit into the street.

Chairman Frisbee closed the discussion and asked for a motion to be made.

Board Member Ellis made a motion to approve the project scope with the addition of shutters and front support columns to be added. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 5-0

## II. OTHER

Date Approved: 05/21/2024

/s/   
Greg Frisbee, Chairman

