
Community Standards Committee Meeting Minutes

October 8 at 6:30 p.m.

42420 Unicorn Drive

A meeting of the South Riding Proprietary Community Standards Committee was convened this day.

MEMBERS PRESENT:

Mark Pontello, Board Liaison
Justin King, Vice Chair
Jason Gurney
Leah Sims
Wayne Smith
Ruth Owens

STAFF PRESENT:

Jose Gonzalez, Community Standards Manager
Brittany Unthank, Community Standards Coordinator

OTHERS PRESENT:

N/A

ABSENT:

Paul Paolozzi, Chair	With notice
Kristi Smith	With notice
Curtis Smith	With notice
Bonnie Kohli	With notice
Patrick Reidy	

CALL TO ORDER:

Mr. King called the meeting to order at 6:30 p.m. and asked if anyone would be recording the meeting. No one reported recording.

RESIDENT COMMENT:

N/A

APPROVAL OF MINUTES:

Mr. Smith MOVED and Mrs. Owens SECONDED to approve the meeting minutes from the September 10, 2025 meeting. The motion PASSED 3-0-2, Mr. King and Mr. Gurney abstained as they were absent from the previous meeting.

BOARD/ COMMITTEE/ STAFF REPORTS:

Committee Chair Report: N/A

Board Liaison Report: Cancellation of Celebrate South Riding, cascading water feature update

Staff Report: VIP Party, winter notices

OWNER APPLICATION FOR REVIEW/ DECISION

***Please see the Community Standards Committee Application Decisions, entered as Exhibit 1.

EXECUTIVE SESSION:

Mr. Smith MOVED, and Mrs. Owens SECONDED to enter Executive Session at 6:42 p.m. to discuss rules hearing. The motion PASSED unanimously.

Mr. Smith MOVED, and Mrs. Owens SECONDED to exit Executive Session at 6:44 p.m. The motion PASSED unanimously.

ACTION TAKEN POST EXECUTIVE SESSION:

Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Consent Agenda as recommended by staff. The motion PASSED unanimously.


MATTERS FOR DISCUSSION:

N/A

ADJOURNMENT:

Mr. Smith MOVED, and Mrs. Owens SECONDED to adjourn the meeting at 6:47 p.m.

The next meeting will be held at 42420 Unicorn Drive, Wednesday, November 12, 2025 at 6:30 p.m.

Signed: 
Paul Patozzi, Community Standards Committee Member


Date Approved: November 12, 2025

EXHIBIT 1			
COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS			
10.9.2025			
ADDRESS	PROJECT(S)	MOTION	DECISION
43677 PRIMANTI STREET	ADDITIONS/ ALTERATIONS: MISCELLANEOUS, SCREENED PPORCH	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
43329 BURKE DALE STREET	PATIO, DECK	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
43245 LIGHTHOUSE PLACE	DECK, PORCH	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application as presented.	The motion passed unanimously.
43185 QUILTING LANE	FENCE, LANDSCAPE, MATERIAL CHANGE, PATIO WITH SEAT WALL	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
42680 LATROBE STREET	MATERIAL CHANGE	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application as presented.	The motion passed unanimously.

42509 FLEMMING DRIVE	PATIO, MATERIAL CHANGE, MISCELLANEOUS/ OTHER	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
25955 KREBS LANE	SUNROOM	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
25932 KIMBERLY ROSE DRIVE	FENCE	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application with a variance and as stipulated in the Decision Letter.	The motion passed unanimously.
25281 DOOLITTLE LAN	FENCE	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
43392 BURKE DALE STREET	DECK, PERGOLA	Mr. Smith MOVED and Mrs. Owens SECONDED to approve the Application with a variance and as stipulated in the Decision Letter.	The motion passed unanimously.