

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, January 5, 2016**

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Meeting was called to order at 5:33 p.m. by Mr. Olson.

**1. Roll Call.**

Present: Mr. Olson, Mr. Liechty, Mr. Matola, Mr. Schoenecker, Mr. Riebesehl, and Ms. Steindorf

Absent: Mr. Janusz, Mr. Wollersheim, and Mr. Domaszek (all excused)

Also Present: Mr. Griffiths, Ms. Nelson, and Applicants

**2. Review and act on meeting minutes dated December 15, 2015**

Ms. Steindorf recommended that the following changes be made: on page one, item two, second paragraph, second sentence, change “recommend” to “recommended” and on page one, item three, paragraph two, second sentence, change “titled” to “tilted.”

Mr. Liechty recommended the following change be made: on page one, item three, paragraph two, second sentence, “barn door” be changed to “baffle.”

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the meeting minutes as amended. Motion carried 6-0.

**3. Review and act on a request by James and Dorothy Nowak at 580 Rosedale Drive for an alteration.**

Wade Avinger and James and Dorothy Nowak were present before the Board.

Mr. Liechty asked if the proposed patio door will be a sliding glass door. Mr. Avinger stated yes. Mr. Liechty asked about the style of the door. Mr. Avinger stated the door will be a French style door with no divided lites.

Mr. Schoenecker asked if the lighting will match the door. Mr. Avinger stated the door is being replaced and they have not yet chosen a light.

Mr. Liechty asked if there will be a step. Mr. Avinger stated they plan to put in a deck next year but there will be a temporary step until then.

Mr. Liechty asked if the window is also being replaced. Mr. Avinger stated that yes the window will be replaced with a divided sliding window and the trim would match.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plans as submitted.

Motion carried 6-0.

Mr. Olson recused himself from the meeting at 5:38 p.m.

Mr. Matola motioned and Mr. Schoenecker seconded to nominate Mr. Liechty as temporary chair.

Motion carried 4-0

**4. Review and act on request by Western Racquet Club at 1800 Highland Drive for a pool, fence, and a retaining wall.**

Tom DiSalvo from Zimmerman Architectural Studios was present before the board.

Mr. DiSalvo presented plans and sample materials for replacing and expanding pool deck, adding a kiddie pool, removing and replacing fencing, adding landscaping to pool deck area, and added a pavilion. The pavilion will be the check-in area and front entrance to pool area. The pavilion will closely match the style of the rest of the property and will have a metal roof.

Mr. Liechty asked about the color of the roof material. Mr. DiSalvo stated it will be a dark chocolate bronze color.

Mr. Liechty asked if the new fence would match the existing fence in style and color. Mr. DiSalvo stated it will very closely match but not exactly. It will be black with a height of 5 ft.

Mr. Liechty asked about lighting in pool area. Mr. DiSalvo stated the lighting will be subtle, ambient lighting since the pool is not used at night.

Mr. Matola asked about counter top material for the check-in pavilion. Mr. DiSalvo stated it will be a solid surface counter top.

Mr. Matola asked if the kiddie pool will be larger than the current pool. Mr. DiSalvo stated that it will be larger and shallower.

Mr. Liechty asked if there will be lighting in kiddie pool. Mr. DiSalvo stated no there will not be any lighting.

Mr. DiSalvo presented plans for a new pool equipment building to service the kiddie pool and stated that it will be located in corner of pool area and screened with landscaping. The existing shed will also remain.

Mr. Schoenecker asked if they will be removing clap board on the shed. Mr. DiSalvo said yes it will be an EIFS material with stained cedar trim.

Mr. Liechty asked about the concrete. Mr. DiSalvo stated it will be plain, not stamped or stained.

Mr. Matola asked if the retaining wall is new. Mr. DiSalvo stated that yes, there will be a new dry stacked stone retaining wall.

Mr. Matola asked if there will be any changes to the fire pit. Mr. DiSalvo stated there will be no changes.

Mr. Schoenecker motioned and Mr. Matola seconded to approve plans with addition of louvered air vents on rear of service building.

Motion carried 5-0

Mr. Olson rejoined the meeting and resumed chair at 5:55 pm.

#### **5. Review and act on a request by Julie Mick-Bonfilio at 14980 Juneau Boulevard for a new home.**

Jordan Weed from Burg homes and Ms. Mick-Bonfilio were present before the board.

##### *Review of Architecture and Design*

Mr. Weed stated the house will be raised up 3ft. for drainage purposes and that the house design would have a farm house look, with horizontal cedar siding, board and batten detail. Mr. Weed stated that they did not have exact samples of the colors. Ms. Mick-Bonfilio stated the main body of the house will have 4 inch horizontal siding in white and the garage will be styled to look like a barn.

Mr. Matola asked about the column color. Ms. Mick-Bonfilio stated they will be stained a gray color.

Mr. Weed stated that the casement windows will be white.

Mr. Olson asked if the far left window on garage elevation could be centered on the garage door below. Mr. Weed stated that yes, the window could be shifted over so that they are all centered.

Mr. Liechty asked if there will be four steps between first floor and garage and if garage elevation is lower would that shift the roof line down. Mr. Weed stated that the garage is stepped down and there will be an eyebrow roof.

Mr. Liechty asked about railings for the stair. Mr. Weed stated the railing will be cedar.

Mr. Olson asked if there could possibly be a gable on the front elevation instead of two center windows. Ms. Mick-Bonfilio stated the goal of the design is to look like three separate homes.

Mr. Olson stated that the design does not seem to continue to the rear of the house and asked why the stone was not continued along base of home. Mr. Weed stated that there will be a retaining wall and that they could bring the stone chimney along the outside of the wall to break up the siding. Mr. Olson agreed that it would improve the look of the house if they added the stone chimney along the outside. Applicants agreed to add the stone chimney along the outside of the wall.

Mr. Liechty asked about the roof material for the cupola. Mr. Weed stated that it will probably be the same cedar material.

Mr. Liechty asked if there will be gutters on house. Mr. Weed stated there will not be gutters but they will use in ground drain tile.

Mr. Matola asked if there is a plan to prevent ice sheets on front roof. Mr. Weed stated they are planning to put up snow guards.

Mr. Liechty asked about the style of garage doors. Ms. Mick-Bonfilio stated they would be stable door style and presented photo of sample door.

Mr. Liechty motioned and Mr. Riebsesehl seconded to approve plans, contingent upon submittal of final colors and materials to the Building Board at a later meeting.

Upon further discussion Mr. Schoenecker asked if the motion should include conditions about the chimney and windows above the garage.

Mr. Liechty amended the motion and Mr. Riebesehl seconded the amendment to include the condition that the chimney would be extended to the outside of house and brought down to grade and that the alignment of windows on the east elevation be centered on the garage doors.

Motion carried 6-0.

#### *Review of site plan and grading*

Mr. Liechty asked for confirmation that the proposed first floor elevation is 873.15 and the house to the west is at 863 and that there is a walkout. Mr. Weed stated yes. Mr. Liechty stated that the elevations do not indicate the crown on the driveway.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve site plan and grading as submitted.

Motion carried 6-0.

#### **6. Other Business**

No other business.

**7. Adjournment**

Mr. Liechty motion and Mr. Riebesehl seconded to adjourn the meeting. Motion carried 6-0.

Meeting adjourned at 6:30 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant