

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, April 19, 2016**

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Meeting was called to order at 5:30 p.m. by Mr. Olson.

**1. Roll Call.**

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

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

**2. Review and act on meeting minutes dated April 6, 2016.**

Mr. Schoenecker stated that on page two, item five, second paragraph, the second sentence is missing a word. Mr. Olson stated that the word “add” should be inserted so the sentence reads “they would like to add them.”

Mr. Wollersheim motioned and Mr. Matola seconded to approve the meeting minutes as amended. Motion carried 8-0.

Mr. Liechty joined the meeting at 5:32 p.m.

**3. Review and act on a request by Brian and Sherri Kelsey at 1655 Sunset Drive for an alteration.**

Jody Ryg from Renaissance Design & Renovation was present before the board.

Mr. Schoenecker asked if the shakes would be stained or painted. Mr. Ryg stated that they will be painted to a weathered look.

Mr. Schoenecker asked about shingle material and color. Mr. Ryg stated they will be black dimensional asphalt shingles.

Mr. Schoenecker asked about the lighting on the front entrance. Mr. Ryg stated that they will use can lights between the posts and a decorative light hanging in the center.

Mr. Liechty asked if they had planned on making any changes to the West and South elevations. Mr. Ryg stated that Indian Hills is requiring that the South gable match the North gable and that the siding will be all shake siding and will be the same color.

Mr. Wollersheim asked about the color palette. Mr. Ryg stated that the siding will be gray and the roof will be black.

Mr. Liechty asked if the brackets under the bow window were being eliminated. Mr. Ryg said that they are not.

Mr. Matola asked if they will be using the six panel windows shown in the 3D rendering. Mr. Ryg said yes, they will be casement windows with a wide mid rail to emulate double hung.

Mr. Liechty asked if they will be putting in a square transom window above the front door. Mr. Ryg said yes.

Mr. Wollersheim asked about the width of the columns. Mr. Ryg stated they will be finished at nine inches.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 9-0.

#### **4. Review and act on a request by Eric and Julie Sullivan at 1040 Woodland Avenue for an addition (deck).**

Eric Sullivan was present before the board.

Mr. Liechty asked about the deck skirting. Mr. Sullivan stated that the skirting will not be solid. There will be space between the vertical 1x4s to create air flow.

Mr. Matola asked about the deck color. Mr. Sullivan stated the deck will be gray and the skirting will be white to match the trim on the home.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 9-0.

#### **5. Review and act on a request by Nick and Debby Pfeffer at 14805 Watertown Plank Road for an addition.**

Matt Krier from Design Group 3 was present before the board.

Mr. Liechty asked if they will be matching the material and color to the existing house. Mr. Krier said yes.

Mr. Schoenecker asked if the staircase would be changed. Mr. Krier said that yes, the stone staircase will be reworked.

Mr. Wollersheim asked why there was a clip on the roof line of the garage. Mr. Olson stated that it seems out of place in the design. Mr. Wollersheim added that the front elevation was all gable ends. Mr. Olson asked if they could change that clip to a gable. Mr. Krier said yes.

Mr. Liechty asked about any drainage issues on the property. Mr. Krier stated that the garage is located at the lowest level of the property and currently there is a functioning French drain that does not connect with the sewer. Mr. Krier stated that they will be adding rain water control with downspouts to redirect the water to the East.

Mr. Liechty asked about impervious area. Mr. Griffiths said that he believe it meets ordinance requirements. Mr. Domaszek stated that the plans did not indicate any calculations. Mr. Griffiths stated that they will need to provide the baseline calculations.

Mr. Matola asked if a variance was granted. Mr. Griffiths said yes, at four feet into the side yard. Mr. Domaszek asked what the rationale behind granting the variance was. Mr. Griffiths stated that it was a drainage issue. Mr. Krier also stated that topography was the issue.

Mr. Liechty expressed concern again about drainage issues and suggested that they consider added a sump pump. Mr. Krier stated that they will look into it.

Mr. Wollersheim asked Mr. Krier to confirm that the homeowners would be willing to change the clipped roof. Mr. Krier said yes.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve plans with the condition that the gable would be added. Motion carried 9-0.

#### **6. Review and act on a request by James and Linda Beckley at 1850 Fairfax Drive for a new home.**

James Beckley, Linda Beckley, Jean Kwarcianny, and David Montguire were present before the board.

Mr. Wollersheim stated that the new design looks very nice and the stone breaks up the wall. Mr. Matola also added that the front of the home looks better with more contrast between the stone and the siding.

Mr. Wollersheim asked to confirm that the design changes were removing some of the stone from the front and wrapping it around the right side. Ms. Beckley said yes.

Mr. Wollersheim also asked about the window on the left elevation. Mr. Beckley stated that they have changed the design to two windows.

Mr. Matola stated that it would also look nice to wrap the stone the back of the house. Mr. Wollersheim said that if they had enough stone it would be ideal to bring it around to the back elevation.

Mr. Liechty motioned and Mr. Matola seconded to approve plans as submitted. Motion carried 9-0.

#### **7. Review and act on a request by Neal and Mindy Harmelink at 1825 San Fernando Drive for a new home.**

Pat Seegers from Ascent Builders and Neal Harmelink were present before the board.

### *Review of Architecture and Design*

Mr. Seegers presented colors and materials.

Mr. Griffiths asked if they had selected decking and railing materials. Mr. Seegers stated that the decking will be dry ply mesh and concrete membrane and that they will probably use aluminum posts with cable wire for the railing.

Mr. Griffiths asked if the Chapter 30 permit had been granted. Mr. Seegers stated not yet but they anticipate receiving it within the next week.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve plans as submitted. Motion carried 9-0.

### *Review of Site Plan and Grading*

Mr. Wollersheim asked about the three to one slopes. Mr. Seegers said that they can be adjusted to four to one.

Mr. Liechty stated the Ruckert & Mielke letter said the drainage goes to Underwood Creek and asked if the drainage will be taken down to the road. Mr. Seegers said that the front downspouts will go down to the road.

Mr. Matola asked if the front of the home faces San Fernando Drive. Mr. Griffiths said yes and added that the lot is a unique shape and is not a traditional corner lot. Mr. De Angelis added that the location of the home on the property will allow it to sit in proportion with the neighboring houses.

Mr. Liechty motioned to approve the proposed location of the house. This motion was then withdrawn.

Mr. Griffiths asked if the proposed home would be lower than the farmhouse that is located there now. Mr. Seegers said it is one foot lower.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve siting, location, and elevation as submitted. Motion carried 9-0.

### **8. Other Business**

Mr. Griffiths thanked the board and stated that the Village is currently interviewing candidates for his replacement.

Mr. Olson and the members of the board wished Mr. Griffiths good luck in his new position.

**9. Adjournment**

Mr. Liechty motioned and Mr. Wollersheim seconded to adjourn the meeting. Motion carried 9-0.

Meeting adjourned at 6:18 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant