

**BUILDING BOARD
MEETING MINUTES
Tuesday, November 1, 2016**

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

1. Roll Call.

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

Absent: Mr. Janusz (excused).

Also Present: Mr. Harrigan, Ms. Nelson, Applicants.

2. Review and act on meeting minutes dated October 18, 2016.

Mr. Liechty asked for the following changes to be made: Page two, paragraph six, second sentence, the word “two” should be changed to “to”; page three, item five, paragraph four, the word “window” should be inserted between “the” and “color”; under item six, the motion should read “... with the notation that the monument will be located five feet North of the walking path.”

Mr. Schoenecker motioned and Ms. Steindorf seconded to approve the meeting minutes as amended. Motion carried 7-0.

Mr. Wollersheim recused himself from the meeting at 5:33 p.m.

3. Review and act on a request by Edward and Amy Zosel at 2075 Elm Tree Court for a new home.

Steve Wollersheim and Chris Miracle were present before the board.

Mr. Wollersheim stated that they will just be presenting the design and site plan at this meeting and will be submitting a landscape plan at a later date.

Review of Architecture and Design

Mr. Wollersheim presented an overview of the design and presented sample colors and materials.

Mr. Liechty asked if the impervious surface calculations included the patio. Mr. Wollersheim said yes.

Mr. Schoenecker asked about the shingles. Mr. Wollersheim stated they will be dimensional asphalt shingles.

Mr. Matola asked if the bay windows will be stained cedar. Mr. Wollersheim said yes.

Mr. Liechty asked if the gutters and downspouts will be a bronze color. Mr. Wollersheim said yes.

Mr. Liechty asked if the arched dormer on the front elevation had been eliminated. Mr. Wollersheim said yes.

Mr. Liechty asked about the shroud on the chimney. Mr. Wollersheim said it will be a metal decorative shroud.

Mr. Liechty asked about the brackets on the metal roof. Mr. Wollersheim said they will be cedar.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the architecture and design as submitted. Motion carried 6-0.

Review of Site Plan and Grading

Mr. Domaszek stated that if the paver blocks are included in the impervious surface calculations, it would be over 30% and stated that they would be allowed to go over the 30% but only with a conditional use permit.

Mr. Miracle asked if that could be part of the landscape submittal. Mr. Harrigan stated that would need to be submitted to the Plan Commission for approval.

Mr. Wollersheim stated that the pitch on the south side of the property has been adjusted. Mr. Miracle stated that the slope of the entry walk and driveway have been addressed by the addition of a retaining wall and step treads up to the front entry. Mr. Miracle also added that the owners may want to add a retaining wall to the east of the patio.

Mr. Liechty and Mr. Matola expressed concern about drainage in the rear of the property. Mr. Miracle stated that a swale has been added and a pipe could also be added if needed. Mr. Liechty stated that the berm will be critical to redirect water.

Mr. Liechty asked if there will be landscaping around the well. Mr. Miracle said yes.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the site plan and grading on the condition that the concerns in the Ruekert Mielke letter be addressed and contingent upon Plan Commission approval of the impervious surface area. Motion carried 6-0.

Mr. Wollersheim rejoined the meeting at 5:53 p.m.

4. Other Business

Mr. Olson stated that the board has received a letter from Susan Retzack regarding the shed at 13425 Marquette Avenue that was approved at the September 20, 2016 building board meeting.

Mr. Domaszek stated that the building board does not have the authority to enforce deed restrictions and that the legislative committee may take this up in the future.

Mr. Harrigan noted that the siding on the shed was installed vertically instead of horizontally and he has contacted the homeowners to have that corrected.

5. Adjournment

Mr. Leichty motioned and Mr. Matola seconded to adjourn the meeting. Motion carried 7-0.

Meeting adjourned at 5:58 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant