

**BUILDING BOARD
MEETING MINUTES
Tuesday, March 6, 2018**

Meeting was called to order at 5:31 p.m. by Mr. Olson.

1. Roll Call.

Present: Mr. Olson, Mr. Janusz, Mr. Liechty, Mr. Collins, and Mr. Koleski

Absent: Mr. Matola, Mr. Domaszek, Mr. Schoenecker, and Ms. Steindorf

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

2. Review and act on meeting minutes dated February 21, 2018.

Mr. Liechty motioned and Mr. Koleski seconded to approve the meeting minutes as submitted. Motioned carried 5-0.

3. Review and act on a request by Tim Steinle at 635 Vernon Place for a revision to a previously approved building addition and alteration.

Mr. Steinle was present before the board.

Mr. Steinle stated that there is not an entrance from the garage to the home so the proposed porch would replace the current overhang to provide weather protection and a space for summer enjoyment.

Mr. Liechty asked if the existing overhang structure will be removed and replaced by the proposed porch. Mr. Steinle said yes and stated that the porch will extend beyond the current overhang to the west and may extend a foot or two to the north to tie in to the garage.

Mr. Liechty stated that he was concerned about the scale of the porch and that he felt the height could come down to tie into bottom of the existing roof. Mr. Liechty also stated that he would like the applicant to consider incorporating the same level of detail found on the rest of the existing home into porch design.

Mr. Steinle stated that he would have no problem adding any design details but did not want to lower the roof of the porch at all. He stated that they planned on adding a ceiling fan and use the space in the summer and he believed lowering the ceiling would decrease the utility of the space.

Mr. Liechty asked if there will be a gutter on the west end of the porch. Mr. Steinle stated that currently there is a downspout on the north side and the water is directed towards the north along the lot line. Mr. Liechty asked if the water coming off the proposed porch would tie into that same line. Mr. Steinle said yes.

Mr. Liechty asked if the colors and materials would match the existing house. Mr. Steinle said yes.

Mr. Koleski asked if the porch was located on the rear of the home. Mr. Steinle said yes.

Mr. Janusz asked if the view out of the windows under the porch would become obstructed if the height of the structure was lowered. Mr. Liechty stated that he did not think so and that he still felt it would tie in better to the rest of the home.

Mr. Collins asked Mr. Liechty how much he would want the roof lowered. Mr. Liechty stated that maybe half a foot would be sufficient.

Mr. Olson asked the applicant if he would be willing to lower the height of the proposed porch. Mr. Steinle stated that he would like it approved as is since he believes that if the structure is lowered they will not be able to put in a ceiling fan.

Mr. Olson stated that the applicant could look into using a direct mount for the ceiling fan or a shorter stem.

Mr. Steinle stated that he and his contractor already had this discussion about lowering the height of the porch and they came to the conclusion that this height will give them the most utility.

Mr. Steinle asked if the item will be tabled to a future meeting if a motion is not made by the board. Mr. Koleski stated that the applicant would need to make the request to table the item.

Mr. Steinle requested that the item be table to the following meeting. Mr. Olson also suggested that Mr. Steinle could arrange a subcommittee meeting through Mr. Harrigan so that the board could offer suggestions on a new design.

Mr. Steinle also stated that he understands the board's concerns about the proposed height of the porch and will consider the subcommittee option.

Mr. Liechty motioned and Mr. Collins seconded to table the item per the applicant's request. Motion carried 5-0.

4. Review and act on a request by Kevin Hudak, 900 Lone Tree Road, for a revision to a previously approved retaining wall.

Lynn Goldstein of Creative Landscape Design was present before the board.

Ms. Goldstein stated that the homeowner no longer wants the solid wall along the west side of the stairwell as he believes it will be too dark inside the stairwell. Instead they

are proposing pillars with 6” railings and cedar spindles 4” apart. She stated that this is to code and this option will add more light into the stairwell.

Mr. Liechty provided Mr. Olson with a summary of the previous meeting’s discussion and reviewed the original submitted plans.

Mr. Koleski stated that previously there was no protection on the west side to prevent someone from falling into the stairwell. Ms. Goldstein stated that they were originally proposing two horizontal railings and at the last meeting the board suggested using a solid wall for safety.

Mr. Liechty asked if there would be shrubs planted on the west side. Ms. Goldstein said yes, and they will grow to be approximately ten feet tall.

Mr. Liechty stated that this new proposal does provide the protection that the board was concerned about at the last meeting.

Mr. Liechty motioned and Mr. Koleski seconded to approve the plan as submitted. Motion carried 5-0.

5. Other business

Mr. Harrigan reminded the board that they need to submit their comments and suggestions for 14980 Juneau Boulevard and that he would be sending the homeowners what we have on Friday. He stated he anticipated that the item would be on the March 20th meeting agenda and that we may need two meetings to fully address it.

8. Adjournment

Mr. Liechty motioned and Mr. Collins seconded to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 6:11 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant