

**BUILDING BOARD
MEETING MINUTES
Tuesday, May 1, 2018**

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

1. Roll Call.

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

Absent: Mr. Collins and Mr. Janusz

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

Ms. Steindorf and Mr. Liechty arrived at 5:31 p.m.

2. Review and act on meeting minutes dated April 17, 2018.

Mr. Liechty further clarified his correction of the minutes dated April 4, 2018 – the correction to the first sentence in the seventh paragraph of page three should read “Mr. Twardy stated the issue of creating a landing for the door is that the western property line is only about 2’ 6” from the door making it difficult to construct steps in this location.”

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

3. Review and act on a request by Joseph and Stacy Coffey at 12805 Dunwoody Drive for a deck.

Applicant was present before the board.

Mr. Liechty asked Mr. Harrigan if a deck is included in impervious surface area calculations. Mr. Harrigan said yes, a deck is considered impervious unless proven otherwise.

Mr. Liechty stated that the survey does not show the concrete area off the porch but even adding that amount in to the impervious surface area, they should be within the maximum allowable of 30%.

Mr. Schoenecker asked if the water spigot on the wall would be moved. Applicant said yes, that will be moved to a different location.

Mr. Schoenecker asked if the window well will be covered. Applicant stated that they will be using glass block and that yes, it will be covered.

Mr. Schoenecker asked if the downspout will be moved. Applicant stated that she was not sure exactly but that it can be re-routed.

Mr. Schoenecker asked if they will be building around the electricity meter. Applicant stated that the meter is high enough that it would not interfere with the deck construction.

Mr. Liechty asked about the material. Applicant stated that it is a composite material.

Mr. Matola asked about color. Applicant stated that it will be gray.

Mr. Schoenecker motioned and Mr. Matola seconded to approve the plans as submitted. Motion carried 7-0.

4. Review and act on a request by Eric Mayne at 13270 Gremoor Drive for a gazebo.

Applicants were present before the board.

Mr. Schoenecker asked for clarification on the two different pavers and if the gravel area in between would be filled in. Applicant stated that they are the same type of paver, just a different color, and the gravel area would not be filled in.

Mr. Liechty asked if the applicants are constructing the gazebo themselves. Applicant stated that her husband is an architect and he will be the contractor.

Mr. Liechty stated that he was concerned about the use of the 2x2 slats spanning 8 feet without any support. Mr. Liechty stated that he was concerned the boards will warp and twist over time. Mr. Matola also shared this concern and stated the he agrees they will warp without any additional support.

Ms. Mayne called Mr. Eric Mayne to provide additional information.

Mr. Matola asked what type of material they are using for the 2x2 slats. Mr. Mayne stated that they are treated southern pine.

Mr. Matola asked if the applicant was concerned about the 2x2 slats warping. Mr. Mayne stated that since they are pressure treated that he did not think they would warp.

Mr. Matola and Mr. Liechty stated that the board disagreed and felt that the slats need some type of structural support in the center to keep them from twisting.

Mr. Schoenecker asked what color the material will be. Applicant stated stained walnut.

Mr. Matola asked if the gazebo is within the size limits for an accessory structure. Mr. Harrigan said yes.

Mr. Schoenecker motioned and Mr. Matola seconded to approve the plans with the recommendation that the applicant add a center support board underneath the 2x2 wooden slats. Motion carried 6-1.

5. Review and act on a request by Michael and Connie Rohr at 13000 Wrayburn Road for an addition.

Applicant was present before the board.

Applicant provided an overview of the plans and stated that they will be doing a refresh of the gable end materials on the rest of the house to match the addition. The material will be stained cedar and tongue and groove wood.

Mr. Liechty asked if the material will match what is currently on the back of the covered porch. Applicant stated that it will be a similar material, but less knotty.

Mr. Schoenecker asked if they would be opening the basement as part of the remodel. Applicant said yes, the new addition will have a full basement and will be connected to the existing basement.

Mr. Liechty asked if the current window well will be removed and relocated. Applicant said yes.

Mr. Liechty asked if the furnace vents would be relocated. Applicant said yes, to the side wall on the west side.

Mr. Liechty asked if the stone on the addition would match the existing stone on the home. Applicant said yes.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 7-0.

6. Review and act on a request by Mike and Kersden Rozny at 1100 Lower Ridgeway for an addition and alterations.

Applicant was present before the board.

Mr. Schoenecker asked about the shape of the windows on the north elevation. Applicant stated that currently the plan was to have the top of the windows follow the angle/slope of the roof line but that he and the architect had also discussed squaring off all of the windows.

Mr. Liechty asked about the number of garage door openings. Applicant stated that they will have one larger garage door in place of the existing two ports and that they are adding one additional single door. Applicant stated that the architect is working to keep within the current confines of the building footprint so that they would not have to modify the foundation.

Mr. Liechty asked if the garage would be concrete block or stone. Applicant stated that they will use a stone façade over the concrete block and this material will extend around to the additional carport.

Mr. Olson stated that he had concerns that the angled windows might look awkward and suggested the applicant square off all the windows on the home.

Mr. Liechty asked why the window head heights on the east elevation did not all match. Applicant stated that he thought it was because of the different ceiling heights in those rooms.

Mr. Schoenecker asked if the ceiling heights followed the roof line. Applicant said yes.

Mr. Matola, Mr. Olson, and Mr. Domaszek all agreed that the heights of the windows on the east elevation did not make sense if the ceiling height followed the roof line and Mr. Olson stated that the windows on the first and third levels would make more sense if they were aligned.

Mr. Olson stated that the placement may make sense from the inside of the home but that it appears haphazard from the outside and suggested that the applicant discuss this with his architect and stated that the board was looking for more consistency with the window height and alignment.

Mr. Liechty asked about the siding. Applicant stated that they will be using both vertical and horizontal treated cedar siding and that they will also be using metal or concrete board style material as an accent on the tower.

Mr. Liechty stated that the board would like to see definitively where all of the different types of siding will be located.

Mr. Matola stated that he would also like to see a set of plans with and without the garage addition, more consistency with the placement of windows, and sample colors and materials.

Applicant requested that the item be tabled to a future meeting.

Mr. Schoenecker motioned and Mr. Matola seconded to table the item per the applicant's request. Motion carried 7-0.

Mr. Olson asked if the designer could provide a 3D rendering for the next meeting. Applicant said yes.

7. Review and act on a request by Dan Zierath of Zister's Restaurant at 13425 Watertown Plank Road for an amendment to a previously approved building alteration and a new landscaping plan.

Applicant was present before the board.

~Review of Exterior Alteration Plan~

Mr. Matola asked if the only change to the alteration plan was the wider garage window. Applicant said yes, and indicated that it was drawn incorrectly on the last set of plans submitted to the board.

Mr. Liechty asked why one of the window dividers appeared larger than all the others on the drawing. Applicant stated that he was not sure but that they will all be the same size.

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

~Review of Landscape Plan~

The landscape designer was present and provided an overview of the permeable patio plan and stated the small concrete sidewalk will be removed and replaced with permeable pavers, the patio will be pitched 1% from west to east, and there will be a catch basin on the street side for the overflow to drain.

Mr. Liechty asked if the perforated pipe underneath the stone will have a sock on it. Landscaper stated that was correct and he will look into whether a plumbing permit will be needed.

Mr. Schoenecker asked about the color of the patio. Applicant stated that it will be charcoal.

Mr. Domaszek asked who approved the permeable pavers. Mr. Harrigan stated that the Plan Commission approves that.

Mr. Liechty asked about posts for the fence and the patio curb. The landscaper stated that the curb will not be raised and that there will be larger fence posts with footings on the corners and shorter posts in between.

Mr. Koleski asked about the railings between the fence posts. Applicant stated that it will be stainless steel airplane cable.

Mr. Liechty asked if a top rail will connect all the fence posts. Applicant said yes.

Mr. Matola stated that he was concerned that the fence would sag without something to brace the top fence rail. Applicant asked if running a cable underneath the top rail would be enough to support it. Mr. Matola stated that it might be sufficient.

Mr. Koleski asked if the cable would be strung through each fence post. Applicant said yes.

Mr. Olson asked if the tree originally located on the patio had been removed. Applicant said yes.

Mr. Schoenecker asked if the signage on the building would cover the electrical boxes. Applicant said yes.

Mr. Liechty asked if the fence and cable would also run along the sidewalk. Applicant said no. Mr. Harrigan indicated that the Plan Commission may require that the patio is completely enclosed since alcohol will be served.

Mr. Matola stated that he would like the applicant to submit a more detailed fence plan for the record to the Village.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the landscaping and fence with the stipulation that a plan is submitted to the Village showing that support will be installed underneath the top fence rail. Motion carried 7-0

Mr. Domaszek stated that if Mr. Harrigan does not think the submitted plan is consistent with what was approved, then he can determine if it will need another review by the building board.

8. Review and act on a request by Scott and Lisa Heisel at 1250 Crescent Drive for an amendment to a previously approved building addition.

Scott Heisel and Chet Holmes were present before the board.

Mr. Holmes stated that the addition was approved at a previous meeting with the condition that the soffit line on the addition would connect across to the existing soffit on the home. However, due to a structural beam issue, the roof pitch on the addition is now steeper than originally indicated and does not match up with the existing roof pitch on the front of the home, so connecting the two will not be possible.

Mr. Liechty asked if the engineering was not complete before the original meeting. Mr. Holmes stated that the engineering was complete but that he just did not realize connecting the two soffits would not be possible until after the meeting.

Mr. Matola asked if the soffits were the same depth. Mr. Holmes said yes.

Mr. Matola suggested that the addition roof wrap around the corner of the home. Mr. Holmes stated that was the original plan. Mr. Olson stated that he agreed this would be the best option.

Mr. Matola motioned and Mr. Domaszek seconded to approve the applicant's original request to have the addition roof wrap around the corner of the home, keeping the current gutter fascia and reveal as is, and matching the existing shingles.

Mr. Liechty asked where the downspout would be located. Mr. Holmes stated that the downspout would wrap around the same corner as the addition roof. Mr. Heisel stated that he would prefer the downspout in that location so that the water drains towards the front of the home.

Ms. Steindorf asked if that window underneath the wrapped roof will have shutters. Mr. Holmes said yes. Mr. Matola asked if there was going to be enough room to run the downspout to the right side of the shutter. Mr. Holes said yes.

Motion carried 6-1.

9. Review and act on a request by Paul Twardy at 13000 Bluemound Road for a building alteration.

Paul Twardy was present via telephone before the board.

Mr. Twardy presented an overview of the changes to the plans since the last meeting.

Mr. Liechty asked why on the west elevation some areas have vertical scoring, some have horizontal, and some areas have no scoring at all. Mr. Twardy stated that seems to be an error on the rendering but that the scoring will be both vertical and horizontal and will be the same pattern on all of those sections.

Mr. Liechty asked about the window wells on the west elevation. Mr. Twardy stated that they will all be eliminated as the windows are no longer being used.

Mr. Matola asked about the vertical stripe between the two windows on the east elevation. Mr. Twardy stated that it just a wider portion of the wall.

Mr. Olson asked if the window on the very far end of the east elevation is a single or a double window. Mr. Twardy stated that it will be a single window.

Mr. Koleski asked about the head heights of the three small windows on the lower level of the east elevation. Mr. Twardy stated that the head heights are the same.

Mr. Koleski asked about total occupant load and fire escapes. Mr. Harrigan stated that the existing building should be up to code currently and the Village would review any new plans of operation that are received to make sure they are still in compliance.

Mr. Olson stated that on the west elevation he felt it might look better if the lower section was just stone instead of an alternating stone and hardy board pattern. Mr. Twardy stated that the owner had requested that design but he understands that it would look better if it was just stone.

Mr. Liechty asked about relocating the gas meter that is near the door on the west side of the building. Mr. Twardy stated that they have not worked out final plans for that area as they need to install a platform and a stair to get to grade but that anything they construct may encroach on the neighboring property.

Mr. Matola stated that he felt the color samples that were provided seem much more orange than the colors on the rendering and asked if that is an accurate color. Mr. Twardy stated that he has not seen the samples but that he would like the color to match what is shown on the rendering. Several board members agreed that they did not like the orange hardy board color. Mr. Twardy stated that color can be changed.

Mr. Olson asked if the board thought they needed to see another rendering and a sample color for final approval. Mr. Matola stated that he would like to see a revised color of the hardy plank material and would like to understand the final plans for the stone on the west elevation.

Mr. Olson stated that he would like the stone to continue across the bottom and that would better match the east elevation.

Mr. Twardy asked if the board could approve the plans on those conditions so that the item does not need to be tabled again. Mr. Twardy stated that he would contact the hardy plank manufacturer to match the material color to the rendering.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the plans on the condition that the sixth or seventh section of hardy plank on the west elevation is filled in with stone and on the condition that the color of the hardy plank will be resubmitted to the board before installation for final color approval. Motion carried 7-0.

10. Review and act on a request by Robert Fugiel at 12930 Bluemound Road for window signage.

Applicant was not present.

Mr. Schoenecker asked if the lettering was black on a white background. Mr. Harrigan said that he believes the lettering will be transparent on the white background.

Mr. Liechty asked if the sign on the door was existing. Mr. Harrigan said yes.

Mr. Liechty asked if they were approving the three bars of lettering on the windows. Mr. Harrigan said yes.

Mr. Liechty motioned and Mr. Matola seconded to approve the plans as submitted. Motion carried 7-0.

11. Other business

None

12. Adjournment

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

Meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant