

**VILLAGE OF ELM GROVE
BUILDING BOARD
MEETING MINUTES**

Tuesday, May 7th, 2019

Meeting was called to order at 5:33 by Tom Harrigan.

Mr. Harrigan recognized the absence of Chairman Olson and asked for a motion to appoint a Chair Pro Tempore for the evening.

Mr. Schoenecker motioned and Mr. Domaszek seconded to appoint Mr. Liechty as Chair Pro Tempore. Motion Carried.

1. Roll Call.

Present; Mr. Liechty, Mr. Koleski, Mr. Schoenecker, Mr. Domaszek, and Ms. Steindorf.

Absent: Chairman Olson, Mr. Matola, Mr. Janusz and Mr. Collins.

Also present: Mr. Harrigan, Ms. Walters and applicants.

2. Review and act on meeting minutes dated April 16th, 2019.

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

Item 3. Consideration, public hearing, and action on a fence variance request by Scott Stark, 1625 Shady Lane.

Mr. Stark was present before the Board.

Mr. Stark explained the need for a replacement fence. A previous fence was in the same place and animals were getting caught due to the fence spacing.

New 6 inch board fence type is planned to eliminate animal problems mentioned above and dogs going beyond lot line into neighbor's yard.

Ms. Steindorf questioned if the only reason for the variance request is that the fence does not meet the 50% open space requirement per code.

Mr. Harrigan confirmed.

Mr. Liechty asked how the owner would maintain the fence on the property line.

Mr. Stark would stain it the same color of the deck, a natural cedar. There would be no gate.

Mr. Domaszek and Ms. Steindorf explained there are styles of fences that are compliant. An example would be a 3 or 4 inch board with 3 or 4 inches open space between each board.

Mr. Liechty opened the public hearing. No comments from the floor. Public hearing was closed.

Mr. Stack requests to table his request to research compliant types of fences.

Mr. Harrigan recommended the Board take action on the variance application in order to maintain consistency with the fence variance review process.

Mr. Domaszek motioned to deny the fence variance request as there is no finding of hardship, Mr. Schoenecker seconded. Motion carried 5-0.

Item 4. Review and act on a request by Brandon Schulta, 13420 Brook Ave, for a home alteration.

Mr. Schulta was present before the board.

Mr. Liechty asked if the new windows will maintain the same height which the sliding doors are currently at.

Mr. Schulta said yes and there will be infill below.

The front door will be replaced as shown. It is black on the outside and the storm door will be removed.

Mr. Koleski asked to see and review the proposed new side entrance.

Mr. Schulta stated that one single leaf door will remain and no storm door.

Mr. Schoenecker motioned and Ms. Steindorf seconded to approve the plans as submitted. Motion carried 5-0.

Item 5. Review and act on a request by Karla Florance, 13550 Watertown Plank Road, for an amended new home plan set.

No one was present before the Board.

Mr. Liechty noted the cupola changed from windows to louvers. Garage doors change in style from conventional to farm style. Mr. Liechty commented that these improvements are more in style with the home.

There are questions on color and materials which are not provided in the plans.

Mr. Schoenecker motioned to table pending information on colors and materials, Ms. Steindorf seconded to table for a future meeting. Motion carried 5-0.

Item 6. Review and act on a request by Kevin Springstead, 13905 Garfield Ave, for a deck addition.

Tom Dekrui, the builder was present before the Board.

The homeowner is replacing the existing deck and making it larger. They will put lattice back on the bottom and match the rail color. There is a new railing style and color. Trex flooring will be used. There will be a step. Posts are composite. There will be three stairs.

Mr. Koleski asks if size of deck will be doubled.

Mr. Dekrui said yes.

Mr. Domaszek noted that a possible enclosure around the electrical would need to come back to the board at a later date.

Ms. Steindorf motioned and Mr. Domaszek seconded to approve the plans as submitted. Motion carried 5-0.

Item 7. Review and act on a request by Wendy Bautch, 1200 Blueridge Boulevard, for a home addition.

Chet Holmes the builder and Wendy Bautch the home owner were present before the Board.

Mr. Holmes explained with this addition, electric and gas service are being relocated.

Mr. Liechty noted the eaves on the addition are one foot and existing eaves are 4 feet and hipped vs gable styles are noted. Siding now is aluminum and new siding will be aluminum with trim to match.

Mr. Liechty asked if venting will be provided.

Mr. Holmes said there is continuous venting.

There was discussion around where stormwater will move when the gutters are removed. Upon review of site plan it was determined that stormwater will move towards Blue Ridge.

Siding will be a 4 inch reveal to match what is on the garage now. It is a four season room. Mechanicals will be run into the crawl space.

Mr. Schoenecker motioned to approve noting that 4 inch aluminum is used to match what is on the garage, Ms. Steindorf seconded. Motion carried 5-0.

Item 8. Review and act on a request by John and Julie Bonfilio, 1655 Shady Lane, for a new home.

Steve Gosenheimer with Image Homes was present before the Board.

Mr. Liechty asked if all engineering items have been addressed, Mr. Harrigan explained all the recommendations found within the engineering review letter have been addressed, with the exception of the additional impervious surface calculations required on the landscaping plan.

Review of the Architectural Plan

Colors were reviewed and passed around. LP smart side board and batten is planned. Main siding is black, trim is true white and door is teal blue. The metal roof is called Gavalume and it is a standing seamed metal roof. Windows will be white. Soffit and fascia will be white as well. The railings will be a cable rail system planned on front steps with white posts. Corner boards are black. Brick is reclaimed cream city brick. Bedford stone cap on sill. Dark grey dimensional shingle product. The downspouts are black, gutters are white. Front stairs are poured concrete. There is a deck on back with composite decking material and cable rail fence system.

Mr. Liechty asked how the gutters move water from top roofing down to the two areas noted and where water eventually leaves the building. Window wells on rear will drain into perimeter sump.

There is no chimney, the fireplace will be side vented.

White flower box supports are decorative. Decorative rafter tails will be white.

This property had a ranch home prior, the new home's height will be taller but within code.

The garage doors' color not yet determined.

Mr. Domaszek motioned to approve the plans contingent of color renderings and color pallet being presented by the next meeting. Mr. Schoenecker seconded. Motion carried 5-0.

Review of Site Plan and Grading Plan

The ground floor elevation is higher than the previous home, stepping up to first floor.

Mr. Liechty asked about water flow to Shady Lane as noted in the engineering review letter.

It was noted that the revised grading plan demonstrates that stormwater will be directed away from adjacent properties and will flow toward Shady Lane and Walnut Road.

The building height is in compliance with code.

Mr. Schoenecker motioned to approve contingent on all recommendations found within the engineering review letter are satisfied, Ms. Steindorf seconded. Motion carried 5-0.

Landscaping plan

Foundation plantings appear along the southern and eastern side of the home.

Mr. Harrigan commented that additional impervious surface square footage will need to be included in the total impervious surface calculation, per the engineering review letter recommendation.

Mr. Schoenecker motioned to accept the landscaping plans as submitted contingent on all the recommendations found within the engineering review letter being satisfied, Ms. Steindorf seconded. Motion carried 5-0.

Item 9. Review and act on a request by Mark Reinders, Agent and Property Manager at 13400-13420 Watertown Plank Road, for a building addition, new accessory building, grading plan, landscaping plan and signage.

Mark Reinders and Brian Fisher, of Anderson Ashton, were present before the board. The building will get a fresh coat of paint. Mr. Reinders and Mr. Fisher provided a general summary of the redevelopment proposal, highlighting proposed building materials and colors.

Ms. Steindorf expressed concern for lack of exterior interest from Elm Grove Road and Lower Ridgeway. When trees drop their leaves it allows for a direct line of sight to the proposed redevelopment.

It was noted the planned metal addition faces due south.

There was discussion that the building as proposed lacks consistency of materials and esthetics are not consistent with Elm Grove.

Mr. Liechty asked about illumination. The towers and the glass doors will have lights. There will be some fully downcast, shielded led lights every 4 units on the exterior of the buildings.

Ms. Steindorf suggested they break up the expanse of metal with something like faux windows.

Mr. Reinders explained any existing light poles will come down. There will be no additional access points requested for vehicular ingress and egress.

Mr. Reinders explained there is a possibility there may be outdoor storage for boats, etc.

Mr. Koleski asked about the landscaping along roadways.

Mr. Fisher explained they would fill landscape screening along Elm Grove Road between existing trees.

Mr. Schoenecker asked Mr. Fisher what kind of fencing materials are typically used in new mini warehouse storage developments.

Mr. Fisher stated that typically you would see a black aluminum fence around the perimeter of the development.

Mr. Schoenecker stated that he would prefer to see that style of fencing, not the existing chain-link fence on the property.

The board determined more renderings are needed, but commented Illumination Series is an acceptable material that may be used to break up the monolithic appearance of the proposed buildings.

Mr. Reinders asked the board to table the request in order to make modifications to the plan sets.

Mr. Schoenecker motioned and Mr. Liechty seconded to accept the request to table the plans as submitted. Motion carried 5-0.

10. Other business

None

11. Adjournment

Mr. Domaszek motioned to adjourn and Ms. Steindorf seconded. Motion carried 5-0.

Meeting adjourned at 8:07PM

Respectfully Submitted,

Diane Walters
Administrative Assistant