

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

**Tuesday, April 20<sup>th</sup>, 2021**

Meeting was called to order at 5:31 PM by Chairman Olson.

**1. Roll Call.**

Present in person: Chairman Olson, Mr. Koleski, Mr. Falsetti and applicants.

Present via Video Conference: Mr. Roge, Mr. Janusz, Mr. Thedford and applicants

Absent: Ms. Steindorf, Mr. Domaszek

Also present: Mr. Harrigan, and applicants

**2. Review and act on meeting minutes dated 04/08/2021.**

Mr. Koleski motioned and Mr. Falsetti seconded to approve the April 8th, 2021 minutes as amended. Motion carried 7-0.

**3. Review and act on a request by Adam and Julia Romeiser, 1090 Red Barn Lane, for a home alteration.**

Ken Conner with Conner Remodeling was present before the Board.

The skylights will go to the right of the existing skylight, above the door. He will replace the existing skylight as well. The skylights are bronze, the same as what is there now. The size will be 22" X 46".

The roof is less than 10 years old and there is enough material to salvage.

Mr. Matola motioned to approve the plan on condition the plan set be resubmitted which accurately reflects where the skylights will be located on the home. Mr. Falsetti seconded. Motion carried 7-0.

**4. Review and act on a request by Joel Mogren, 12455 Centa Lane, for a home alteration.**

Brian, of Property Solutions, was present before the Board.

The door will be six panel, the sidelight is double pane glass in Ruby Red color.

The storm screen will not be replaced.

Current width is 56 inches, side light is 12 and 2/3 inches on each side. Trim in aluminum clad.

Mr. Matola motioned to approve the plan as submitted. Mr. Koleski seconded. Motion carried 7-0.

**5. Review and act on a request by Russell and Jennifer Barcelona, 2055 Cloverhill Rd, for a new shed.**

Russell and Jennifer were present before the Board.

Mr. Barcelona stated the shed will have a footprint of 10 X 10 feet, and will be located in the southwest rear corner of the yard.

Mr. Olson asked about landscaping: juniper, tall grasses, maybe arborvitae.

There will be one large single door in the color of Cameo white. There will be no windows or lighting and there is a vent in the back. Trim flash will be white.

Mr. Matola asked if this location of the yard is relatively flat.

Mr. Barcelona confirmed it is.

Mr. Matola commented the applicant will want to make sure there is enough clearance for the shed door to open.

Mr. Matola motioned to approve as submitted. Mr. Falsetti seconded. Motion carried 7-0.

**6. Review and act on a request by Kevin and Katie Carnell, 1200 Fairhaven Blvd, for a building addition.**

Kevin and Katie Carnell were present before the Board.

Mr. Carnell stated the shed will be 10 feet deep and 12 feet wide. A new survey was created Impervious is ok at 28%. The long side of the shed will be facing Fairhaven Blvd.

Mr. Matola asked if there are any other windows?

Mr. Carnell stated there are none. The shed will be white and the roof will match the color of the roof on the home.

Mr. Koleski asked if there will be electric brought to the shed.

Mr. Carnell stated there will be no electrical power to the shed.

Mr. Matola confirmed the maximum height will be under 10 feet.

Mr. Matola motioned to approve the plan as submitted. Mr. Koleski seconded. Motion carried 7-0.

**7. Review and act on a request by Mike and Cate Heerey, 12800 Wrayburn Rd, for a pool shed.**

Chet Holmes, of CJ Homes, and Cate Heerey, property owner, were present before the Board.

Chairman Olson asked if the patio door is also proposed to be removed and replaced with a sliding door.

Mr. Holmes confirmed.

Shed size is shown as 12' X 13', which is larger than the maximum allowable 150 square feet. Mr. Holmes will take 6 inches off the 13 ft side to make the shed compliant with zoning.

Mr. Matola asked if the siding on the shed is going to match the house.

Mr. Holmes confirmed the siding will match.

Mr. Koleski asked if there will be one door on the structure.

Mr. Holmes stated there will be three doors, one side door and two doors on the west elevation.

Mr. Matola asked if the color of the granite sill that comes out from the shed has been selected.

Mr. Holmes stated that has not been determined yet, but the sill will have four brackets underneath.

Mr. Matola asked if the shed will have a full glass door.

Mr. Holmes confirmed.

Mr. Matola asked if the pool chemicals will be stored in the shed.

Mrs. Heerey confirmed.

Mr. Matola suggested venting be added in this case.

Mr. Holmes stated there will be a full length roof vent on the structure.

Mr. Matola motioned to approve the patio sliding door and the pool shed accessory structure. Mr. Falsetti seconded. Motion carried 7-0.

**8. Review and act on a request by Jacob and Karen Replogle, 1090 Upper Ridgeway, for a new deck.**

Matt York, of Millennia Homes, was present before the Board.

Mr. Matola asked if the home owners are anticipating losing all the ivy existing on the rear elevation of the home.

Mr. York stated he believes the home owners will be OK if the ivy dies off but he will verify.

Mr. Koleski asked if the two windows which appear to be located under the deck will be infilled and blocked off.

Mr. York will see.

Mr. Matola noted that based on the load calculations which were submitted, the deck joists will be 2" X 12", and the home probably has 2" X 10" joists. Mr. Matola asked if Mr. York will be worried there will not be a ledger going over the windows?

Mr. York stated the joist calculation can be adjusted to the specification of the home. This can be addressed with the Village Building inspector.

Mr. Matola stated that in this type of a situation, there is no doubt the deck will be a great addition to the home. However additional information is needed related to the patio door and existing windows of the home.

The following items were requested from the applicant:

1. Drawing which demonstrates the placement of the deck on the rear elevation of the home with the windows shown.
2. Explanation of what is intended below the deck. Will there be lattice, and what design style will that be.
3. Additional detail related to the deck railing.
4. Determine if the downspout will need to be relocated.
5. Verification of the 2" X 12" joists or 2 X 10" joists.

Applicant requested to table the item to a future meeting.

Mr. Matola motioned to accept the request to table. Mr. Koleski seconded. Motion carried 7-0.

### **9. Review and act on a request by Scott Gierhahn, 1935 Arrowhead Ct, for a home addition and accessory structure.**

Dale Streitenberger, the architect and Scott Gierhahn, home owner, were present before the Board.

Mr. Streitenberger explained the existing sunroom on the home is proposed to be removed and replaced with a new sunroom area. There will be Marvin windows with simulated true divides.

Mr. Koleski asked if the roof will match the home.

Mr. Streitenberger confirmed.

Chairman Olson asked if the vertical siding that is under the trim board and the horizontal siding that is on the gable peak of the home will match in style.

Mr. Streitenberger confirmed.

Mr. Matola asked why take the 3/12 pitch off the roof over the closet area.

Mr. Streitenberger stated this was done primarily to assist with the removal of water from the roof.

Mr. Koleski asked what materials are proposed for the pergola.

Mr. Streitenberger stated it will be all cedar.

Mr. Matola motioned to approve the plan as submitted. Mr. Falsetti seconded. Motion carried 7-0.

**10. Review and act on a request by Jeremy Doering, 2025 Hawthorne Dr, for a home addition.**

Jeremy and Tracy Doering were present before the Board.

Mr. Doering stated that all the trim will be white.

Chairman Olson asked if the roof on both additions will match the existing roof on the home.

Mr. Doering confirmed.

Chairman Olson asked if the screen on the porch area will be permanent.

Mr. Doering explained this has not been determined, but he is leaning toward permanent screens.

Mr. Matola motioned to approve the plan as submitted. Mr. Koleski seconded. Motion carried 7-0.

**11. Review and act on a request by Jesse Niederbaumer, Owner Operator of Vantage Financial located at 13230 Watertown Plank Road, for a building addition.**

Jesse Niederbaumer, owner operator of Vantage Financial, and Brad Kropp, of Perspective Design were present before the Board.

Chairman Olson asked if there is a reason why the man door on the garage has two panels and is all white, while the other doors are full glass.

Mr. Kropp stated the white door is being downplayed so people do not mistake it for an entrance. Mr. Kropp asked if the Board is preferring the door to match the other doors.

Chairman Olson stated this would be preferred.

Mr. Thedford asked if the glass panels on the garage doors will have some form of translucent tint.

Mr. Kropp confirmed they will not be totally frosted.

Chairman Olson stated it appears that all comments discussed at the sub-committee meeting related to this project have been addressed.

Mr. Thedford stated the garage addition looks native to the existing building and addition, and this is greatly improved.

Mr. Thedford motioned to approve the plan as submitted with the man door changing to glass and the garage door panels being slightly frosted. Mr. Falsetti seconded. Motion carried 7-0.

**12. Continued review and discussion on the redevelopment proposal for the School Sisters of Notre Dame Campus, 13105 Watertown Plank Road.**

Eric Ponto and Michael Duncan, of Engberg Anderson Architects and Dan Romnek, of the Mandel Group were present before the Board.

Mr. Roge recused himself at 7:08 P.M.

Mr. Ponto presented renderings of the rear elevation of Building One. Mr. Ponto explained the intention is to use the same “tool kit of parts” as was used on the front elevations of the buildings, and bring those same elements to the back.

Mr. Matola asked if there will be a stone band at the base of the building on the rear elevation, as was done on the front of the building.

Mr. Ponto confirmed this is the intention, however that stone band is not well represented in the rendering. The intent is to have a watercourse of stone.

Mr. Ponto noted the corner of Building One comes very close to the existing cemetery. As the development cannot discharge stormwater onto any adjacent property, a proposed 5’ tall retaining wall would keep water on the redevelopment parcel. A Virginia creeper vine would be selected to grow on the retaining wall and soften its appearance.

Mr. Ponto revisited several comments made by Building board members from previous meetings and addressed how the building design has been modified to address the comments.

Mr. Koleski stated that he appreciates how the porch areas on the buildings have now become integrated with the structure.

Mr. Koleski left the meeting at 7:17 P.M.

Mr. Ponto proceeded with additional renderings of Building Two, with an overhead view of the Building looking west on Watertown Plank Road. It was noted Building Two created a garden wall effect that frames the historic Notre Dame Hall.

Mr. Ponto commented that the rear elevation of Maria Hall has been studied in order to determine if alterations can be made to the first floor to allow for a more interactive experience with the potential units in that location. The existing windows are fairly high off the ground. If there is a way to enlarge the windows and bring them down towards the ground for a more welcoming experience, that would be beneficial.

Mr. Matola noted an aerial view from Stephen Place looking toward the west is critical for helping the public understand how this development is laid out. Specifically slides 19

and 18 from the April 20<sup>th</sup>, 2021 presentation, to see those views looking from west to east would be helpful.

Mr. Thedford agreed, to see the relevancy of those views is immensely helpful.

Mr. Matola noted that if you take a drone view from these vantage points today, you would see a garage and parking lots.

Chairman Olson noted that what is being presented at this meeting is the additional design detail on the backside of Building one. Chairman Olson asked if any Board member has additional comments related to this location. The design team is requesting the board's feedback so additional detail can be carried over to Building Two.

Mr. Thedford noted there is an expanse of white clapboard on the back side of Building one. Perhaps additional stone could be used in this location to come up on level in order to break up the refrigerator look.

Mr. Matola asked if there is a grass section located above the parking garage.

Mr. Ponto confirmed there is a green roof which slows stormwater on the site.

Chairman Olson asked the Board from a direction standpoint, is the design team moving in the right direction with the architectural plans.

Mr. Thedford stated the architectural plans have matured to a place where he is comfortable with the plans moving forward with the "tool kit" that has been created.

Chairman Olson asked if there is anything the Board has not seen which they would like addressed.

Chairman Olson noted views from Building Two and Building Three with the parking garage entrances have not been shown.

Mr. Ponto thanked the Board members for their time.

### **13. Other Business**

It was discussed that moving forward, the review of the School Sisters of Notre Dame campus redevelopment proposal will be taken up at special meeting, dates and times to be determined.

### **14. Adjournment**

Mr. Falsetti motioned to adjourn and Mr. Thedford seconded. Motion carried 5-0. Meeting adjourned at 7:48 PM.

Respectfully Submitted,

Thomas Harrigan  
Zoning and Planning Administrator/  
Assistant to the Village Manager