

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

Thursday, June 3rd, 2021

Meeting was called to order at 5:34 PM by Chairman Olson.

1. Roll Call.

Present: Chairman Olson, Mr. Falsetti, Mr. Koleski, Mr. Roge, Mr. Thedford,

Present via Video Conference: Mr. Matola, Mr. Domaszek, Mr. Janusz,

Absent: Ms. Steindorf

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

2. Review and act on meeting minutes dated 5/18/2021.

Mr. Koleski motioned and Mr. Falsetti seconded to approve the May, 18th, 2021 minutes as amended. Motion carried 7-0

3. Review and act on a request by Edward and Maureen Dugan, 13245 Gremoor Dr, for a home addition and alterations.

Mr. Dugan was present before the board.

Mr. Dugan presented the proposed colors and materials. The new roof is CertainTeed in a weathered wood color. All vertical Board and Batten engineered LP siding will be used. The color being used is the existing color on the home. They will install a walnut fiber front entry door, and are using steel paneled garage doors, walnut in color. The brackets under the roof are walnut.

New columns will be added in the front entry location. These will replace existing columns that do not structurally support the home or add to aesthetics currently.

There will be very few rear changes. They are re-casing the door and adding interior access to the garage and creating more storage.

Standing Seam Metal is bronze color. There will be new Marvin Elevate windows. Replacing all but 3 bay windows.

Chairman Olson noted the drawings still show burnish slate.

New garage door, being moved from rear to front with bronze SDL's.

Mr. Falsetti asked for additional clarification on the existing basketball area.

Mr. Dugan explained it is 16' by 18' and it is located at the end of the existing drive. Only this portion of the existing driveway would be saved for a sport court.

Mr. Matola inquired about new gutters.

Mr. Dugan stated there will be new gutters of the same color and material as existing.

Mr. Domaszek asked for the dumpster timeframe on site.

Mr. Dugan replied probably 5 months located in the back yard.

Mr. Matola asked if the pillars will now match the siding.

Mr. Dugan confirmed.

Mr. Koleski motioned to accept the plan as proposed and Mr. Roge seconded. Motion carried 7-0.

4. Public Hearing, review and action on a request by Anna Witt, 1700 Village Green Ct, for a garden fence Variance.

Chairman Olson opened the Public Hearing.

Seeing no members of the public to comment on the variance request, Chairman Olson closed the Public Hearing.

Anna Witt was present before the board.

Ms. Witt explained her 4 year old son asked for a pumpkin and watermelon garden. The property is located next to Village Park and is immediately adjacent to railroad tracks. Lots of wildlife walk through the yard as the deer use the railroad track as a travel corridor. She is asking for a garden fence which would stand 6.5' in height. She has researched what will keep deer out. She has shopped for segments of fence and found 3' to 4' heights, 13' x 13' is the size of the proposed enclosure.

Chairman Olson asked if she is considering this to be a permanent enclosure.

Ms. Witt stated yes, and her husband is planning to install it.

This is considered a garden enclosure by §335-88D(8)(g) and 36" is the maximum height for Garden Fences. Mr. Harrigan explained it is the materials that require the variance, as the proposed location of the fence is far enough from the property boundary, that it would not otherwise require Building Board review.

Mr. Matola noted that historically 3' fences have kept deer out. He suggested 15' by 15' or 16' x 16' to keep deer away from the plantings and using 1" square plastic coated metal mesh.

Mr. Roge asked if the proposed garden enclosure would be screened.

Ms. Witt noted the enclosure is not visible from the street, and her property is adjacent to the railroad tracks.

Mr. Koleski said he is not a fan of the proposal 6.5' height.

Mr. Domaszek explained that thought was given to the height of enclosure when the ordinance was drafted.

Mr. Matola stated 36" to 48" height is more tolerable to the board.

Mr. Matola recommended cedar or pressure treated wood at the base of the enclosure.

Mr. Domaszek acknowledged some residents have more of a deer problem than others and given her proximity to the park and the railroad tracks he would be willing to go up to 48" in height.

Ms. Witt feels her reasons fall within the variance requirements.

Mr. Matola recommended green coated or black coated wire in leu of the proposed bare metal wire.

Mr. Domaszek motioned to approve as submitted with a change to 4 ft. in height and black or green plastic coated wire. This approval is being granted as the property is located directly adjacent to the active railroad tracks, and the location of the garden enclosure is concealed in the rear yard of the home. Mr. Matola seconded. Motion carried 4-3. Nay-Roge, Thedford, Koleski

5. Review and action on a request by Kate Morgan, 12800 Lee Ct., for an egress window.

Kate Morgan was present before the Board.

Ms. Morgan stated she has a 3BR house and 5 kids. She needs egress to create bedroom in the lower level.

Landscaping will surround the area.

Mr. Domaszek asked if the egress has a lid.

Ms. Morgan responded yes, there will be a flat polycarbonate lid.

Mr. Roge motioned to approve the plan as submitted, Mr. Thedford seconded

Motion carried 7-0.

6. Review and act on a request by Tracy Isonhart, 14200 Heatherwood Ct, for a sunroom addition.

Bear Sunrooms was present before the Board.

He provided new photo imposed renderings

Chairman Olson asked if the hot tub is staying.

Mr. Bear stated it is but, not sure where it is going.

Photo renderings still show solid white vinyl below, not the agreed upon glass.

Mr. Koleski asked if the panels will support glass.

Mr. Bear confirmed. The upper elements will be sliding windows

The Wood fence like structure in photo rendering will not be there.

The unit has a 12' roof peak coming down to an 8' sidewall

Mr. Thedford inquired how this unit will meet with the brick on the home. What is the height of the existing brick on the home?

Mr. Bear was unable to provide this information.

The Board, again, informed Mr. Bear he needs to provide a scaled architectural drawing which demonstrates where and how the sunroom addition will attached to the home.

Mr. Bear requested to table the item.

Mr. Matola motioned to accept the request to table, Mr. Falsetti seconded

Motion carried 7-0.

7. Review and act on a request by John Donnelly, 14355 Hillside Rd, for a revised garage addition plan set.

No one was present before the Board.

It is noted the materials stay the same. The garage shifts 8 ft. to the north.

Mr. Matola explains the garage moved further forward.

There is an increase in size.

Mr. Matola said it looks better than the previous version and Indian Hill HOA has approved the revised plan set.

Mr. Matola motioned to approve the plan as submitted, Mr. Thedford seconded

Motion carried 7-0.

8. Review and act on a request by Mike and Mary Trotta, 1040 Circle Drive, for a garage addition and a window alteration.

Dennis Iwanski with Iwanski Improvements was present before the Board.

Chairman Olson expressed concern that the new upper windows seem off balance. The set of three windows should be a set of two windows.

Mr. Thedford agreed, needs to be harmonious.

Dennis will bring that back to the home owners.

Mr. Koleski asked for materials.

Mr. Iwanski said they are residing to match existing color. The steel siding changes to LP in dark grey.

The porch composite decking material to match siding. Windows grids match existing.

Existing garage doors will be removed and white panel doors installed without lights, service door white with $\frac{3}{4}$ lite.

Mr. Matola notes north elevation window height-is there ability to lower those windows?

Dennis-addition is 2 stairs up. Goal was to bring as much light in.

Mr. Matola suggests blending windows on existing portion of the home with the higher new windows on the addition.

Dennis requested to table this item in order to confer with the homeowners.

Mr. Thedford motioned to approve the request to table plan, Mr. Matola seconded

Motion carried 7-0.

9. Review and act on a request by Michael & Carol Cinquegrani, 1145 Highland Drive, for a new home.

Rob Miller of Rob Miller Homes and Kyle Kohlmann from Seasonal Services were present before the Board.

Architectural review

Mr. Miller- The front elevation is full veneer, neutral in color, and lots of natural stone. Thin veneer on chimney chase, full veneer on home.

The columns, trusses and brackets all stained brown.

The home is single story and all sides are consistent.

He is using vertical cedar siding.

The front door matches trusses, all stained brown.

Mr. Thedford asked about the garage door color.

Mr. Miller is attempting to match.

He is using 3 primary colors on the home;

Stucco: Sherwin Williams city loft.

Gutters; Bronze.

Soffits, brackets & front door: Custom brown blend

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

Site Plan

Chairman Olson noted the distance from the well to the property boundaries should be added to the plan.

Since the Impervious count is at 29.8 % Chairman Olson noted the builder must confirm that the patio stays its proposed size.

Mr. Matola asked about elevations in relation to the home to the north.

Mr. Miller said that home is at final grade now.

Mr. Matola recalls that the home to the west has significant water flow issues currently.

Mr. Harrigan noted the water will travel east to Highland Dr.

Mr. Miller confirmed he is mitigating the water issues with the proposed civil plan.

Mr. Matola motioned to approve the plan with the well distance to property boundaries and 2 trees located within the Village Right-of-Way require Village review prior to removal as the engineering report specifies. Mr. Thedford seconded.

Motion carried 7-0.

Landscape Plan

New plantings are proposed to remain a wooded area at the front on Highland Drive. New screening trees and flowering shrubs.

Bluestone to be used around the home. The patio will be bluestone with a brick edge.

There is a Tribute modular block retaining wall system north of garage. It is 5.5 ft. at its highest points.

2 A/C units and generators will be moved to the other side (north) of the home by the retaining wall.

Mr. Thedford motioned to approve the plan pending stamped engineering plans for the retaining wall in excess of 4'. Mr. Matola seconded. Motion carried 7-0.

Other Business

None

9. Adjournment

Mr. Theford motioned to adjourn, Mr. Matola seconded.

Meeting adjourned at 7:35P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant