

**Minutes**  
**Village of Maple Bluff Building Board**  
**Tuesday, September 13, 2011**  
**5:15 p.m.**  
**Maple Bluff Village Center**

Members Present: Tony Arneson, Mary Duff, John Duffy, David Easton, Kent Johnson and Colleen O'Meara.

Members Absent: Eric McLeod.

Others Present: Steve Collins from SJCollins, LLC, Julie Cornelius & E.G. Nadeau of 158 Kensington Drive, Leif Olson from Oregon Remodeling, Tim Gehin from Kensington Construction, Bob & Sara Gingras of 1101 Farwell Drive, Roger Maus from Design Builders, Hal Mayer of 19 Fuller Drive, Diane Verkuylen of 16 Fuller Court, CeCe Easton of 820 Kings Way, Bonnie Stewart of 826 Charing Cross Road, Scott Faulkner of 205 Del Mar Drive, Karen Weltzin of 205 Lakewood Blvd., Karl Norland of 330 Woodland Circle, John Cannon & John Fritsch of 232 Kensington Drive, Chief Tim Krueger, and others that did not sign in.

Mary Duff will chair the meeting in the absence of Eric McLeod.

Chair Duff called the meeting to order at 5:15 p.m.

**Approval of Agenda:** A motion was made by Tony Arneson and seconded by David Easton to approve the agenda as presented. Motion carried unanimously.

**Approval of Minutes dated August 9, 2011:** A motion was made by Colleen O'Meara and seconded by Kent Johnson to approve the minutes of the August 9, 2011 Building Board meeting. Motion carried unanimously.

**Citizen Comment on Any Subject:** No one appeared.

*Colleen O'Meara recused herself from voting on the project at 820 Kings Way.*

**Request of David & CeCe Easton of 820 Kings Way to convert the porch into a screen room:** Colleen O'Meara presented the project. The small porch off the garage will be screened, Prairie style 6 x 6 wood frame construction, with 2 French doors. The porch is not visible from the street.

A motion was made by Kent Johnson and seconded by Tony Arneson to approve the plans as presented.

John Duffy questioned the mixing of styles and staying within the guidelines of the code.

Colleen O'Meara stated that the screen porch stands on its own and the style makes it stand out a little bit.

Tim Krueger stated that the guidelines are strong suggestions, but may be subjective.

Motion carried unanimously.

**Request of John Cannon & John Fritsch of 232 Kensington Drive to install a fence:**

John Cannon presented the project. John said that the fence will replace an existing wooden fence and add a 6' cedar fence to enclose both sides of the back yard.

Members suggested installing a lower 50% open fence or using landscaping.

John stated that it was a privacy issue and that they would like to screen the view of 8' play sets, toys, satellite dish, and the neighbor's rear yard parking lot.

A motion was made by Kent Johnson and seconded by John Duffy to approve the plans as presented. Motion carried unanimously.

**Request of Julie Cornelius of 158 Kensington Drive to build a kitchen addition:**

Leif Olson and Julie Cornelius presented the project. Julie stated that they would like to bump out the very tiny kitchen into the back yard. Bay window plans for the back of the home were distributed. All three major windows will be the same

Colleen O'Meara asked what the Floor Area Ratio calculations were.

Leif Olson stated that they were way under.

A motion was made by David Easton and seconded by Tony Arneson to approve the plans as presented including the change of the window in the back to a bay window, subject to the FAR calculations being submitted to Tim Krueger. Motion carried unanimously.

*Colleen O'Meara recused herself from voting on the project at 205 Lakewood Blvd.*

**Request of Ted & Karen Weltzin of 205 Lakewood Blvd. to make window and door changes, remove the existing 2 car garage, and build a new detached 3 car garage:**

Colleen O'Meara and Karen Weltzin presented the project. Colleen stated that the current garage provides no visible or actual access to back yard. They propose to take off the existing 2 car garage and add a 3 car garage. All siding and windows will match the current home. To match the pitch of the roof, a variance of 2 feet is being sought from the Zoning Board of Appeals.

There will be window changes in the back of the home and a widened kitchen door.

A motion was made by David Easton and seconded by John Duffy to approve the plans as presented subject to obtaining a variance from the Zoning Board of Appeals for the garage height. Motion carried unanimously.

**Request of Tom & Greta DeCoster of 822 Magdeline Drive to install a fence:** Tim Gehin presented the project. The fence will replace the one that the neighbors removed.

Questions included whether a survey was obtained to determine lot lines, the need for a 6 foot solid fence, and if other landscaping options were explored.

Tim Gehin stated that the fence is the owner's request and the need for a 6 foot solid fence is a privacy issue and the desire to keep animals out of their yard.

Members suggested using a 50% open fence.

A motion was made by John Duffy and seconded by Colleen O'Meara to table the project. Motion carried unanimously.

**Request of Karl & Stacey Norland of 330 Woodland Circle to install a fence:** Karl Norland presented the project. Karl stated that the fence was needed because the neighbors have 2 pit bull rescue dogs. The fence will be a six foot cedar fence placed within the lot lines as determined by the provided survey.

A motion was made by Colleen O'Meara and seconded by Tony Arneson to approve the plans as presented. Motion carried unanimously.

**Request of John & Amy Kothe of 8 Fuller Court to construct a shed:** John Kothe presented the project. The shed would be placed on existing field stone, on the south side of the house tucked under a 2 foot overhang.

Diane Verkuylen of 16 Fuller Court read a letter in opposition to the shed.

Members were concerned about the shed not matching the style and materials of the home and the placement of the shed covering windows.

A motion was made by Kent Johnson and seconded by John Duffy to table the project. Motion carried unanimously.

**Request of Bob & Sara Gingras to build a new single family home at 830 Charing Cross Road:** Bob & Sara Gingras, and Roger Maus presented the project.

Mary Duff reviewed the two step process for a new residence and expressed the Board's willingness to schedule a special meeting.

Roger described the materials and style of the proposed new home. The new home will use basically the same footprint as the current home and a couple of trees will be removed.

Members questioned the FAR calculations, the height of the home, the need for egress windows in the basement, location of ac units, massing compared to surrounding homes, the timeline for construction, and the desire to see elevation comparisons for the proposed home and homes on each side.

Roger stated that they would need a 3.5% exception from the Building Board for the FAR.

Mary Duff read letter of support of the project from Jeff Levy of 829 Lakewood Blvd.

Bonnie Stewart of 826 Charing Cross expressed her concerns regarding the pitch of the roof and the massing of the proposed home.

Roger indicated that they may consider changing the roof pitch to 6.

A motion was made by David Easton and seconded by Colleen O'Meara to table the project and schedule a special meeting on site, confirming the FAR calculations and amount of exception needed, and to view elevations in scale with the Faulkner's home. Motion carried unanimously.

Assistant Fire Chief Kris Loy expressed the desire for the Fire Department to use the vacant home for training purposes.

**Request of Bob & Sara Gingras to raze the home at 830 Charing Cross Road:**

A motion was made by Tony Arneson and seconded by John Duffy to table this item. Motion carried unanimously.

A motion to adjourn was made by Kent Johnson and seconded by Tony Arneson.

Respectfully submitted,

Rene Dopkins  
Deputy Clerk