

Minutes
Village of Maple Bluff Building Board
Tuesday, April 12, 2011
5:15 p.m.
Maple Bluff Village Center

Members Present: Chair Eric McLeod, Members Tony Arneson, Mary Duff, David Easton, and Kent Johnson.

Members Absent: John Duffy, and Colleen O'Meara.

Others Present: Timothy Quigley from Quigley Decks and Fence, Ann McGarity of 333 Lakewood Blvd., Roger Maus from Design Builders, Stephen Ehlke & Shelly Weber of 812 McBride Road, Lori Bennett of 121 Cambridge Road, Eric Donovan from TDS Custom Construction, Melinda Monroe & Bridget Pressentin from Architectural Building Arts, Glenn Kuswa & Chris Harmon of 113 Cambridge Road, Mark & Janet Farnan of 345 Lakewood Blvd., and Chief Tim Krueger.

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

Approval of Minutes dated March 8, 2011: A motion was made by Kent Johnson and seconded by Mary Duff to approve the minutes of the March 8, 2011 Building Board meeting. Motion carried unanimously.

Citizen Comment on Any Subject: No one appeared.

Request of Mary Ann McGarity of 333 Lakewood Blvd. to install a fence and remodel the deck. Ann McGarity and Tim Quigley appeared to present the project. The fence would be wrought iron, 3 feet tall extending 51 feet from the back of the house, 64 feet from the back of the garage and 90 feet across with 2 gates. Plans for the deck are to resurface it with light gray composite decking, removing the lattice skirting and installing some type of mesh wire to keep chipmunks and squirrels out. Discussion included having a courtyard fence behind the garage or in front of the house, landscaping ideas, invisible fencing, and holding a special Building Board meeting for the fence at the site.

Mark Farnan appeared and expressed his concerns and the concerns of neighbors Thomas & Martha Carter, regarding the fence. A letter from Thomas Carter was sent to the Building Board Members. Mark stated that there are no other bisecting fences in the area, this type of fence would set a bad precedent, and the fence will change the view from their living area. The Farnan's & Carter's advised the applicant that they would be willing to help subsidize an invisible fence.

A motion was made by Kent Johnson and seconded by David Easton to approve the deck plans as presented. Motion carried unanimously.

A motion was made by Kent Johnson and seconded by Tony Arneson to table the fence proposal. Motion carried unanimously.

Request of Zach & Cynthia Johnson of 910 McBride Road to build an addition. Eric Donovan appeared to present the project. Plans are to construct an addition 12' x 2' under an existing roof line with a full frost wall and matching materials.

A motion was made by Mary Duff and seconded by David Easton to approve the plans as presented. Motion carried unanimously.

Request of Steve & Sandy Thomas to convert the sunroom at 313 Del Mar Drive. Roger Maus appeared to present the project. A family room will replace the current sunroom. The footprint will stay the same and construction materials will match the current siding, soffits and roof. Temporary access through Stoddard Park will be needed for the project and has been arranged with the Village. Safety fencing will be installed. All affected areas of the park will be restored after completion of the addition.

Emphasis was made to ensure the safety of children at the park.

A motion was made by Mary Duff and seconded by David Easton to approve the plans as presented. Motion carried unanimously.

Request of Steve Ehlke & Shelly Weber of 812 McBride Road to make window and door changes. Bridget Pressentin appeared to present the project. Phase one of the project includes removing the picture window and installing a sliding glass door in its place, installing steps below the door, replacing the kitchen window, and installing a new fireplace vent.

The second phase of the project (future) includes the purchase of the Village lot next to 812 McBride Road, applying for a side yard variance, and moving the driveway and garage access to New Castle Way.

A motion was made by Mary Duff and seconded by David Easton to approve the plans as presented. Motion carried unanimously.

Request of Glenn Kuswa and Chris Harmon of 113 Cambridge Road to build an addition over the garage. Glenn Kuswa and Chris Harmon appeared to present the project. Chris detailed the construction plans for the addition above the garage and into the back yard. Construction materials will match as both the stone and ceiling tiles are available. Building Board members stated their desire to have stone continue on the back of the addition as well. Variances have been granted for the rear yard and side yard setbacks.

Lori Bennett appeared and expressed her concerns regarding the height of the addition affecting sunlight in her home and water issues.

A motion was made by Kent Johnson and seconded by Mary Duff to approve the plans as presented with stone being used on the back of the garage addition. Motion carried unanimously.

A motion to adjourn was made by David Easton and seconded by Kent Johnson.

Respectfully submitted,

Rene Dopkins
Deputy Clerk