

Minutes
Village of Maple Bluff Building Board
Tuesday, October 13, 2009
5:15 p.m.
Maple Bluff Village Center

Members Present: Chair Eric McLeod, Members Tony Arneson, Greg Collins, Mary Duff, David Easton and Colleen O'Meara.

Members Absent: Kate Zbierski.

Others Present: Ed Carroll of 135 Kensington Drive, Tim Gehin of 132 Kensington Drive, Dan Resnick of 625 Farwell Drive, Ed Linville, Architect for the Resnick's, Carl & Sue Weston of 166 Lakewood Blvd., Don Richards, Architect for the Weston's, Janet Battista of 154 Kensington Drive, Jane Sulzer of 159 Kensington Drive, Kim Petershach of 136 Lakewood Blvd., Building Inspector Kelly Green and Chief Tim Krueger.

Chair McLeod called the meeting of the Building Board to order at 5:15 p.m.

A motion was made by Member Easton and seconded by Member Duff to approve the agenda as presented. Motion carried unanimously.

A motion was made by Member Easton and seconded by Member Duff to approve the minutes of the September 8, 2009 Building Board meeting. Motion carried unanimously.

Request of Ed & Karen Carroll of 135 Kensington Drive to build an addition and remodel. Ed Carroll appeared to present the project. Ed reviewed the plans and described the construction materials. The windows will be double hung and match the current windows. The garage will expand two feet and the service door will be moved to the other side.

A motion was made by Member Easton and seconded by Member Collins to approve the plans as presented. Motion carried unanimously.

Request of Dan & Nicole Resnick of 625 Farwell Drive to add a screened porch to the back of the home. Dan Resnick appeared to present the project. Dan described the changes being made to the second floor balcony with the railing being redone to meet code. No lake views will be affected; the Kelly's will be able to see the new screened porch from their porch.

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

Request of Carl & Sue Weston of 166 Lakewood Blvd. to build a new single family residence at 111 Roxbury Road. Don Richards, Carl & Sue Weston appeared to present the project. Sue Weston described the photos that were submitted, the first showing the best depiction of the raised seam roof, the second of the horizontal siding. Don reviewed the drainage plan. Sue

distributed a landscape plan and a plant list. She stated that the entrance walk will be 6' x 2' slabs of cement with a pebble surface and beds of perennials on the sides. The landscape plan was reviewed. Don Richards indicated that there will be rain gutters on the entire house, and that they will flow into splash blocks. He also stated that after the grading is done there will not be any low spots. Sue said that they have decided to add windows on the Kensington side of the home and that there will be a sun screen over the patio.

Elevations, grading plan, storm water and the vertical siding were discussed.

Janet Battista appeared to express her concerns regarding the grading plan. She distributed copies of the existing conditions and one with proposed contours. She also distributed photos of examples of high water on the property. She stated that a 3,000 square foot structure is about twice the size of some of the houses on Kensington Drive and they pump a lot of water. She suggested that the water may have an impact on the Village's infrastructure, and also erode sidewalks.

A discussion took place regarding the grading plan needing more detail, elevation and water drainage issues, plantings, winter freeze/thaw, ponding on the property, no basement in the proposed home, and the removal of the tennis court.

Don indicated that the property will have two sump pumps.

Jane Sulzer appeared to express her concerns regarding the drainage plan. She distributed a letter and a rain garden brochure to the Building Board members.

Chief Krueger stated that he would present the plans to the Village Engineer.

A motion was made by Member Easton and seconded by Member O'Meara to give approval of the house location and allow building to commence, withholding the grading plan decision until the outcome of the meeting with the Village Engineer, and a friendly suggestion to go with horizontal siding. Motion carried unanimously.

The applicants will appear at a future meeting with a grading plan and siding choice.

A motion to adjourn was made by Member Duff and seconded by Member Arneson.

Respectfully submitted,

Rene Dopkins
Deputy Clerk