

Minutes
Village of Maple Bluff Building Board
Tuesday, November 13, 2007
5:15 p.m.
Maple Bluff Village Center

Members Present: Chair Eric McLeod, Members Tony Arneson, Teri Bruns, Mary Duff, and Colleen O'Meara.

Members Absent: Dave Easton and Apollo Marquez.

Also Present: Heidi Meyer - 19 Paget Road, Bill Towell - 1225 Farwell Drive, Dan Wanke from Capital Builders, Janine Godfriaux-Leystra from Watts Landscape, Don Murphy – 416 Summit Road, Gary & Michelle Presentin – 406 Laurel Lane, CeCe Easton – 820 Kings Way, Jim Vaccaro – 49 Fuller Drive, Katie Waller of 405 Laurel Lane, Building Inspector Clint Rudesill, and Chief Tim Krueger.

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

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

A motion was made by Member O'Meara and seconded by Member Arneson to approve the minutes of the October 9, 2007 Building Board Meeting. Motion carried unanimously.

Request of William & Elizabeth Towell for approval of a landscape plan for the new single family home to be built in 2008 at 45 Fuller Drive. Bill Towell and Janine Godfriaux-Leystra appeared to present the project. Janine reviewed the landscape plan and described the different plantings that will be used.

Items discussed include the length of the row of arbor vitae, elevations for patios, movement of home 10' at most toward the lake, orientation of the garage, and reviewing an arbor, lighting and irrigation at a future meeting.

A motion was made by Member O'Meara and seconded by Member Duff to approve the landscape plan subject to approval of the arbor at a future meeting, and provided that the row of arbor vitae does not obstruct the neighbor's view. Motion carried unanimously.

Request of Jeff & Heidi Meyer of 19 Paget Road for fence replacement and addition to enclose the back yard. Heidi Meyer appeared to present the project. The new fence will replace a chain link fence.

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

Request of Don & Lori Murphy for approval of a landscape plan and elevation comparisons for a new single family home at 444 Summit Road. Don Murphy and Dan Wanke appeared to present the project. The square footage of the lot was confirmed – 23,320. The elevation drawing was reviewed.

Building Inspector Clint Rudesill stated that he received a call from a neighbor inquiring whether there would be any tree removals. Don Murphy said that all of the large trees will remain.

A motion was made by Member O'Meara and seconded by Member Bruns to approve the plan as presented. Motion carried unanimously.

Request of Gary and Michelle Pressentin to build a new single family home at 406 Laurel Lane.

Request of Gary & Michelle Pressentin to raze the current home at 406 Laurel Lane.

Gary & Michelle Pressentin appeared to present the project. Gary summarized the reason for building a new home instead of remodeling. The new home will be 3200 square feet, the garage will be side loading, and the lot faces Stoddard Park and the Golf Course. All the homes on the block are 1 story, the new home will be a 2 story, with the upstairs bedrooms having windows on the side, making it appear to be a 1 ½ story. Request of 9.5% FAR exception.

Chair McLeod indicated that an elevation/site plan is needed to give further guidance.

Member Duff expressed her concerns regarding massing with the FAR exception being so high.

Chief Krueger read the guidelines for granting FAR exceptions.

Gary Pressentin presented a letter from neighbors in support of the project.

Items needed for the next meeting:

1. Elevation/site plan with neighboring properties.
2. Tree inventory.
3. Review of Floor Area Ratio figures by the Village.

Katie Waller of 405 Laurel Lane appeared in support of the project.

CeCe Easton of 820 Kings Way appeared and expressed her concerns regarding the blockage of sun to her property.

A motion was made by Member Arneson and seconded by Member Duff to table agenda items 8 and 9. Motion carried unanimously.

A motion to adjourn was made by Member Duff.

Respectfully submitted,

Rene Dopkins
Deputy Clerk

