

Minutes
Village of Maple Bluff Building Board
Tuesday, July 10, 2007
5:15 p.m.
Maple Bluff Village Center

Members Present: Chair Eric McLeod, Members Teri Bruns, Mary Duff, Dave Easton, Apollo Marquez and Colleen O'Meara.

Members Absent: Tony Arneson.

Others Present: John & Carol Schmid of 802 Farwell Drive, Bill & Elizabeth Towell of 1225 Farwell Drive (owners of 45 Fuller Drive), Kent Johnson and Pete Davis of Johnson Design, David Watts of Watts Landscape, Mary Grant of Mary Grant Design, Mark Kruser of Kruser Architecture, John Kothe of 201 Kensington Drive, Bill & Lynn Eich of 840 Farwell Drive, and Building Inspector Clint Rudesill.

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

A motion was made by Member Bruns and seconded by Member Easton to approve the minutes of the June 12, 2007 Building Board meeting. Motion carried unanimously.

Request of Paul Frautschi of 312 Lakewood Blvd. – Returning from the June meeting for a garage door change. Mark Kruser appeared to present the project. A brochure of the proposed carriage style door was distributed.

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

Request of John & Carol Schmid of 802 Farwell Drive for a patio renovation. John and Carol Schmid appeared to present the project. The patio renovation has already been completed.

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

Request of John Kothe of 201 Kensington Drive to install a fence 48" in height 178' black ornamental with a lea walk gate. John Kothe appeared to present the project. The proposed fence will enclose the back yard.

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

Request of William & Lynn Eich of 840 Farwell Drive to install a fence not to exceed 6' in height 64' toward the SE corner & 24' from the NE corner to the NW corner of the lot. Bill & Lynn Eich appeared to present the project. Lynn indicated that the fence will create subtle screening.

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

Request of Mark & Susan Little of 336 Kensington Drive to remodel the kitchen with 33 7/8" added, a 91" x 139" walk-in pantry, and door & window replacements. Susan Little appeared to present the project. The addition will even up the back of the house. Pictures of the project area were distributed.

Chair McLeod indicated that there was no elevation drawing included in the plan.

Susan Little stated that you would see a French door headed to existing deck and a matching window.

A motion was made by Member Easton and seconded by Member Duff to approve the plans as presented, subject to reviewing the elevation drawings at the next meeting. Motion carried unanimously.

Request of William & Elizabeth Towell of 45 Fuller Drive to build a new single family home. Bill Towell, Kent Johnson, Pete Davis, David Watts, Pete Fortledge and Michelle appeared to present the project.

Chair McLeod reviewed the process for building and new home and razing the current home.

Bill Towell stated that the target date is next July for the razing of the current home. Habitat for Humanity will have access to the home for salvage. The Maple Bluff Police and Fire Departments will then have access to the home for training purposes before razing. Meetings with the neighbors have been held with good feedback. A boundary survey was done for the houses on each side of 45 Fuller Drive.

Michelle presented information regarding the topography of the home.

Chair McLeod raised the issue of height from the street view.

Kent Johnson stated that the home is consistent with the neighbors and is 1 ¾ stories. Construction material samples were distributed.

Member Easton stated that he'd like to see elevation drawings. He also questioned the left and right side yard setback.

Concerns were raised regarding garage massing and positioning of driveway.

David Watts spoke regarding the landscaping. Topics outlined were maintaining existing plant material and trees, using unilock driveway pavers, entry garden plant choices, staircase access in backyard, patio and retaining wall details, hot tub area, and keeping view to lake open with low plant material.

Pictures of plants and paving product were shown.

Bill Towell stated that the neighbor's rock wall encroaches onto his property about one and a half feet.

Pete Fortledge spoke regarding erosion control. A silt fence and a small berm will be utilized to help with drainage. Entire front lawn will have a rock pad installed for construction vehicles.

Bill Towell stated that the existing rip wrap will be reinforced.

Crushed limestone for rock pad will be removed after construction is complete and the yard will be fenced during construction.

Items to be addressed at the next meeting:

Streetside & Lakeside elevations.
Copies of existing properties and sideyard views
Color rendering of streetscape
Garage doors and roof options

Bill Towell mentioned that he would like to have the neighbors present at the next meeting.

A motion was made by Member Duff to table item number 10 on the agenda.

A motion was made by Member Easton and seconded by Member Marquez to table item number 10 on the agenda and ask the applicants to return with the items mentioned above.

Member O'Meara questioned the orientation of the garage.

Motion carried unanimously.

Request of William & Elizabeth Towell of 45 Fuller Drive to raze the current home at 45 Fuller Drive.

Chair McLeod reviewed the process for approval of razing a home.

Bill Towell indicated that the lot was vacant until the current home was built in 1987.

A motion was made by Member Easton and seconded by Member Bruns to table item number 11 on the agenda. Motion carried unanimously.

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

Respectfully submitted,

Rene Dopkins
Deputy Clerk