

Minutes
Special Building Board Committee Meeting
Tuesday, January 17, 2006
5:30 p.m.
Maple Bluff Village Center

Members Present: Chair Eric McLeod, Members Tony Arneson, George Brown, Mary Duff, William Levy, Bruce Morrow (indicated that he had to leave at 6:00 p.m.) and Roberta Statz.

Also Present: Jim & Marsha Klinke of 1077 Farwell Drive, Richard Klinke, Chet & Genevieve Richardson of 910 McBride Road, Eric Larson of 919 Magdeline Drive, Dick Kiesling of 416 LeRoy Road, Elizabeth Erickson of 825 McBride Road, DuWayne Statz of 415 LeRoy Road, Perry & Joan Schappe of 510 LeRoy Road, Lisa Murray, Jason DeNoble, Jason Franzen and Hart DeNoble of Hart DeNoble Builders, Inc., Melissa Freer and Steve Short of the Bruce Company, Chief Tim Krueger and Deputy Clerk Rene Dopkins.

Chair McLeod called the meeting to order at 5:35 p.m.

A motion was made by Member Morrow and seconded by Member Brown to approve the minutes of the November 8, 2005, Building Board meeting. Motion carried unanimously.

Chair McLeod reviewed the procedures for a tear down project to those in attendance.

Request of Jim & Marsha Klinke to build a new single family home at 920 McBride Road.

Jim Klinke and Jason Franzen described the project and distributed an outline, a more detailed site plan and panoramic pictures of the site. Habitat for Humanity will remove salvageable and resalable items for one week prior to razing the current home. The Maple Bluff Fire Department will have access prior to razing to do some training. Construction timeline would be approximately seven months, starting in early spring.

Jason Franzen and Steve Short answered questions regarding the construction plan, setbacks, grading and drainage issues.

Member Morrow stated that he would like to see a detailed grading plan to show that the water will be controlled.

Member Morrow left the meeting.

Melissa Freer reviewed the landscape plan.

Lisa Murray reviewed construction materials and colors.

The pitch and design of the roof was discussed. Jason Franzen indicated that several jogs were added to help break up the exterior façade.

Historic Preservation and zoning were discussed.

Genevieve Richardson explained why they were seeking a land division for 910 and 920 McBride Road. The land division would make three non-conforming lots into two conforming lots.

Chair McLeod asked if there were any citizen comments.

Perry Schappe stated that he studied the plans and feels comfortable with them and endorses the project.

Member Statz (also a direct neighbor) asked if there was a consensus of the neighbors.

Jim Klinke stated that he received all positive responses.

Chet Richardson said that they will try to incorporate the yards and get a plan for any drainage issues.

Dick Kiesling echoed Mr. Schappe's comments and endorses the plan.

Floor Area Ratio was discussed.

Chair McLeod advised the members of the options for approval of the project.

A motion was made by Member Brown and seconded by Member Statz to approve the plan as presented subject to a detailed grading plan.

Chair McLeod restated the motion to include the approval of the Plan Commission for the land division.

Motion carried unanimously.

Request of Jim & Marsha Klinke to raze the current home at 920 McBride Road.

A motion was made by Member Duff and seconded by Member Arneson to table the request to raze the home.

Motion carried unanimously.

The next meeting was scheduled for Tuesday, January 31, 2006, at 5:15 p.m.

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

Respectfully submitted,

Rene Dopkins
Deputy Clerk

