

Minutes
Village of Maple Bluff Building Board
Tuesday, December 14, 2004
5:15 p.m.
Maple Bluff Village Center

Members Present: Chair Eric McLeod, Members Roberta Statz, Warren Dailey, and Bruce Morrow.

Members Absent: Mary Duff and Bill Levy.

Also Present: Building Inspector Fred Walling, Police Chief Tim Krueger, Deputy Clerk Rene Dopkins, John & Josephine Pollock – 1155 Farwell Drive, Hart & Jason DeNoble – Hart DeNoble Builders Inc., Awad & Paulette Hanna – 1315 Farwell Drive, David & Rea Gustafson – 1313 Farwell Drive, Joe Hanauer- Landscape Architecture, LLC., John Young – 523 Farwell Drive, Doug & Katie Reuhl – 431 Farwell Drive, Barbara Borman – 531 Farwell Drive, Greg & Kristan Collins – 9 Cambridge Road.

Chair McLeod called the meeting to order at 5:25 p.m.

A motion was made by Member Dailey and seconded by Member Morrow to approve the agenda as printed. Motion carried unanimously.

A motion was made by Member Dailey and seconded by Member Morrow to approve the minutes of the November 9, 2004 Building Board meeting. Motion carried unanimously.

Request of John & Josephine Pollock of 1155 Farwell Drive to build a new single family home. John Pollock, Josephine Pollock, Hart DeNoble, and Jason DeNoble appeared to present the project. John Pollock advised the committee that their current home has been remodeled three times and that they have reviewed their plans with their neighbors. Construction materials were reviewed, including brick, shingles, and windows. The landscape and erosion plans were discussed. Habitat for Humanity will be salvaging items from the current home for approximately one month.

It was suggested that a grading plan be submitted along with elevation drawings for the retaining wall.

A motion was made by Member Dailey, and seconded by Member Statz to meet again on December 20, 2004, at 5:15 p.m., for further consideration of construction of a new home and razing of the current home at 1155 Farwell Drive. Motion carried unanimously.

Request of David & Rea Gustafson of 1313 Farwell Drive to do work including: retaining walls, planter boxes, hot tub, steps to shoreline and drain inlet. David and Rea Gustafson, and Joe Hanauer appeared to present the project. David Gustafson described the history and current progress of the project. Construction has stopped on the north side of the property. Joe Hanauer described the changes in construction materials and reviewed the plan to replace the timber steps. He also explained the drainage and erosion plans. Photos of the areas affected by draining issues were distributed.

Awad and Paulette Hanna appeared to express their concerns regarding the project. Photos and copies of the original plans were distributed. A letter to the Board Members was submitted prior to the meeting. Issues include a structure being built that was not on the original plan, the purpose of that structure, retaining wall questions, missing elevations on plans, and the omission of a drainage plan.

Joe Hanauer advised the Board that they can lower the height of the retaining wall and use landscaping to block the view. He also said that they can provide a drainage plan for the next meeting.

Letters from neighbors were distributed.

A motion was made by Member Morrow and seconded by Member Statz to table this item until the next meeting so that a grading/drainage plan and modifications to the retaining wall plans can be made. Motion carried unanimously.

Request of Bob & Julie Dunn of 515 Farwell Drive to add a rear two story addition with exposed basement. Bob Dunn appeared to present the project. Aerial photos were presented to show the line of the current homes with respect to the lake line.

Chair McLeod said that he doesn't see an adverse impact on views from either side 515 Farwell Drive and is in favor of the project.

Member Morrow posed the question of grading for the back yard.

Bob Dunn said that all the construction materials will match the current materials. He also mentioned that all the water runs downhill.

A motion was made by Member Dailey and seconded by Member Statz to approve the project as presented. Motion carried, with Member Morrow voting no.

Request of Greg & Kristan Collins of 9 Cambridge Road to add a second story addition. *Variance application submitted. Greg and Kristan Collins appeared to present the project. Greg Collins described the project, which includes adding dormers, getting the second floor rail up to code, replacing windows, and adding French doors. The construction materials will match the current materials. A variance is needed because the right rear corner of the garage is only 10 inches from the lot line. A meeting of the Zoning Board of Appeals will be scheduled for the variance request.

A motion was made by Member Morrow and seconded by Member Dailey to approve the project as presented, pending approval of the variance. Motion carried unanimously.

Meeting adjourned.

Respectfully submitted,

Rene Dopkins
Deputy Clerk