

**Minutes
Building Board
Tuesday, November 9, 2004
5:15 p.m.
Maple Bluff Village Center**

Members Present: Chair Eric McLeod, Helen Bradbury, Roberta Statz, Warren Dailey, Mary Duff and Bruce Morrow.

Members Absent: William Levy.

Also Present: Chief Tim Krueger, Building Inspector Fred Walling, Clerk of Court Rene Dopkins, Bob Dunn – 515 Farwell Drive, Gib Docken – formerly of 515 Farwell Drive, Doug and Katie Reuhl – 431 Farwell Drive, Barbara Borman – 531 Farwell Drive and Eileen Jensen – 530 Farwell Drive.

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

Agenda Changes – Number 6 and number 7 are being withdrawn from the agenda. A motion was made by Member Dailey and seconded by Member Bradbury to approve the agenda with modifications. Motion carried unanimously.

A motion was made by Member Morrow and seconded by Member Dailey to approve the Minutes of the October 12, 2004 Building Board meeting. Motion carried unanimously.

Request of Bob & Julie Dunn of 515 Farwell Drive to add a rear two story addition with exposed basement. Preliminary. Bob Dunn appeared to present the project. He distributed pictures of the home to the Building Board members. The project involves expanding the home toward the lake. The kitchen will be reconfigured, and changes will be made to the family room, master bedroom and the basement. The addition will be built under the east two thirds of the home going out fifteen feet. Brick and cedar shakes will be used on the addition.

A discussion was held regarding Floor Area Ratio, the process of granting exceptions or variances, easements, landscaping, and setbacks.

Chair McLeod expressed concern regarding the large three story look from the lake.

Member Bradbury spoke regarding the viewshed.

Gib Docken said that the home looks small from the lake side and will fit in the neighborhood better after the remodeling.

Doug Reuhl expressed concern regarding the homes moving closer to the lake and indicated that most of the homes along Farwell Drive are in a similar line.

Katie Reuhl asked that the Building Board carefully consider the decision that they make regarding this project. Her concern is that it could set a precedence to allow homes to be remodeled or built closer to the lake.

Barbara Borman expressed her concern regarding the line of sight of the homes along the lake. She said that every foot built towards the lake obstructs views.

Chair McLeod read a section of the Zoning Code regarding view corridor.

A topography and site plan of the lake side with views of a couple houses on each side of the proposed project was requested.

Bob Dunn stated that the current Gazebo creates a greater view impairment than the construction project would. He also said that the easement was not included in the measurements.

A discussion was held regarding teardowns and Zoning issues.

Chair McLeod stated that further information will be needed at the next meeting before the Board could make a decision. Materials needed are: Topography and Site Plans showing relationship between neighboring homes and subject home with proposed addition, including, but not necessarily limited to, photos depicting neighbor's current views of the subject home.

A motion was made by Member Morrow and seconded by Member Dailey to table this item until the next meeting. Motion carried unanimously.

Further discussion relating to the adoption of Building Board procedures concerning applications for razing and new home construction, and other substantial projects. A discussion was held regarding the new packet to be given to applicants regarding procedures for the Building Board. A motion was made by Member Dailey and seconded by Member Bradbury to approve the packet. Motion carried with Member Statz abstaining.

Meeting adjourned.

Respectfully submitted,

Rene Dopkins
Clerk of Court