

**Minutes**  
**Building Board**  
**Tuesday, August 10, 2004**  
**5:15 p.m.**  
**Maple Bluff Village Center**

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

Others Present: Clerk-Treasurer Sandy Wilke, Police Chief/Administrator Tim Krueger, Building Inspector Fred Walling, Stanley Olson, Janet Battista, Mel Pearlman, Don & Dolly Warren, Tim Gehin, Sara Tripalin, Dave Griffith, Perry & Bethney Pickhardt, Steve Larson, George Brown and Jeanette Reichers.

Approval of Agenda: It was moved by Member Dailey and seconded by Member Duff to approve the agenda as printed. Motion carried unanimously.

Approval of Minutes: It was moved by Member Duff and seconded by Member Bradbury to approve the minutes dated July 13, 2004. Motion carried unanimously.

Request of Richard Burnham of 806 Butternut Road to install a 12' x 8' utility shed in the back yard. Tim Gehin appeared to present the plans for the shed. The shed will have a cedar shingle roof and siding and will be placed on a 6" concrete slab. A motion was made by Member Duff and seconded by Member Statz to approve the request. Motion carried unanimously.

Request of Stanley Olson of 301 Woodland Circle to install an 8' x 8' vinyl utility shed in the back yard. Stanley Olson appeared to present the plans. The shed will be a cream color and will be placed on an existing patio. A discussion was held regarding the quality and aesthetics of the shed. Sara Tripalin, the current owner of 301 Woodland Circle, appeared and commented on the project. She said that the shed would not be visible from Firemen's Park. A motion was made by Member Morrow and seconded by Member Levy to table the request for a month to get complete plans to include changes that were discussed. Motion carried unanimously.

Request of Kristine Urrutia of 143 Kensington Drive to install a wooden play structure in the back yard that is currently at 37 Cambridge Road. Kristine Urrutia appeared. Chair McLeod stated as a neighbor to the project, he is in favor. A motion was made by Member Morrow and seconded by Member Dailey to approve the project as presented. Motion carried unanimously.

Request of Don & Dolly Warren, owners of 278 Kensington Drive, to remodel the rear of the home by adding a bathroom and windows. Don Warren appeared to present the plans. The house backs up to Firemen's Park. The windows on the right hand side will be replaced. The size of the windows in the master bedroom will be reduced. The two existing windows on the side will be replaced, same size. Half of the existing screen porch will be converted into a bathroom. A motion was made by Member Duff and seconded by Member Dailey to approve the plans as submitted. Motion carried unanimously.

Request of Mel & Mary Pearlman of 236 Lakewood Blvd. to replace the current garage with a new 20' x 35' garage in the same location. Mel Pearlman appeared. Dave Griffith presented revised plans from the last meeting. Chair McLeod read a letter from the last meeting from Jane Nordness in support of the project. A discussion was held regarding landscaping, size of lot, height of garage and pitch. A motion was made by Member Duff and seconded by Member Statz to approve the plans as presented. A roll call vote was taken. Member Bradbury – no, Member Statz – yes, Member Dailey – yes, Member Duff – yes, Member Morrow – yes, Member Levy – no. Motion carries.

Request of Mel & Mary Pearlman of 236 Lakewood Blvd to raze garage. Chair McLeod read Article 17 from the current Zoning Code. A motion was made by Member Duff and seconded by Member Levy to raze current garage. Motion carried unanimously.

Request of Bethney & Perry Pickhardt of 146 Kensington Drive to install an addition to their home. Bethney & Perry Pickhardt appeared. Steve Larson appeared to present the plans. This project will require three variances to be approved. Chief Krueger and Chair McLeod reviewed the variance issues. Janet Battista appeared and expressed her concerns regarding light that will be blocked to her sun porch and the lack of architectural detail on the side that faces her home. Jeanette Reichers appeared and expressed her desire to have the plans approved. Chair McLeod said that the project satisfies the items on the checklist. A motion was made by Member Duff to approve the plans with the exception of the north wall exterior window detail. Motion died for lack of second. A discussion was held regarding solar access. A motion was made by Member Levy and seconded by Member Duff to approve the plans with the exception of the wall exterior window detail. Motion carried unanimously.

A motion was made by Member Morrow to recommend to the Zoning Board of Appeals to grant the three variances. Motion withdrawn.

A motion was made by Member Bradbury and seconded by Member Duff to grant the exception to the floor area ratio. 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 motion was made by Member Levy and seconded by Member Morrow to table this item until the next meeting.

Discuss the establishment of a Historic Preservation Sub-Committee of the Building Board. George Brown appeared and strongly recommended that the Village establish a Historic Preservation Sub-Committee. He reviewed the advantages of the Committee which would include tax incentives and listing individual homes in the National Register. A meeting will be set in the future to address establishing the new committee.

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

Respectfully submitted,

Rene Dopkins  
Clerk of Court

