

Minutes
Building Board
Tuesday, May 13, 2003
4:45 p.m.
Maple Bluff Village Center

Present: Chairman James Carpenter, Members Eric McLeod, Warren Dailey, Doug Kozel, and Wendy Skinner.

Absent: Members Joe Soderholm and Ed Carroll.

Also Present: Clerk/Treasurer Sandra Wilke, Chief Tim Krueger, Building Inspector Fred Walling, Terrence Wall, Phil Simon, Brian Bean, Ginger Hinderaker, Gregory Meeker, Robert Gomez, Dianne Gomez, Steve Connor, Hank Gempeler, Kurt Stege, Monty Schmidt, Patricia Lew, James Vaccaro and Hans Johnson.

The meeting was called to order by Chairman Carpenter at 4:50 p.m.

A motion was made by Member Dailey and seconded by Member Skinner to approve the Building Board Minutes from April 8, 2003. Motion carried unanimously.

Request from William Jollie of 739 Farwell Drive for an addition and remodeling. Steve Larson appeared to present the plan. The goal of the design is to maintain the view line to Farwell Drive. The project includes removing the metal, restoring the crown molding, milling new material to match current/rotten wood, creating a small bonus room, and adding a retaining wall. The roof material will be shake shingles and the trim will be painted. A motion was made by Wendy Skinner and seconded by Doug Kozel to approve the plan as submitted. Motion carried unanimously.

Request from Wendy Skinner of 74 Cambridge Road to revise windows and add a new rear deck. Wendy Skinner presented the plan to the board. Utility lines will be buried. The current screen porch and breakfast nook were added in the 1940's. The plan is to build a deck across from the screen porch, eliminate current stairs, and put in a door. The sash windows will be raised and replaced by casement windows to allow for counters to be installed. A motion was made by Doug Kozel and seconded by Eric McLeod to approve the plans as submitted. Motion carried unanimously.

Request from Phil Hinderaker of 31 Paget Road to re-build and expand their current deck. Ginger Hinderaker appeared to present the plan. Wood will be the material used. A motion was made by Doug Kozel and seconded by Warren Dailey to approve the plan as presented. Chairman Carpenter would like a new complete drawing of the project to be turned in to the Village Office by Friday, May 16, 2003. Motion carried unanimously with the provision of the new drawing being submitted.

Request from Timothy Strauss of 143 Kensington Drive to install 177' of 4' picket fencing. Timothy Strauss appeared to present the plan. The plan is to continue the current fence that exists on two sides of the back yard, along the remaining side and closing the gaps between

the house and the garage and the short distance to the neighbors. The fence will match the neighbor's fence. There is also some wire fence that will be removed and replaced by picket fence. The good side of the fence will face the neighbors. A suggestion was made by Member McLeod to carry the brown cyclone fence to match the existing brown cyclone fence of the neighbors. A motion was made by Eric McLeod and seconded by Warren Dailey to approve the plans as submitted. Motion carried unanimously.

Request from Brian Bean and Caryn Dutton Bean of 202 New Castle Way to install a picket fence. Brian Bean appeared to present the plan. A 4' cedar picket fence is planned in the northwest corner of the back yard. The good side of the fence will face the neighbors. A motion was made by Member McLeod and seconded by Member Dailey to approve the plan as submitted. Motion carried unanimously.

Request from Greg Meeker of 312 New Castle Way to replace and expand existing fence. Greg Meeker appeared to present the plan. There is cedar fence existing in several areas of the back yard. The current height of the fence is 6'. One side is new within the last couple of years, and the other is falling down. Change is in back yard - replace existing 6' chain link fence with cedar. A discussion was held regarding 6' fences and options. A motion was made by Member Kozel and seconded by Member Dailey to deny the plan as submitted. Motion carried unanimously.

Request from James Vaccaro of 49 Fuller Drive for a cedar fence. The plan is to install 21' feet of wood lattice fencing along the stone wall between the Easton's home and turn south connecting to the garage with an arch over it that would be the entrance to the service corridor. A discussion was held regarding the plan. A motion was made by Member McLeod and seconded by Member Skinner to deny the request. Motion carried unanimously.

Request from Terrence Wall of 201 Kensington Drive to construct a new home at 57 Cambridge Road. Terrence Wall and Phil Simon appeared to present the plan. Terrence Wall reviewed the materials chosen for construction, roof pitches on Cambridge Road, square footage analysis on Cambridge Road, stairs, massing study, and the peak roof height. The mean roof is 1 foot lower than Gomez's. The percent of lot coverage is 10%. Terrence Wall requested a motion for demolition and new home construction. Chairman Carpenter opened the floor for questions. Patricia Lew of 50 Cambridge Road questioned the original lot line plan. Terrence Wall explained that his attorney drew up a plan to request a change in the ordinance. That option was not feasible. Kurt Stege of 82 Cambridge Road commented on several observations regarding the proposed plan including the huge mass that overwhelms 49 Cambridge Road, the roof color, the need for quoins that add a vertical feeling, a question regarding the living space, and the centering of windows.

Dianne Gomez of 63 Cambridge Road said that they like the plan.

Member Skinner suggested adding windows to the north elevation in the garage and kitchen area.

Terrence Wall mentioned that they would change the roof color from black to another color to tone it down. They would also add two windows in the garage and one in the kitchen area.

Member Kozel added that anything that adds texture to the roof material would mediate the scale.

Railings, dentals, and types of stone were discussed.

Chairman Carpenter would like to see a revised plan to include the addition of windows on north side, landscaping plan, air conditioning unit plans, and site plan.

The air conditioning units will be located on the side of the garage with landscaping surrounding them.

A fence was discussed for the front of the property.

A motion was made by Member McLeod and seconded by Member Dailey to approve the plans for the new home subject to a revised plan to be submitted to include 3 windows to the north side of the garage, 1 window to the north side of the kitchen, roofing materials being wood shingles, balusters being cast stone or stone, and a scale drawing of the trellis be submitted. *This application does not include approval for a fence. Motion carried unanimously.

A motion was made by Member Kozel and seconded by Member Skinner to raze the existing home at 57 Cambridge Road. Motion carried unanimously.

Village of Maple Bluff – Marina Boathouse Roof. The shingle material will be the same as the Beach House. A discussion was held regarding changes made to the plan. A motion was made by Member Kozel and seconded by Member McLeod to approve the plans as submitted. Motion carried unanimously.

Any other matters to come before the Building Board. Member McLeod, future Chairman, would like to move the meeting time to 5:15 p.m.

Member McLeod mentioned the need for complete site plans, photographs and drawings for each item on the agenda.

A motion was made by Member Kozel and seconded by Member Skinner to adjourn. Motion carried unanimously.

Respectfully submitted,

Rene Dopkins
Court Clerk