

Minutes
Village of Maple Bluff Building Board
Tuesday, February 9, 2016 5:15 p.m.
Village Center – 18 Oxford Place

Members Present: Chair Eric McLeod, Mary Duff, John Duffy, Dave Easton, Jennifer Kuehn and Colleen O’Meara.

Members Absent: Kent Johnson

Others Present: Tim Gehin from Kensington Construction, James McMillan from Premium Construction, Ellis Waller from the Parks & Recreation Committee, Recreation Director Curt Erickson, Sonja Durkee of 278 Kensington Drive, Arlan Kay from Kontext Architects, Tracy Petersen of 166 Lakewood Blvd., Jim Bates - Architect, Jim & Liz Sugar of 427 Coleman Road, Chief Tim Krueger, Clerk/Treasurer Sarah Danz, and Deputy Clerk Rene Dopkins.

Chair McLeod called the meeting to order and roll call was taken.

Approval of Agenda: A motion was made by Colleen O’Meara and seconded by Dave Easton to approve the agenda as presented. Motion carried.

Approval of Minutes dated January 12, 2016: A motion was made by Dave Easton and seconded by Jennifer Kuehn to approve the minutes of the January 12, 2016 Building Board meeting. Motion carried.

Citizen comment on any subject other than items on the agenda: Sonja Durkee reviewed the plans to modify the windows on a previously approved project at 278 Kensington Drive. Sonja will return for formal approval at the March Building Board meeting.

Tim Gehin reviewed plans to remodel the screen porch at 705 Lakewood Blvd. Tim will return for formal approval at the March Building Board meeting.

Request of Eric & Tracy Petersen of 166 Lakewood Blvd. to build an addition: Arlan Kay & Tracy Petersen appeared to present the project. Arlan described the plans to add 704 square feet to the home. Tracy described the deterioration of the porch and the need for the addition – twins are expected early summer. Members questioned the addition of the proposed turret on a dutch colonial home. Further discussion included getting examples of other homes with the same features, possible redesigning of the turret, and that the board could do a special meeting, if needed.

A motion was made by Colleen O’Meara and seconded by Mary Duff to approve the preliminary concept of the addition. Motion carried.

Discussion regarding the Maple Bluff Veteran’s Memorial to be constructed at Johnson Park: Tim Krueger reviewed the history and progress of the project. Construction materials, location, and grading were discussed. There are approximately 150 names set to be included on the memorial.

Request of Brandon Nguyen & Graetel Anderson of 540 N. Sherman Avenue to build a new Single Family Residence: Brandon & Graetel appeared to present the project. Brandon stated that he took the

plans back to the architect to incorporate the suggestions from the Building Board members. Stone and cedar shake were added. The entrance and garage were redesigned.

A motion was made by Mary Duff and seconded by Colleen O'Meara to approve the plans as presented. Motion carried. The applicants will return to a future meeting for approval of complete plans.

Request of Brandon Nguyen & Graetel Anderson of 540 N. Sherman Avenue to raze the current home: A motion was made to table this item.

Request of Seth Daily & Iris Kurman of 620 Farwell Drive to build a new Single Family Residence: Jim McMillan appeared to present the project. Construction materials and color choices were reviewed, along with massing and grading. A 3% FAR exception will be needed.

A motion was made by John Duffy and seconded by Jennifer Kuehn to approve the plans as presented, allowing a 3% FAR exception, and applicant returning to a future meeting for approval of a landscape plan. Motion carried.

Request of James & Elizabeth Sugar to build a new Single Family Residence on the vacant lot at 427 Coleman Road: Jim Bates and Jim & Liz Sugar appeared to present the project. Jim reviewed the plans for the 1 ½ story colonial home with an attached 3 car garage. Erosion control, staging, elevations, and massing were discussed. A suggestion was made to stake the lot depicting the footprint of the home before the next meeting. A landscape plan and material choices will be provided at the next meeting.

A motion was made by Mary Duff and seconded by Colleen O'Meara to approve the preliminary plans as presented. Motion carried.

A motion to adjourn was made by John Duffy and seconded by Jennifer Kuehn.

Respectfully submitted,

Rene Dopkins
Deputy Clerk