

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

Members Present: Chair Eric McLeod, John Duffy, Dave Easton, Kent Johnson, Jennifer Kuehn, and Colleen O'Meara Members Absent: Mary Duff

Others Present: Joshua Meyers of 254 Kensington Drive, Gary & Barbara Bova of 341 Kensington Drive, Shirley Levine of 200 Lakewood Blvd., Mike & Mary Grant of 309 Kensington Drive, Miles Meyer from Artful Hardware, LLC., Eric Petersen of 166 Lakewood Blvd., Doug Corning from Corning Associates, 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 John Duffy and seconded by Kent Johnson to approve the agenda as presented. Motion carried.

Approval of Building Board Minutes dated July 12, 2016: A motion was made by Kent Johnson and seconded by Jenny Kuehn to approve the minutes of the July 12, 2016 Building Board meeting. Motion carried.

Citizen comment on any subject other than items on the agenda: None.

Request of Joshua Meyers & Shawn Kelly of 254 Kensington Drive to build a patio: Josh Meyers appeared to present the project. Work has begun on the patio. Josh stated that his landscaper inquired about a permit and was told that it was not required. John Duffy stated that these types of "oops" projects are coming up more & more, and that the Village could increase awareness through the Village newsletter. A motion was made by Kent Johnson and seconded by Jenny Kuehn to approve the plans as presented. Motion carried.

Request of Gary & Barbara Bova of 341 Kensington Drive to remove the current garage and build a new one: Gary & Barbara Bova appeared to present the project. A variance was granted by the Zoning Board of Appeals on July 21, 2016, for a three foot side yard setback. The garage will be 16 x 20. The patio and retaining wall will be removed and re-built. John Duffy suggested adding a window to the garage. A motion was made by Kent Johnson and seconded by Dave Easton to approve the plans as presented. Motion carried.

Request of George & Jenny Frese of 840 Butternut Road to make window changes: The applicants were not present. A motion was made by Jenny Kuehn and seconded by John Duffy to approve the plans as presented. Motion carried.

Request of Glen Bever & Jana Gyurina-Bever of 424 Farwell Drive to build a fence: The applicants were not present. Neighbors Jim & Liz Sugar appeared to express their opposition to having fences in their neighborhood. A motion to table the project was made by Kent Johnson and seconded by Dave Easton. Motion carried.

Request of Matthew Vukich of 818 Charing Cross Road to build a fireplace and chimney: Miles Meyer appeared to present the project. The construction materials will match the existing brick. The

neighbors were notified of the project. A motion was made by Kent Johnson and seconded by Jenny Kuehn to approve the plans as presented. Motion carried.

Request of Eric & Tracy Petersen of 166 Lakewood Blvd. to do landscaping, add a play structure and an off-season tent: Eric Petersen and Doug Corning appeared to present the projects.

Landscaping – Retaining Wall

Doug described the features of the retaining wall that will match the stone sidewalk and will be two feet six at its highest point. A motion was made by Kent Johnson and seconded by Colleen O’Meara to approve the plans, with the retaining wall not to exceed 18 inches in height. Motion carried.

Play Structure

The play structure was installed prior to the meeting. Eric Petersen stated that they were told that it would not need Building Board approval. The play structure will be moved to meet the side-yard setback and will be lowered to meet the height restriction. A discussion took place regarding what types of projects require Building Board approval – temporary and permanent. A motion was made by Kent Johnson and seconded by Jenny Kuehn to approve the plans as presented. Motion carried.

Off-Season Tent

Eric Petersen stated that they were told that it would not need Building Board approval. Colleen O’Meara questioned whether the Building Board has purview over temporary structures. Eric McLeod said that he has had a number of conversations with Tim Krueger regarding the tent, and that Tim approved the project.

A motion was made by Kent Johnson to approve the plans as submitted, as long as the time period for the tent is followed; November 15 to April 1, and that the tent stays in good repair.

John Duffy and Colleen O’Meara expressed their concerns regarding setting a precedent. Eric McLeod stated that the board members could make a motion with a qualifier “to the extent that this committee has the authority to act on the subject,” and that he didn’t think it had any precedential value.

John Duffy, Colleen O’Meara and Dave Easton were of the opinion that they would refrain from approving it because it is a temporary structure. A suggestion was made to have temporary structures defined. Jenny Kuehn seconded Kent Johnson’s motion with the caveat to the extent that the Building Board has the authority over this item. Motion carried with three members in favor, two opposed, and one abstaining.

Request of Mary Grant of 309 Kensington Drive to build a new Single Family Residence: Mike & Mary Grant appeared to present the project. Construction schedule will be late fall/spring, it hasn’t been put out to bid yet. A massing elevation and landscape plan was requested. Eric McLeod described the two step process for new Single Family Residences. A motion was made by Kent Johnson and seconded by John Duffy to approve the plans as presented. Motion carried. The applicant will return at a future meeting with FAR and impervious surface calculations, massing elevations and a landscape plan.

Shirley Levine was in attendance and asked each applicant if they started their project before they received approval/building permit.

A motion to adjourn was made by Kent Johnson, and seconded by John Duffy.

Respectfully submitted, Rene Dopkins, Deputy Clerk