

ARCHITECTURAL REVIEW BOARD MINUTES
August 20, 2020 Audio Meeting

Tom Erman called the meeting to order.

Roll Call: Virginia Eckhoff, present, Tom Erman, present, Kris Anderson, present (late had trouble with remote access), Alderman Kemper, present.

Also present were Mayor Kate Hatfield, John Morgan, Building Commissioner and Zoning Administrator, Jon Jespersen, Building Inspector and Plan Reviewer, Mark Manlin, Manlin Development, Leah Budde, Pevehouse Construction, Michael Hickey, owner 10 Terrace Gardens, Lucy Stopske, Architect.

Tom Erman moved to approve the agenda, second by Virginia Eckhoff, motion passed.

Approval of the Minutes: Tom Erman moved to approve the minutes of August 13, 2020, second by Virginia Eckhoff, motion passed.

New Business:

- 1. 731 Laurel Oak: Request approval of a deck extension. Leah Budde stated that this is an extension of the existing deck and it will match the existing construction. There was a question regarding the chimney that is noted on the plan and Ms. Budde stated that the fireplace is being done by another contractor with a separate permit. Being no further questions, Tom Erman moved to approve as submitted with the exception that the fireplace be submitted for review under a separate permit, second by Virginia Eckhoff, motion passed.**
- 2. 592 Timberwyck: Request approval of a room addition. There was discussion on the overall design. The Architect, Lucy Stopske stated that this is an addition on the back of the house and it will be a Hardie board horizontal siding. Tom Erman inquired about the existing house construction and Ms. Stopske stated that the existing house is primarily brick with some horizontal siding on the garage. Tom Erman asked what is the percentage of brick versus siding on the house and Ms. Stopske stated that she did not know but can determine that. Tom Erman stated that we need to**

know this due to the ordinance requirements for exterior material. Tom Erman moved to continue this to the August 27, 2020 meeting pending submittal of the percentages of exterior building material, second by Virginia Eckhoff, motion passed.

- 3. 10 Terrace Gardens: Request approval for the construction of a fence and shed. Mr. Hickey stated that this is a shed and fence for a garden in his back yard. The fence will be a split rail with a wire backing. John Morgan stated that this type of fence is permitted in the R-1 district subject to review and approval by the ARB and it is part of a recent code revision to allow this type of fencing. Mr. Hickey stated that he submitted a detailed summary of the work for the board to review. The area will be screened on the east side for the neighbor with viburnum and a pine tree. Tom Erman thanked Mr. Hickey for his detailed plan and description and would like to use his submittal as an example of what needs to be submitted. Tom Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.**

Old Business:

- 1. 10440 Donoho: Request for preliminary approval of a new home. This was continued from the August 13, 2020 meeting pending a revision to the left elevation to add windows and submittal of a landscaping plan. Mark Manlin explained that he added a window in the garage and provided a landscaping plan that is similar to the previous homes he has constructed. Tom Erman asked about the home that will be built next door and if it will look different. Mr. Manlin stated that the front exterior of each house is of a different architectural design and he had submitted a rendering of the neighboring house. Tom Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.**
- 2. 10440 Donoho: Request approval for an excavation permit in the street easement which will require removal of two grand trees. This was continued from the August 13, 2020 meeting pending submittal of further information. Mark Manlin submitted an arborist report on the large tree that will remain along the northern section of the road easement and how to handle the protection and treatment of the tree. Mr. Manlin also asked if he could still use lime stone rock on the temporary access road and parking area. Tom Erman stated that he is concerned about the**

impact the limestone will have on the roots of the tree. Tom Erman moved to approve with the stipulation that lime stone rock not be used on the access drive and comply with the arborist report, second by Virginia Eckhoff, motion passed.

3. 18 Lynbrook: Request approval for the construction of a new home. This was continued from the August 13, 2020 meeting pending submittal of a landscaping plan. John Morgan noted that a landscaping plan is still being worked on by the contractor. Tom Erman moved to continue until the August 27, 2020 meeting, second by Virginia Eckhoff, motion passed.

4. 11136 Geyer Downs: Request approval for the construction of a pool house and outdoor room. This was continued from the August 13, 2020 meeting pending submittal of a tree preservation plan and landscaping plan including screening of the pool equipment. John Morgan noted that no further information has been submitted. Tom Erman moved to continue this to the August 27, 2020 meeting pending submittal of further information regarding the existing trees and overall landscaping including pool equipment screening, second by Virginia Eckhoff, motion passed.

Note that the owner contacted the City and the contractor that submitted for the permit will not be doing the work and the new contractor will be submitting new plans to the City in the near future, therefor the staff recommends that this item be removed from the agenda.

5. 17 Manderleigh: Request approval for the installation of a generator. This was continued from the August 13, 2020 meeting. Further information was submitted showing a split rail type fence with gates that will be installed between decorative stone columns. There was discussion regarding screening of generators and if this method actually does screen the generator. It was determined that due to the location of the generator behind the house and existing landscaping that the split rail fence with the columns would enhance the existing screening. Tom Erman moved to approve as submitted, second by Kris Anderson, motion passed.

The next regularly scheduled meeting will be August 27, 2020.

Being no further business, Tom Erman moved to adjourn, Virginia Eckhoff second, motion passed.