

**ARCHITECTURAL REVIEW BOARD MINUTES  
JANUARY 23, 2020**

**Tom Erman called the meeting to order.**

**Roll Call: Virginia Eckoff, Absent, Tom Erman, present, Kris Anderson, present, Alderman Kemper, present.**

**Also present were John Morgan, Building Commissioner and Zoning Administrator**

**Kris Anderson moved to approve the agenda, second by Tom Erman, motion passed.**

**Approval of the Minutes: John Morgan stated that he was unable to finish the minutes and will have them next week.**

**New Business:**

- 1. 118 Frontenac Forest: Request approval of a tree preservation plan for the demolition of the existing home and location of a proposed new home. The owner/builder, Nathan Smith, presented a tree preservation plan and noted that there are a lot of trees that need to be removed to accommodate the new home, driveway and stormwater system. The board expressed a concern about clear cutting the lot. Mr. Smith stated that there are a number of trees they are going to try to save including one that is not in good condition. He is working with Frontenac Forestry on this. John Morgan noted that the tree preservation plan could be improved to make it clearer on what is happening and Frontenac Forestry has done more detailed plans in the past. There is also a concern regarding the site plan in that it appears that the proposed house and grade will be significantly raised. Tom Laffey, a trustee for the subdivision stated that the trustees are also concerned about removal of so many trees and with the grading and, there are significant storm water problems in this location. After discussion on the proposed grading and first floor elevation compared to the existing, Mr. Smith stated that he will look at this and work with the City and trustees to bring the grades down. Tom Erman moved to continue this until the January 30, 2020 meeting, second by Kris Anderson, motion passed.**

- 2. 107 Frontenac Forest: Request approval for the addition of two retaining walls for the new home. Tom Laffey trustee for the subdivision stated that the trustees have reviewed and approved the retaining walls. There was discussion on the location of the walls and the purpose for them and the design. Tom Erman moved to approve as submitted, second by Kris Anderson, motion passed.**

**Old Business:**

- 1. 11311 Clayton Road: Request approval for the construction of a new home. This was continued from the last meeting. Bruce Pohlman, the engineer for the project appeared before the board and discussed the grading and issues with the grade coming from the neighbor to the east. The top of foundation of the new house will be at existing grade and the grading will be such that a lot of the water will flow to Clayton Road, this will avoid them from having to install a retaining wall along much of the eastern property line. Mr. Pohlman also stated that the runoff to the west properties will stay the same. John Morgan stated that the detention area will drain to one point and it appears that between the regrading along the western property line by the house and with the storm water pipe that will be installed there will be an increase in water flowing to the west. After careful discussion it was concluded that they will need to create three pipes coming from the detention area and have them separated such that water will have an even flow toward the back of the property and allow for more absorption before flowing to the west. Tom Erman stated that this can be worked out during the storm water design review by the staff. Kris Anderson moved to approve the plans as submitted with stormwater being worked out with staff, second by Tom Erman, motion passed.**
- 2. 16 Villa Coublay: Request approval of a landscaping plan for the new home. This was continued from the January 23, 2020 meeting. A new plan has not been submitted but the owner is working on it. Tom Erman moved to continue until the January 30, 2020 meeting, second by Kris Anderson, motion passed.**
- 3. 2701 North Geyer: Request approval of the landscaping plan for a new home. This was continued from the January 23, 2020 meeting. A new plan has not been submitted. Tom Erman moved**

**to continue this until the January 30, 2020 meeting, Kris Anderson second, motion passed.**

- 4. 3017 Fall Brook: Request approval of a revised landscaping plan. John Morgan stated that this item is back on the agenda. When Jon Jespersen was on an inspection of the house he noted that the tree line that was shown on the plan does not extend down as far as the plan showed. John Morgan showed the board a photo of the property. Kris Anderson stated that he wants to go by the property and look at it and Tom Erman agreed. Kris Anderson moved to continue this until the January 30, 2020 meeting, second by Tom Erman, motion passed.**
- 5. 1396-1440 South Spoeede Road: Request approval for a new commercial building. John Morgan stated that this is still on the agenda pending final resolution by the ARB that will be in writing. It was noted that Tom Erman and Kris Anderson have submitted points of concern and the staff with the assistance of the City Attorney will be putting together a letter for the Library District based on said concerns.**

**The next meeting will be January 30, 2020.**

**Kris Anderson noted that he will be out of town on February 6, 13 and 20. Tom Erman noted that he will be out of town on February 6. It was determined that there will be no meeting on February 6.**

**Being no further business, Tom Erman moved to adjourn, Kris Anderson second, motion passed.**