

**ARCHITECTURAL REVIEW BOARD MINUTES
JANUARY 16, 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, Jon Jespersen, Building Inspector/Plan Reviewer

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

Approval of the Minutes: Kris Anderson moved to approve the minutes of January 9, 2020, second by Tom Erman, motion passed.

New Business: No New Business

Old Business:

- 1. 11311 Clayton Road: Request approval for the construction of a new home. The architect appeared before the board and discussed the exterior design of the house and presented an illustration of the home with a 360 degree view. There was discussion on the height of the house and the elevations. The proposal is to raise the existing grade close to two feet. John Morgan noted the code requirements for height above average existing grade, the new house cannot be 35 feet above this point. The architect stated that in order to keep the existing grade a retaining wall would be needed on the east side of the property. There was some confusion as to why this would be needed. The biggest concern is what will happen with the storm water on the western side of the property, it appears that the properties to the west would be inundated with a sheet flow of water. Tom Erman stated that he would like to get this resolved and maybe have the engineer come in to discuss this issue. Tom Erman moved to continue this until the January 23, 2020 meeting, second by Kris Anderson, motion passed. 2701 North Geyer: Request approval of the landscaping plan for the new home. The additional**

information requested from the board has not been submitted. Kris Anderson moved to continue until the January 23, 2020 meeting, 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 9, 2020 meeting. A new plan had not been submitted. Tom Erman moved to continue until the January 23, 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 9, 2020 meeting. A new plan has not been submitted. Tom Erman moved to continue this until the January 23, 2020 meeting, Kris Anderson second, motion passed.**
- 4. 3017 Fall Brook: Request approval of a revised landscaping plan. The owner presented a revised landscaping plan and stated that there was no need for plantings on the south side of the driveway with the exception of one tree being added because the existing tree line runs down along the driveway. John Morgan stated that he did not recall the tree line going down as far as it is shown on the plan and the owner stated that the plan is correct. They are also adding a Magnolia tree near the garage on the east side. There was discussion regarding the existing tree line and that added trees and based on what the owner stated Tom Erman moved to approve the revised landscaping plan, Kris Anderson second, motion passed.**
- 5. 1396-1440 South Spoede Road: Request approval for a new commercial building. This was continued from the January 9, 2020 meeting pending submittal of additional information. The architect appeared before the Board and discussed illustrations that were submitted showing the view of the development from South Spoede Road and from the intersection of South Spoede Road and Clayton Road. There will be landscaping along South Spoede Road and although not illustrated the plantings will be staggered to provide a better screening of the parking lot. A new plan has not been submitted. Kris Anderson asked if there has been further discussion on burying the overhead utilities and the Architect stated that there is supposed to be some discussions between the City and the Library on this matter. John Morgan asked if the illustrations showed the tall roof top screening units and it was stated that this was not on the illustrations, it was missed. There was discussion regarding the generator and what**

the specification require exercising the generator weekly and the architect stated that the specifications need to be revised; the Library will only exercise the generator once or twice a year. The generator will be screened with metal fencing, plantings and a retaining wall. Tom Erman and Kris Anderson stated that they are still concerned that this development is not appropriate for this area and does not blend with the neighboring building architecture, the board will be responding to the Library in writing. Tom Erman moved to table this item, second by Kris Anderson, motion passed.

The next meeting will be January 23, 2020, Tom Erman stated that he does not think Virginia Eckoff will be able to attend next weeks meeting but may be back the following week.

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