

**ARCHITECTURAL REVIEW BOARD MINUTES  
FEBRUARY 20, 2020**

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

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

**Also present were John Morgan, Building Commissioner and Zoning Administrator and, Jon Jespersen, Building Inspector and Plan Reviewer.**

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

**Approval of the Minutes: Virginia Eckoff moved to approve the minutes of February 13, 2020, Tom Erman, second, motion passed.**

**New Business:**

- 1. 3 Countryside: Request approval of a replacement deck. The contractor, Chris Schaefer, stated that they will be matching the existing house and deck but will be using composite decking, the columns and trim will be the same colors as what is on the house. The existing railing will be refurbished and reused. Virginia Eckoff stated that she is glad to hear that the existing railing will be used, it blends with the house. Tom Erman moved to approve as submitted subject to review and approval of a landscaping plan and retaining wall plan second by Virginia Eckoff, motion passed.**
- 2. 512 Hickory: Request approval of an inground swimming pool. The owner, Chris Hyams stated that he is proposing a swimming pool to be constructed directly behind the house. Due to the exposure of this area to North Geyer he plans to install heavy landscaping to serve as screening but does not have a plan for that yet and he has not selected a fence. Right now he is just asking for approval of the pool. Tom Erman stated that the ARB can approve the pool subject to submittal of a fence and landscaping plan and Mr. Hyams stated that he understands. Mr. Erman also stated that he would like to see the pool equipment screened. Tom Erman moved to approve the pool subject to submittal of a fence and**

landscaping plan for review and approval, second Virginia Eckhoff, motion passed.

3. **11533 Clayton Road:** Request approval of a tree preservation plan for the demolition of the existing house. John Morgan stated that the plan is lacking details and the contractor was going to try to get additional details to the City before the meeting but he is not present. Tom Erman moved to continue this until the February 27, 2020 meeting, second by Virginia Eckhoff, motion passed.
4. **524 Hickory:** Request approval off a new home and tree preservation plan. The board reviewed the tree preservation plan and had no issues. Tom Erman moved to approve the tree preservation plan, second by Virginia Eckhoff, motion passed. The board would like to review the house construction plans further, Virginia Eckhoff moved to continue until the February 27, 2020 meeting, second by Tom Erman, motion passed.

#### **Old Business:**

1. **19 Frontenac Place:** Request approval of a replacement deck. This was continued from the February 13, 2020 meeting pending submittal of materials and colors. John Morgan stated that the contractor had been notified and we are waiting for submittals. Virginia Eckhoff moved to continue this until the February 27, 2020 meeting, second by Tom Erman, motion passed.
2. **118 Frontenac Forest:** Request approval of a tree preservation plan for the demolition of the existing home and location of a proposed new home. This was continued from the February 13, 2020 meeting pending the owner providing a better tree preservation plan and lower the proposed grades. Nathan Smith, the owner and builder submitted a more detailed tree preservation plan for review. After discussing, Tom Erman moved to approve the tree preservation plan, second by Virginia Eckhoff, motion passed. Mr. Smith discussed an idea that his engineer had regarding the elevation of the house. He stated that he and his engineer had a concern about stormwater creating problems with water at the house if the house were to remain at current grade. He stated that they were able come up with an idea to create retaining walls around the house and around the

walk out for the basement and leave the majority of the lot at current grade. This would place his first-floor elevation one foot higher than the existing house. However this would mean that the new house would be approximately 36 feet above existing average grade. John Morgan stated that it appears that he is trying to force a walk out which the ordinances specifically prohibits. Mr. Smith stated that he is not doing that it is the stormwater concerns. Tom Erman stated that if that is the case the ARB would consider this but we need a plan. John Morgan asked that Mr. Smith have his engineer contact him. Tom Erman moved to continue review of the new home and grading plan to the February 27, 2020 meeting, second by Virginia Eckhoff, motion passed.

3. **16 Villa Coublay:** Request approval of a landscaping plan for the new home. This was continued from the February 13, 2020 meeting. John Morgan stated that he met the owner at the property and that Kris Anderson was also present. They discussed adding more landscaping along the driveway on the west side and additional landscaping on the east side. The owner, John Riffle asked if we could continue this until spring to get a better idea on what is needed. Mr. Morgan stated that he informed Mr. Riffle that deciduous trees are not year-round screening and he needs more evergreen type screening. Tom Erman felt that we should wait until Mr. Anderson is at the next meeting to discuss further. Virginia Eckhoff moved to continue to the February 27, 2020 meeting, second by Tom Erman, motion passed.
4. **2701 North Geyer:** Request approval of the landscaping plan for a new home. This was continued from the February 13, 2020 meeting pending addition evergreen type landscaping around the pool equipment and landscaping on the north side of the driveway to screen the garage doors. John Morgan stated that the contractor has not submitted anything yet. Tom Erman moved to continue this until the February 27, 2020 meeting, second Virginia Eckhoff, motion passed.
5. **700 Dominion:** Request approval of a landscaping plan for the new house. This was continued from the February 13, 2020 meeting pending submittal of a revised plan showing screening of

**the garage doors. John Morgan stated that revised plans have not been submitted. Virginia Eckhoff moved to continue to the February 27, 2020 meeting, second Tom Erman, motion passed.**

- 6. 3017 Fall Brook: Request approval of a landscaping plan for the new home. This item was continued from the February 13, 2020 meeting. The owner, Peter Donovan noted that the previous plan showed the existing tree line in the wrong location and he submitted the revised plan which also showed one evergreen tree along the driveway. Virginia Eckhoff stated the one evergreen will not accomplish what the ordinances and the board are trying to achieve. Mr. Donovan submitted a second revised plan showing three staggered evergreen trees (Norway Spruce) and after review the board felt that this would provide sufficient screening. Tom Erman moved to approved the landscaping plan, second by Virginia Eckhoff, motion passed.**
- 7. Arbors of Frontenac: Request approval of the landscaping plan. This was continued from the February 13, 2020 meeting pending additional landscaping and a better variety of species on the south side of the retention pond. John Morgan stated that a revised plan has not been submitted. Virginia Eckhoff moved to continue until the February 27, 2020 meeting, second by Tom Erman, motion passed.**

**The next meeting will be February 27, 2020.**

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