

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**October 1, 2020 Audio Meeting**

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

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

**Also present were Mayor Kate Hatfield, John Morgan, Building Commissioner and Zoning Administrator, Jon Jespersen, Building Inspector and Plan Reviewer, Greg Rhomberg, resident 2650 North Geyer, Rebeca Blaise, trustee West Geyer Lane, Steve Nichols, trustee West Geyer Lane, Amanda Ehrlich, Landscaping Contractor, Christopher Pike, Architect, Austin Desain, Engineer, Eric Skelton, Engineer, Erin Toohey, resident 10932 Conway.**

**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 September 17, 2020, second by Kris Anderson, motion passed.**

**New Business:**

- 1. 10932 Conway: Request approval for a circular drive and related landscaping. Erin Toohey the owner stated that this is the last portion of the renovations of her property. They wish to expand their driveway into a circular drive with parking and install landscaping across the front of the house. John Morgan noted that this plan does require storm water remediation and a plan has been submitted for engineering review. Tom Erman asked if the other projects that the ARB approved have been completed and Mrs. Toohey stated that the other phases have been completed and this is her final phase. There was a question about the design of the driveway and if they are doing a border, Ms. Urlich stated that they had planned to do that may not do that now, the board was fine with either design. Being no further questions, Tom Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.**
  
- 2. 541 Hickory: Request approval for the installation of a fence. John Morgan noted that the trustees have approved this and it**

will be in the back yard however they will need to assure that the fence meets the regulations, the site plan shows the fence extending a few feet up the side of the house and he has informed the contractor of the requirement that it cannot extend past the back corners of the house. Tom Erman moved to approve with the stipulation that they must meet all the fence regulations, second by Kris Anderson, motion passed.

3. **6 Countryside: Request approval of a replacement deck.** There was no one in attendance to discuss this. John Morgan noted that there were photos of the existing deck and illustrations of the deck material being used for the replacement deck along with the construction plans. The deck is a composite deck. There was discussion regarding the guardrail system and it was concluded that it will be similar to what is there now. Kris Anderson stated that he knows the owners and the new deck is an upgrade and it will look very nice. Kris Anderson moved to approve as submitted, second by Virginia Eckhoff, motion passed.
4. **3 West Geyer: Request approval of the construction of a new home.** Christopher Pike stated that he is the architect for the project and explained the overall design. The house will be primarily brick with cementitious batten board style siding that will be all white with black windows. There will be a rear entry garage. The driveway entrance will be where it is now and then will turn to the east in front of the house and wrap around the eastern side of the house, currently the driveway is entirely on the western side of the property. There will be a retaining wall along the eastern property line with the driveway at the top of the wall. The new house will be about 18 inches lower than the existing house. Mr. Pike stated that the trustees have not approved the plans due to concerns with storm water. Tom Erman noted that the ARB does not look at storm water and that is a staff review with the City Consulting Engineer.

There was discussion with regard to the proposed driveway and the elevation of it compared to the neighboring property swimming pool. The pool is at 623.99 and there is a two foot reveal at the back corner of the new house which will be at 626.4. There was discussion with the trustees regarding their review and concerns with the amount of storm water that there

is currently and what will it be like after the house is constructed. Tom Erman stated again that the ARB reviews the house design, landscaping and related items, storm water is subject to staff review and the consulting engineer to work out. Tom Erman noted that there is no tree preservation plan, no details on the retaining wall and trustee review is not complete. Also, due to recent issues on landscaping the ARB is asking applicants for the new homes to provide a landscaping rendering with the elevations of the house. The City has been having problems with plans being submitted and the final product does not look right or the contractor installs something different from the approved landscaping plan and he gave an example of 12 Countryside. Tom Erman moved to continue this to the next meeting pending submittal of a tree preservation plan, landscaping rendering as discussed, retaining wall detail including material type and colors, and resolution regarding trustee review, second by Virginia Eckhoff, motion passed.

Mr. Greg Rhomberg asked is he may discuss this proposal as he is the next door neighbor and most impacted by it. Tom Erman stated that he may discuss any issue regarding the proposed development. Mr. Rhomberg stated that he has lived at 2650 North Geyer for 30 years this month and he has stormwater issues with runoff from North Geyer and there was a concrete flume installed along his northern and western property lines to help relieve these issues. The retaining wall and driveway are now going to be constructed adjacent to his property. He has a swimming pool next to this property and he feels that moving the driveway from the other side of 3 West Geyer next to his swimming pool invades his privacy. He believed the proposed house is too wide for this property. Mr. Rhomberg stated that he would be happy to discuss this with any of the board members on the phone. Tom Erman thanked Mr. Rhomberg for his input and the board will take the comments into consideration.

#### **Old Business:**

- 1. 6 Lynnbrook: Request approval of a revised landscaping plan for the new home. There has been no additional information submitted. Tom Erman moved to continue this to the next meeting, second by Virginia Eckhoff, motion passed.**

**The next regularly scheduled meeting will be October 8, 2020.**

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