

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**October 8, 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, Jim New, Contractor, Christopher Pike, Architect, Austin Desain, Engineer, Eric Skelton, Engineer, Robert Slavin, Contractor, Ken Callahan, Contractor, Mark Manlin, Contractor, Steve Omurtag, owner 11548 Malvern and John Hoag, owner of 522 Tregaron.**

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

**Approval of the Minutes: Tom Erman moved to approve the minutes of October 1, 2020, second by Virginia Eckhoff, motion passed.**

**New Business:**

- 1. 522 Tregaron: Request approval of an amendment to the existing retaining wall plan to add a 48 inch tall stone wall on the west side of the house to serve as a trash container screen. John Hoag stated that he is asking for approval to include a four foot tall stone wall that will serve as a screen for his trash cans, this wall will be on top of the retaining wall. John Morgan noted that the wall will need to meet the 15 foot side setback. There was discussion of the design and if it is a guard for the retaining wall or not. John Morgan noted that he would not consider this as a guardrail in that it is actually serving as a solid screen wall. Tom Erman moved to approve as submitted as long as it complies with the setback requirements, second by Kris Anderson, motion passed.**
- 2. 10437 Savannah: Request approval of a new home. Mark Manlin described the construction of the house as shown on the plans and stated that a tree preservation plan was**

submitted. Mr. Manlin stated that all but one tree will be removed. John Morgan noted that there are two existing grand trees on the lot and he will need to replace the one being removed and Mr. Manlin stated that he can do that. Kris Anderson noted that both grand trees are located such that he believes both can be saved. Mr. Manlin stated that the owner wanted the one to be removed, however the board feels both can be saved. Tom Erman moved to continue this to the next meeting pending submittal of a revised tree preservation plan showing two grand trees being saved, second by Virginia Eckhoff, motion passed.

3. 11327 Clayton Road: Request approval of an amendment to the plan for an addition and exterior renovations. Ken Callahan noted that he decided to add two dormers to the house to give it more depth and nothing else is changing from the original approved plans. The material and colors will be the same as what was approved on the rest of the house. Kris Anderson noted that it looks good and moved to approved as submitted, second by Virginia Eckhoff, motion passed.
4. 11548 Malvern: Request approval of a revision to the plans for an addition and exterior remodeling. Jim New stated that the project has been revised to remove the interior kitchen and create an outdoor cooking area and open air porch. All the rest of the project will remain the same. The colors and materials will all match what was originally approved. Tom Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.
5. 10479 Garibaldi: Request approval of a fence for the new house. John Morgan noted that the fence complies with the fence regulations regarding design however this property is unusual in that there are three frontages, one on Garibaldi, one on Princess and Donoho, both are paper streets. The setback on Garibaldi and Donoho is 30 feet and on Princess is 10.06 feet which is 20% of the lot width. There was discussion on the requirements and how this seems to be something that should have a variance due to the circumstances. Tom Erman moved to continue this to the next meeting pending resolution of the setback, second by Kris Anderson, motion passed.

## **Old Business:**

- 1. 3 West Geyer: Request approval of the construction of a new home. This was continued from the October 1, 2020 meeting pending submittal of a tree preservation, landscape rendering as discussed, retaining wall detail, and resolution of trustee review. Robert Slavin stated that the house was designed like most home with the garage side on the high side which he believes is the right way to do it. Water issues are being looked at by the staff and engineers. They did move the retaining wall on the east side further from the property line to allow the concrete for the stormwater to remain. A tree preservation plan has been submitted. The overhead wiring is going to go underground as requested by the neighbors. Tom Erman noted that the west side is the high side not the east side and the board needs to look at the overall design and the impact on the neighborhood. Robert Slavin stated that this is not the responsibility of the board and Mr. Erman stated that it is very much the responsibility of the Architectural Review Board. Chris Pike, the Architect, stated that flipping the house would be of a greater impact to the privacy of the neighbor to the east. Steve Nichols stated that the siltation control is not proper and Mr. Morgan noted that the City has not inspected that yet but it is part of the pre-demolition inspection. Eric Skelton, civil engineer for the project stated that he is present to answer any stormwater questions and Tom Erman noted that the board does not review stormwater design. Tom Erman mover to continue this to the next meeting, second by Virginia Eckhoff, motion passed.**

**After the motion, Greg Rhomberg who lives directly to the east of this property stated that he would like to give some input. He stated that Mr. Slavin is incorrect and has not taken into consideration the neighbors concerns. The driveway is currently on the high side and the utility lines at the front do not impact him and has nothing to do with his issues. Water is coming off of Geyer Road to his property and the property to the north of him and then ends up at the east front corner of 3 West Geyer.**

**The owner of 3 West Geyer, Clay Hunter stated that he does not believe his house is impacting the neighbors. The poles being removed and underground wiring was being done to accommodate the neighbors but he is fine with leaving it alone. Privacy is an issue with everyone, he wants privacy also. Mr. Rhomberg feels that Mr. Hunter should provide privacy screening for Mr. Rhomberg's pool. Kris Anderson stated that screening of someone else's pool is not something the board should look at, if you want screening around your pool that is not the neighbor's responsibility. Kris Anderson does have a concern with the large amount of asphalt that is being added to this property to get the garage access on the east side and flipping the house will take care of this. The trustees also feel the house should be flipped.**

- 2. 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 15, 2020.**

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