

**VILLAGE OF ELM GROVE
BUILDING BOARD
MEETING MINUTES**

Tuesday, June 4th, 2019

Meeting was called to order at 5:31PM by Chairman Olson.

1. Roll Call.

Present; Chairman Olson, Mr. Koleski, Mr. Domaszek, Ms. Steindorf, Mr. Matola, Mr. Janusz, Mr. Collins and Mr. Schoenecker.

Absent: Mr. Liechty.

Also present: Mr. Harrigan, Ms. Walters and applicants.

2. Review and act on meeting minutes dated May 21st, 2019.

Mr. Schoenecker motioned and Mr. Matola seconded to approve the minutes as amended. Motion carried.

Item 3. Review and act on a request by Karla Florance, 13550 Watertown Plank Road, for an amended new home plan set.

No one was present before the board.

This amended plan set is intended to cover all of the elements in question from the last meeting.

Lighting images are provided and they are numbered to match to the plan. Some light fixtures are already installed but there lacks clarity on which fixtures go in which places on the home. Size of fixtures in certain places is unclear: i.e. 10 inch vs 14 inch.

Mr. Domaszek motioned to deny the plans due to lack of representation to answer questions and number of fixtures not matching the plans and Mr. Schoenecker seconded. Motion failed 2-6.

Mr. Koleski motioned to table the plan set. Mr. Schoenecker seconded. Motion carried.

Item 4. Review and act on a request by Joy Koop, 1120 Terrace Drive, for a new deck.

Nick Sennott from Associated Sennott Contractors was present before the board.

The deck increases in size by 1 foot. They are using pressure treated cedar tone for support. The color will be very similar to the current deck. The overall height should be about 17 inches.

Mr. Schoenecker motioned and Ms. Steindorf seconded to approve the plans as submitted. Motion carried.

Ms. Steindorf left at 6:20PM.

Item 5. Review and act on a request by Chris Miller, 1250 Fairhaven Boulevard, for a new single-family residential home.

Mr. Miller was present before the board.

Architectural Review

He chose Dutch colonial to fit well in the existing neighborhood. The trim will be Alabaster color. The house will be light grey. The door color is undecided.

Mr. Schoenecker asked about roof material.

Mr. Miller said the shingles will be 40 year (previously called dimensional).

Mr. Schoenecker asked about gutter plans. Mr. Miller reviewed the materials and the flow of water towards the street. There will be gutters in the back that will flow water towards the back of the lot line.

Mr. Olson asked about window with divided light: might that be cost prohibitive?

Mr. Miller stated the house has been priced out and the window isn't a cost issue.

Mr. Olson asked about gable venting as it appears only on 1 side view.

Mr. Miller confirmed it's only on 1 side.

Mr. Matola asked why only on 1 side. Mr. Miller stated it's decorative only. There was discussion about adding a second decorative vent. Agreement was to leave as is only on one side.

Mr. Schoenecker asked if ridge venting is being used. Mr. Miller confirmed.

Mr. Schoenecker asked about garage door choice? Not yet chosen.

Mr. Olson asked about the back of the house; did you consider gambrel roof. Currently the planned back roof looks like an addition.

Mr. Miller explained the back design was chosen by the architect in keeping with the traditional look.

Mr. Matola asked about windows.

Mr. Miller explained sash and trim will be black.

Lighting choices are underway. Calling for sconces on either side of the door.

Mr. Schoenecker motioned to accept the plan as submitted with the exception of lighting and garage door detail to be submitted as a future date. Mr. Matola seconded. Motion carried 8-0.

Civic Site Plan

Mr. Miller explained that the updated plan provided this afternoon addressed many of the engineering letter needs.

Mr. Olson asked for the floor and front elevation. Mr. Miller explained 8 foot basement height, 3 foot rise because of an 18 inch truss.

Mr. Koleski asked for overall home height.

Mr. Miller said overall height is 31.5 ft.

There was discussion of height in relation to neighboring homes. It was noted as homes add additions or are remodeled the overall height of homes is increasing therefore this home is not out of line.

Mr. Schoenecker motioned to approve site plan based on approval of the engineering items. Mr. Collins seconded. Motion carried 8-0

Landscaping

Mr. Miller noted that a detailed landscaping plan is provided but he intends to sell the new home and the new owners could request modifications.

Mr. Matola asked how long landscaping can wait on a new home.

Mr. Harrigan explained that an owner has 6 months after occupancy to complete plan of landscaping and stabilization of the yard.

No trees are being removed.

Mr. Matola motioned to approve landscaping as submitted. Mr. Schoenecker seconded Motion carried 8-0.

6. Other business

None

7. Adjournment

Mr. Matola motioned to adjourn and Mr. Schoenecker seconded. Motion carried.

Meeting adjourned at 6:33pm

Respectfully Submitted,

Diane Walters
Administrative Assistant