

ARCHITECTURAL REVIEW BOARD MINUTES
October 22, 2020 Audio Meeting

Tom Erman called the meeting to order.

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

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, Stephen Nichols, trustee West Geyer Lane, Clay and Kate Hunter, owners 3 West Geyer. Robert Slavin, contractor, and Chris Pike, Thomas Alan Group.

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 October 8, 2020, second by Virginia Eckhoff, motion passed.

Tom Erman moved to moved 3 West Geyer to the front of the agenda, second by Virginia Eckhoff, motion passed.

Old Business:

3. 3 West Geyer: Request approval of the construction of a new home. This was continued from the October 8, 2020 meeting. Tom Erman asked that John Morgan summarize the stormwater review. John Morgan stated that after several revisions and remote meetings with the owners, developer, engineers, neighbors and trustees, the City has approved the stormwater plan. Greg Rhomberg stated that he is the neighbor directly to the east and he is concerned about timing of this project and the North Geyer Road project and that he will still be impacted by stormwater. Kris Anderson requested a copy of the approved stormwater plan. Chris Pike, architect for the project, summarized what has been approved by the board thus far. Mr. Hunter asked that the board look at the outstanding issues which is the landscaping and he summarized the revised landscaping plan. Virginia Eckhoff was concerned with the lack of landscaping on the east side of the property especially with the driveway, mechanical equipment and generator. Mr. Hunter stated that they are still working on landscaping on the east side, north side of the

property and west side and the front landscaping design is done. Mr. Rhomberg stated that there has always been screening on the east side of the property and now there will not be any with this development and he will have a view from his property especially from the pool. John Morgan stated that when they come in with a generator permit, the City will require year round screening of the generator. Mr. Hunter also stated that they have included landscaping at the turn of the driveway to address Mr. Rhomberg concerns with headlights. John Morgan explained the position the City takes on screening of air condensing units, generators and pool equipment. Mr. Morgan stated that the City has not required neighbors adjacent to pools to screen the view of their property from the pool but instead has required people with pools to provide year round screening of their pool equipment and some landscaping around the pool.

Kris Anderson discussed the concrete swale on the east side of this property and how the drainage currently works. There was a brief discussion on the existing drainage and what may happen after this property is developed and the City has taken that into consideration during the stormwater review.

Virginia Eckhoff stated that she wants to see the screening of the generator and the air conditioning units on the east side. Robert Slavin stated that the generator may not be installed as part of this project and may be done after the house is done. Tom Erman stated that he thinks that there should be more landscaping especially around the driveway and equipment and minimum sizes should not be installed. Clay Hunter stated that he would like to wait on the pool screening and landscaping in the back until they can see how the pool will look and have time to discuss with the neighbor directly adjacent to their pool area.

Kris Anderson stated that he feels that there is too much asphalt being added to this property with the relocation of the driveway and size of the driveway. Mr. Anderson suggested that the driveway be reduced to at least 18 feet wide giving 4 more feet for landscaping. Mr. Anderson stated that he did that with his driveway that also has parking spaces and it works really well. Virginia Eckhoff concurred with this. Mr. Hunter stated that the pavement can be worked out. Tom Erman stated that he would like to see the revisions and that he likes the concept; Kris Anderson and Virginia Eckhoff agreed. Kris Anderson stated that he is also fine with the submitted tree preservation plan.

Tom Erman moved to continue this to the next meeting pending submittal of a revised site plan and landscaping plan, second by Virginia Eckhoff, motion passed.

New Business:

- 1. 11322 Clayton Road: Request approval of the installation of a retaining wall. John Morgan asked if there was anyone on the phone regarding this, being none Mr. Morgan noted that this is a proposed retaining wall on the east side of the property. Mr. Morgan stated that the owner wanted to level the ground in this area and keep stormwater from flowing across their property from the property to the east. Mr. Morgan did review the drainage maps and the property to the east stormwater flow is supposed to go toward Clayton Road and the same is true for this property. Mr. Morgan stated that the retaining wall details and color sample was submitted for review. Being no questions, Tom Erman moved the approve as submitted, second by Kris Anderson, motion passed.**
- 2. 49 Frontenac Estates: Request approval for the installation of a generator. John Morgan noted that the contractor and owner were notified of the meeting however they are not on the phone. John Morgan stated that the generator will be located near the back of the house as shown on the site plans but no landscaping plan was submitted. Virginia Eckhoff moved to continue to the next meeting pending submittal of a year round landscaped screening, second by Tom Erman, motion passed.**
- 3. 10355 Conway Road: Request approval of an extended patio and sidewalks in the back yard. John Morgan stated that he received a complaint from a neighbor he visited the property and placed a stop work on it. Most of this work has already been done and much of the back yard is now paved and it appears that a shed was also under construction without a permit. The board expressed a concern that there are no requirements in place in the R-2 district that prevents a person from paving their entire back yard. John Morgan also stated that in this case he has a concern with stormwater runoff due to the close proximity of the paved area to the property line. Tom Erman moved to continue this until the next meeting so that the board may be able to discuss this with the owners,**

second by Virginia Eckhoff, motion passed. John Morgan stated that he will contact the owners.

4. **11428 Clayton Road: Request approval of the installation of a generator. John Morgan noted that this generator will be located in the back yard in the middle of an existing landscaped area as shown on the plan. Kris Anderson moved to approve as submitted, second by Tom Erman, motion passed.**
5. **10444 Donoho: Request approval of a new home. John Morgan noted that a permit was applied for however Mr. Manlin has not revised the drawings to reflect the board's comments during the preliminary review. Tom Erman moved to continue to the next meeting, second by Virginia Eckhoff, motion passed.**
6. **2247 North Geyer: Request approval of exterior renovations. John Morgan stated that this property was renovated a couple years ago and a large attached garage was added on the south side and the existing garage on the north side was apparently converted to storage area but the overhead door was left in place. The new owner wishes to convert the old garage to living space and fill in the existing garage door. The new owner also plans to reside the house with Hardie board siding and paint it the same color as the new garage. Being no questions, Virginia Eckhoff moved to approve as submitted, second by Tom Erman, on the motion for approval Kris Anderson stated that he would like to see a landscaping plan, Tom moved to amend the motion to approve with the stipulation that a landscaping plan be submitted, second by Kris Anderson, motion passed.**

Old Business:

1. **10347 Conway: Request approval for a concrete patio. This was continued from the October 8, 2020 meeting pending submittal of additional information and more detailed plans. John Morgan stated that he has not been able to get with the owner on this issue and recommends continuing it. Tom Erman moved to continue to the next meeting, second by Kris Anderson, motion passed.**

- 2. 10475 Garibaldi: Request approval of a landscaping plan for the new house. This was continued from the October 8, 2020 meeting pending submittal of a revised plan to add some trees, evergreen and/or deciduous. John Morgan stated that the contractor has not submitted revised plans. Kris Anderson moved to continue to the next meeting, second by Virginia Eckhoff, motion passed.**

- 4. 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 29, 2020.

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