

Architectural Control Board

Minutes of June 28, 2021

The Architectural Control Board (ACB) meeting was called to order at 6:00 pm by the Deputy Clerk. In attendance were Derek Pawlak, Sandy Eppers, Amy Zea, Rick Andritsch, Mike Bickler Jr., Michele Cannariato (Deputy Clerk), and Donald Wiemer (Zoning Administrator). In the absence of the Chairperson, the Deputy Clerk asked for nominations for a board member to act as Chairperson. Rick Andritsch nominated Derek Pawlak. Seconded by Sandy Eppers. Carried Unanimously.

Also present were: Jeff Bahr, Fiberesin; Jeremy Flint, MSI; Roger Mullins, 4351 Buchanan Road; Bob Michelin, American Garage; Tony and Theresa Jace, 35520 Pabst Road.

1. Motion (Pawlak/Zea) to approve the minutes from the April 26, 2021 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Roger and Terri Mullins, 4351 Buchanan Road, for a detached garage

Don Wiemer presented the plans for the 30' X 50' detached garage. The height of the structure is under the 16' maximum. Landscape and grading plans are not needed. Everything will match the existing house, including shingles, siding, paint and brick.

Motion (Andritsch/Eppers) to approve the plans as submitted. Carried Unanimously.

3. Discussion/action regarding the request of Anthony and Theresa Jace, 35520 Pabst Road, for a garden fence and to rebuild two accessory structures.

a. Mr. Wiemer presented the plans for the 48' X 29' fence. It is 6' in height and 100' back from the channel. There will also be a retaining wall (less than 2 feet high) because one area will have to be leveled out.

Motion (Bickler Jr/Zea) to approve the plans as submitted. Carried Unanimously.

b. The two existing structures are legal non-conforming so will have to be rebuilt in the same footprint and size. The generator house will be rebuilt as a home office. The playhouse will retain the same size deck. The brick and shingles will match the existing house.

The ACB discussed that since these two buildings are so historic, the owner could rebuild them to match the original materials, as long as the two buildings match each other.

Motion (Pawlak/Andritsch) to approve the plans as submitted subject to the option of either making the two structures match the existing house or match the original materials as long as the buildings match each other. Carried Unanimously.

4. Discussion/action regarding the request of Fiberesin, 37031 E. Wisconsin Ave., for an office addition.

Don Wiemer explained that the Fiberesin structure is in Industrial 1 zoning, there is a CSM, and they have city sewer and water. They will be adding a two story addition and refacing the front of the building with a new sign. The material is manufactured by Fiberesin, called Stonewood. The roof will match the existing building. The landscaping is already existing.

Motion (Bickler Jr/Pawlak) to approve the plans as submitted. Carried Unanimously.

5. A motion (Andritsch/Pawlak) to adjourn was made at approximately 6:43 pm, Carried Unanimously.

Respectfully submitted,
Michele Cannariato