

Architectural Control Board

Minutes of October 25, 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, Russ Kohl, Mike Bickler Jr., Mike Bickler Sr., Michele Cannariato (Deputy Clerk), and Donald Wiemer (Zoning Administrator). In the absence of the Chairperson, a nomination was asked for Chairperson for this meeting. Mike Bickler Sr. nominated Mike Bicker Jr.

Motion (Bickler Sr./Pawlak) to approve the nomination. Carried Unanimously.

Also present were: Michael McCurdy, Cadd Landscaper; Ann and Warren Pierson, 4625 West Beach Road; David Koscielniak, Kozitecture; Mark Mertins, Mertins Homes; James and Sheryl Stuart, 4608 Deer Park Road; Colette Boden, 4606 Deer Park Road; Tom Smith, 35005 Fairview Road; Peter Budnik, Wade Weissmann Architecture; Bill Zacks, Zack Builders; Tom and Keri Viehe, 34917 Fairview Road; Julie Well, 4504 Deer Park Road.

1. Motion (Pawlak/Eppers) to approve the minutes from the September 20, 2021 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Warren and Ann Pierson, 4345 Buchanan Road, for changes to a previously approved site plan and changes to a previously approved structure.

Don Wiemer explained the changes to the site plan. The house will be 8 feet closer to the lake. This will be impact stormwater management, so the stormwater plan was reengineered. There will also be changed to retaining walls.

Mr. Wiemer also explained the changes to structure. The basement had two wall protusions that were cylindrical in shape and will now be 5 sided. There are also window changes and the chimney was made narrower.

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

3. Discussion/action regarding the request of Tom and Jean Smith, 35005 Fairview Road, for a shed rebuild.

Don Wiemer presented the plans for the playhouse to be rebuilt as a storage shed. It will match the other outbuilding and house. It is a legal structure that is 11' X 18'. The roofing will change and the front porch will be enclosed. There will be a rollup overhead door.

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

4. Discussion/action regarding the request of Jim and Carolyn Cadd, 34927 Fairview Road, for driveway pillars, gate and garage.

Don Wiemer presented the plans for pillars and gate. There will be wing walls on the outside of each pillar and the stone will match the residence. He also explained the landscaping and storm water management.

The garage plans were presented. Mr. Wiemer explained the history of this project. The garage was approved on May 8, 2018. A six month extension was granted that expired on November 22, 2020. An additional six month extension was granted that expired on May 22, 2021. At that time all work was halted until new plans could be brought before the ACB and a new building permit issued.

The height is at the maximum of 16 feet and that height was verified. The south wall will have a hydraulic lift garage door.

A new building permit will be needed for the total cost of the project along with the 5% construction bond.

Motion (Bickler Sr./Kohl) to approve the plans as submitted. Carried Unanimously.

5. Discussion/action regarding the request of James and Sheryl Stuart, 4608 Deer Park Road, for a new single family residence.

Don Wiemer presented the plans for the new residence. The upper brick wall and stairs will be removed but the lower wall will remain and be resurfaced with stone that will match the new house. There is a stormwater plan and they may need a Chapter 30 permit. The house height is 38.5 feet and is within the appropriate setbacks and offsets.

The exterior walls will have slate accents in different shades of gray with pyrite. There will be stucco in Gatherings by Magnolia Home, Levanti extruded metal in Twilight Sun, and black corrugated steel trim. There will be Marvin windows in ebony.

The existing garage will remain. The status of this garage, whether rebuilt, razed or exterior redone to match the house, is to be determined and must be completed by the time of occupancy of the residence.

Mike Bickler Jr. asked for an explanation of a retaining wall on the submitted plans. It was explained that they should be eliminated from the plans.

Mr. Wiemer reviewed the Architectural Control Board checklist and concluded that all points had been addressed.

The ACB discussed that a landscape plan and wall resurfacing plan will have to be submitted for approval.

Motion (Bickler Sr./Kohl) to approve the plans as submitted. Carried Unanimously.

6. A motion (Eppers/Bickler Sr.) to adjourn was made at approximately 6:32 pm, Carried Unanimously.

Respectfully submitted,
Michele Cannariato