

# Architectural Control Board

Minutes of January 24, 2011

The meeting was called to order at 7:00 p.m. In attendance were Jim Perkins, Mike Bickler, Paul Clarkson, Sandy Eppers, Gale Schwartz, Don Wiemer (Village Administrator), and Michele Cannariato (Current Secretary).

Also present was Bryan Waltersdorf, 4508 Hewitts Point Road.

1. Motion (Bickler/Schwartz) to approve the minutes of August 23, 2010, Carried Unanimously.
2. Discussion/action regarding Mr. & Mrs. Bryan Waltersdorf, 4508 Hewitts Point Road, for a reconstruction – remodel and style change to garage/apartment structure as allowed under section 17.32 (2)(b) of the Village Zoning Code.

Bryan Waltersdorf presented drawings for his garage/apartment renovation. He explained some of the changes: The volume of the upper floor will be reduced and the pitch of the roof will be changed. The siding will be changed from aluminum to cedar shake, the windows will be replaced and the garage door will be changed from 1 door to 2 doors. It will be painted to match the house.

Don Wiemer explained that the Village Zoning Code 17.32 (2)(b) allows a legal nonconforming structure containing conforming uses, subject to approval by the Arch Board, to be reduced in size, to have its shape modified, to have its height lowered, and to have its style modified, as long as the footprint is the same.

According to the Village Zoning Code 17.32 (1)(a), a legal nonconforming structure containing nonconforming uses, must be rebuilt in identical size, shape, and location.

The Plan Commission must recommend approval to the Village Board a change to the code – 17.32 (1)(a) that would allow a reduction in size, modification of shape, a lowered height, and modification of style as stated in 17.32 (2)(b). The Village Board must adopt the ordinance change before final approval can be given on this project.

No Building Permit will be issued until the Plan Commission and the Village Boards approves the ordinance change and the project comes before the Arch Board again.

A motion (Clarkson/Schwartz) to approve the plans as submitted contingent upon Plan Commission and Village Board approval of the change to the Village Ordinance.

Carried Unanimously

A motion (Bickler/Clarkson) to adjourn was made at approximately 7:16 p.m.,  
Carried Unanimously.

Respectfully submitted,  
Michele Cannariato