

# Architectural Control Board

Minutes of July 25, 2016

The Architectural Control Board (ACB) meeting was called to order at 7:00 p.m. In attendance were Mike Bickler, Amy Zea, Jim Perkins, Russ Kohl, Rick Andritsch, Jeff Fellows, Sandy Eppers, Donald Wiemer (Village Administrator), Michele Cannariato (Deputy Clerk).

Also present were: Stephanie Wilson, David J. Frank Landscaping; Jeff and Jan Rumler, 35510 Pabst Road; Dale Kolbeck and Loren Hoisington, Architectural Homes; Brian Zimmerman, Landworks.

1. Motion (Bickler/Fellows) to approve the minutes from the June 27, 2016 meeting, Carried Unanimously.

2. Discussion/action regarding the request of Mr. and Mrs. Larry Rakowski, 36234 South Beach Road, outdoor grill with patio footings.

Stephanie Wilson from Dave J. Frank Landscaping presented the plans for replacing the existing patio with additional features including an 18" seat wall, lighting, fire pit, and bar & grill area. The existing patio has sunk about 4 inches, so the new patio will be 4 inches higher. Mr. Bickler pointed out that the footings are not part of the footprint of the house. He drew on the submitted the plans where the footing should be located. Ms. Wilson said she would submit re-drawn plans.

Motion (Bickler/Andritsch) to approve the plans as submitted subject to modification of the frost footings as drawn on the plan by Mr. Bickler. Carried Unanimously.

3. Discussion/action regarding the request of Mr. and Mrs. Rick Andritsch, 35300 Pabst Road, for a detached garage.

Mr. Andritsch explained the plans for the new 2 car garage. The colors, windows, trim, stone and garage doors will match the existing house. The stone on the front of the garage does not wrap around the corners. Mr. Bickler pointed out the stone must wrap at least 18 inches around the corners. Mr. Andritsch agreed to this change.

Motion (Bickler/Fellows) to approve the plans as submitted subject to having the stone on the front of the garage wrap around the corners. Carried Unanimously.

4. Discussion/action regarding the request of Mr. and Mrs. Jeff Rumler, 35510 Pabst Road, new single family residence.

Dale Kolbeck from Architectural Homes and Brian Zimmerman from Landworks presented the plans for the new home. There will be a pool and automobile court incorporated into the footprint of the house. The exterior will most likely be lannon stone in a Lisbon blend, with trim and siding in the tan or gray family. There will be metal roof in some areas in the color Slate, the rest in dimensional shingles. The 16.5 foot high detached garage will match all materials on the house. It was pointed out that the detached garage could not be more than 16 feet in height and the ACB would need to see the other three elevations. They will need to come back with the plans for the garage. The landscape plans include a 280 square foot patio by the lake with a path from the house. There will be a larger patio that will be part of the footprint of the house. There is also a fire pit as part of the landscape plans. Mr. Bickler pointed out that a firepit would need footings. Mr. Wiemer said that the Plan Commission is working on an ordinance pertaining to hardscape structures located between residences and the water, so this will probably not be an issue by the time they do the landscaping. Mr. Bickler asked that the landscape plans be approved without the fire pit.

Motion (Bickler/Andritsch) to approve the residence plans as submitted subject to a commitment to the colors of tan, gray and weathered wood and the landscape plans as submitted without the firepit . Carried Unanimously.

5. A motion (Bickler/Fellows) to adjourn was made at approximately 7:35 p.m., Carried Unanimously.

Respectfully submitted,  
Michele Cannariato