

# Architectural Control Board

Minutes of September 23, 2013

The meeting was called to order at 7:00 p.m. In attendance were Mike Bickler, Sharon McNellis, Amy Zea, Jim Perkins, Don Wiemer (Village Administrator), and Michele Cannariato (Current Secretary).

Also present were Kent Johnson, Johnson Designs; Mike Bickler Jr., Stonewood Companies; Jeff Hershberger, J. Frank Landscaping, and Warren and Ann Pierson, 4625 West Beach Road.

1. Motion (Bickler/Perkins) to approve the minutes from the August 26, 2013 meeting, Carried Unanimously.

2. Discussion/action regarding the request of Mr. Jeff Fitch, 36048 South Beach Road, for new windows in the basement.

Kent Johnson presented the picture of the house before and after the window replacement. Four new 24 inch windows will replace the window wells in the basement. The grade will be cut down to accommodate the windows.

Mr. Wiemer stated that the 17.32 of the zoning code pertaining to a legal non-conforming structure, which this house is, allows a change in style without changing the footprint of the house.

Mr. Bickler requested that lannon stone be used to match the house.

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

3. Discussion/action regarding the request of Warren and Ann Pierson, 4625 West Beach Road, for a patio.

Jeff Hershberger presented the plans for a new patio in the front of the house consisting of concrete and blue stone. This will be in addition to the existing patio and will add seat walls and a staircase down to the lower lawn. Mr. Wiemer interjected that the patio must be part of the foundation/footprint of the house. Mr. Hershberger told the board that footings will be put in place. The seat walls will have veneer to match the house and there will be a hot tub area to the side.

There are existing 3 foot and 2 and ½ foot retaining walls on the south side of the patio that were built previously and since retaining walls must be no more than 2 feet in height, their height must be adjusted.

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

4. Discussion/action regarding the request of Annie and Hans Scott, 4525 Hewitts Point Road, for a patio.

Mike Bickler Jr. showed the board the plans for a new patio. The new owners want to enlarge the existing sidewalk area for seating and a grill area. The existing sidewalks will be resurfaced and blue stone used on the seat walls. The caps and risers on the stairway will be the same stone as the house. There will be cross footings within the setback to become part of the footprint of the house and then part of the patio will be beyond the setbacks (Mr. Wiemer stated that the ordinance allows 300 square feet of patio between the water and the house).

There was discussion concerning the brick columns with lights and handrails in the sideyard and the lake side of the house. Mr. Wiemer stated that any brick columns would be considered accessory structures and are not allowed. Metal handrails and lamp posts could be used. It was agreed that Mike Bickler Jr. would submit plans with the Village Administrator to approve any railings and lamp posts.

Motion (Bickler/Perkins) to approve the plans as submitted with the exception that the brick columns with lights near the driveway and the west side of the patio be eliminated and handrails and post lamps approved by the Village Administrator would be allowed in their place. Carried Unanimously.

3. A motion (Bickler/McNellis) to adjourn was made at approximately 7:26 p.m., Carried Unanimously.

Respectfully submitted,  
Michele Cannariato