

Architectural Control Board

Minutes of September 8, 2014

The Architectural Control Board (ACB) meeting was called to order at 7:00 p.m. In attendance were Mike Bickler, Jim Perkins, Sandy Eppers, Sharon McNellis, Amy Zea, Don Wiemer (Village Administrator) and Michele Cannariato (Deputy Clerk).

Also present were: Pete Davis, Johnson Design; and Chris Miracle, Landworks.

1. Motion (McNellis/Eppers) to approve the minutes from the August 25, 2014 meeting, Carried Unanimously.

2. Discussion/action regarding the request of Mr. and Mrs. Jason White, 4623 Hewitts Point Road, for a new single family residence and reconstruct the existing garage and reduce its size.

Pete Davis from Johnson Designs, presented the plans.

1. The retaining walls on the north side will be 2 feet or less in height except for the wall by the shower – that will be part of the footprint of the house and will be 8 feet high. The house will be 97 feet wide and they need it to be less than 102 feet to adhere to the zoning code.

2. The White's will evaluate the condition of the wall at the driveway entrance. If it is good condition, it will be cleaned up. They do not want to eliminate it.

3. There will be landscape screening of the A/C system. Walls will not be used because there must be air flow around the unit. The unit is high quality so noise will not be a problem.

4. Davis presented plans with the original garage and overlay of new garage. They want to eliminate 4 feet of the footprint. Mike Bickler explained that the footprint must be the same. The roof starts at the floor of the second story instead of halfway up, so the pitch will be steeper and the total volume of the garage will decrease by 207 square feet. The height will remain the same. Bickler pointed out that they can't move the dormer, and can't decrease one side while increasing the other.

5. There will be a group of trees for the screening of the grill deck.

6. There will be foundation under the patio so that the retaining wall will exceed 2 feet in height (explained in point 1 above).

7. Chris Miracle presented the landscape plans. There will be low shrubs, Japanese maple trees, and other low shrubs. He presented pictures of the various plantings. Another patio that will be built into the hill will have a sitting wall. There will be privacy shrubs by the fire pit. It was requested by the ACB to present a more detailed plan.

8. The White's do not want to move the house farther north. They want to keep as many of the trees as possible on that side of the property. The neighbors were concerned that the house was only 20 feet from their lot line. It was pointed out that the new house will be 20 feet from the lot line only at one point and the setback increases to the lake side. Bickler also

pointed out the neighbor to the north was concerned about eliminating all the trees and now this will not take place.

Motion (Bickler/Perkins) to approve the house plans and survey as submitted, to table the garage plans to the next meeting, and to approve the landscape plans subject to more detail of the plantings. Carried Unanimously.

4. A motion (Bickler/Zea) to adjourn was made at approximately 7:28 p.m., Carried Unanimously.

Respectfully submitted,
Michele Cannariato