

Architectural Control Board

Minutes of April 22, 2024

The Architectural Control Board (ACB) meeting was called to order at 6:00 pm by the Deputy Clerk. In attendance were Mike Bickler Sr., Amy Zea, Mike Bickler Jr., Debby White, Derek Pawlak, Rick Andritsch, Michele Cannariato (Deputy Clerk), and Donald Wiemer (Zoning Administrator).

Also present were: Todd and Jessica Mathias, 4657 River Road; Matt Heaton, MDH Architects; Jeff Seymour, 3740 Crescent Drive; Mark and Troy Worgull, 4616 Hewitts Point Road; John and Monique Olsen, 4600 Deer Park Road.

1. Motion (Bickler Sr./Andritsch) to approve the minutes from the March 25, 2024 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Jeff Seymour, 3740 Crescent Drive, for a fence.

Don Wiemer presented the CSM showing where the 6 foot cedar fence will be built. There will be new sections and replacement sections.

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

3. Discussion/action regarding the request of Steve and Stacy Kobliska, 4616 Hewitts Point Road, for a deck.

Don Wiemer presented the plans for the 10 foot by 16 foot covered deck with existing stairs. The 60% rule in the zoning code applies to this deck and is satisfied. The materials will match the existing house.

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

4. Discussion/action regarding the request of John and Monique Olsen, 4600 Deer Park Road, to replace an existing accessory structure.

Don Wiemer explained that the existing boat house is a legal non conforming structure, so it can be rebuilt, but must not change in volume. The pitch of the roof and the height of the walls will change, but the volume will be less. The design and materials will match the house. There was a question about the railing proposed to be built on the side of the 10 X 10 structure. There was a discussion that it could not be allowed. The ACB suggested a railing mounted directly onto the structure. It was decided that the railing would be removed from the plan. Mr. Wiemer will work with the Olsen's for an appropriate solution.

Motion (Pawlak/Bickler Sr.) to approve the plans as submitted subject to the railing being removed. Carried Unanimously.

4. Discussion/action regarding the request of Todd and Jessica Mathias, 4657 River Road, for a new single family residence.

Don Wiemer explained that River Road was originally zoned R-2, but the Village Board had changed R-2 to R-2A and R-2B. River Road is now zoned R-2B and this changed the setback from the road from 75 feet to 25 feet resulting in all three residences to be approximately the same distance from the road.

The illegal accessory structures in the back of the lot will be removed. The driveway will be on the south side of the residence. The height, offsets and setback are in compliance with the zoning code. There will be a specialized foundation.

Materials are as follows:

Roofing: Owens Corning Oakridge Onyx Black

Windows and Doors: Black

Siding: LP Smartside and Trim

Railing on Second Floor: Cabled

Landscaping was submitted.

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

4. A motion (Bickler Sr./Andritsch) to adjourn was made at approximately 6:39 pm. Carried Unanimously.

Respectfully submitted,
Michele Cannariato