

Architectural Control Board

Minutes of April 24, 2023

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

Also present were: Bryan Tom, architect for OC Lake LLC, and Debbie White, resident.

1. Motion (Pawlak/Kohl) to approve the minutes from the March 27, 2023 meeting subject to the insertion of the member who made the second for the motion to approve the Jennaro plans. Carried Unanimously.

2. Discussion/action regarding the request of OC Lake LLC. 35410 Pabst Court for a new single-family residence and detached garage.

Don Wiemer explained the zoning restrictions for placing the residence on the lot. The residence will be setback from the water 75 feet to the north and 99.4 feet to the west. The residence will be 109 feet from the west property line. The building width will be 215 feet with a height at 45 feet. The residence does not exceed the 60% rule as to lot width to house width ratio.

The first-floor finished space is 12,068 square feet, and the second floor is 5,610. The building footprint is 14,650 sq ft for a total of 17,678 sq ft. The garage will be 1,796 square feet with no second floor.

The accessory structure will be to the rear of the residence, and 236 feet from the water on the north side. The footprint of the garage is 70 feet by 37 feet with a height of 15 feet 11 inches.

As to landscape plans, they will be submitted at a later date. Also mentioned was the fact that the new structure and existing structures tie together as to appearance and using the stone material.

Architect Bryan Tom went through the elevations and the floor plans for the residence pointing out the architectural aspects being used in the design of the residence. Attached to these minutes are the materials and description to be used on the project. During his presentation, Mr. Tom noted possible changes to the submitted plans. The Zoning Administrator indicated, and the architect agreed non-material changes (i.e., minor changes to design of railing but not a change of material) could be approved by the Zoning Administrator. Material changes (e.g., addition/removal of a window/fireplace) would be resubmitted for approval. Regardless, the Committee requested a final home plan for Village records.

The question was asked of the Zoning Administrator as to the reconstruction of the caretaker's residence that was located on the property. The Arch Board was advised that the owner has 5 years to reconstruct the residence from the date it was razed.

Motion (Bickler Sr./Kohl) to approve the house plans as submitted subject to the submission of the stormwater plan being approved and approval of the landscaping plans prior to the occupancy permit being issued. Carried Unanimously.

3. Motion to (Bickler Sr./Kohl) to adjourn, Carried Unanimously at 6:40 p.m.

Respectfully Submitted, Donald Wiemer, Zoning Administrator