

Architectural Control Board

Minutes of September 25, 2023

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, Tim Reynolds, Derek Pawlak, Michele Cannariato (Deputy Clerk), and Donald Wiemer (Zoning Administrator).

Also present were: Paul and Buck Bielik, 4 Earling Court; Steve Wolversheim, Hom Dezin; Jim Siepmann, Ascent Homes.

1. Motion (Bickler Sr./White) to approve the minutes from the August 28, 2023 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Paul Bielik, 36535 and 36641 E. Wisconsin Ave., for a new accessory structure and exterior changes to 2 outbuildings.

Don Wiemer explained the history of the property. This property has been used for residential and business use for many years. Being in the B-1 zoning district and used as a residential property, a legal non-conforming conditional use was recently issued to this property to construct the pole building using the B-1 zoning restrictions and not use the residential zoning restrictions.

There are two outbuildings and a residence on the property. The front building address is 36535 and the rear building is 36541. The property is zoned B-1 (Business)

The proposed new pole building will have a 7 X 12 attachment to the rear building. The walls will be steel in weathered gray with wainscot in black. The roof will be metal in black. There will be doors on the north, east and west elevation and an overhead door on the south elevation. The height of the building is 22 feet 10 inches. The proposed changes to the two outbuildings will match the new building, which the Board believes is the best alternative for all buildings to compliment each other. The landscaping will just be beds around the arborvitaes.

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

3. Discussion/action regarding the request of Michael and Wendy Dowling, 34749 Fairview Road, to rebuild the garage and boathouse.

Don Wiemer presented the plans. The house was approved last year and the garage and boathouse will match the new house. The buildings are both legal non-conforming and the footprints will remain the same. The retaining walls will be exact replacements. As allowed under section 17.32 of the Zoning Code, its style may be change with Architectural Control Board approval. The building proposed has its style changed but the cubic volume and height and footprint have not changed.

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

4. A motion (Reynolds/Bickler Sr.) to adjourn was made at approximately 6:25 pm. Carried Unanimously.

Respectfully submitted,
Michele Cannariato