

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MINUTES

THURSDAY, NOVEMBER 12, 2015

The Architectural Review Board meeting was called to order by Chair David Liss at 6:00 p.m.

Board members present: Trustee Liss, Tom Bartlein, Koby Scheel, Mark Paschke, and Frank Lorbecki

Staff/Officials present: Jessica Wolff, Director of Planning and Development and Dave Murphy, Director of Public Works/Village Engineer

APPROVAL OF THE OCTOBER 8, 2015 ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Motion by Mr. Scheel, seconded by Ms. Bartlein to approve the minutes of the October 8, 2015 Architectural Review Board meeting as presented. Motion carried.

APPROVAL OF AUGUST 2015 INSPECTION REPORT

Motion by Mr. Bartlein, seconded by Mr. Lorbecki to approve the August 2015 Inspection Report as presented. Motion carried.

PERSONS REQUESTING TO BE HEARD

None

RESIDENTIAL PLAN REVIEW

A. 733 Eighth Avenue-Metal Roof

There was no information about the color of the roof. The applicant was not present. In the future, the Board does not need to review metal roofs.

Motion by Mr. Paschke, seconded by Mr. Lorbecki to table the metal roof at 733 Eighth Avenue, until December 10, 2015. Motion carried.

Mr. Paschke and Mr. Lorbecki rescinded the motion and second.

Motion by Mr. Paschke, seconded by Mr. Lorbecki for staff to review and approve single and two family residential buildings' roofs. Motion carried.

COMMERCIAL PLAN REVIEW

- A. Review and consideration on architectural plans for a new lift station to be located at 1742 River Bend Road requested by Grafton Water and Wastewater Utility

Director Wolff noted that the applicant recently went to the Plan Commission for a public hearing on October 27, 2015 on a conditional use permit request. At that time, neighbors expressed their concern over the architectural design of the proposed lift station. The consensus was that it looked too institutional rather than residential.

Director Wolff noted that Greg and Amanda Schaefer, 213 Yuma Street, submitted written comments (see attached).

Dennis Nichols, 2135 Yuma Street

Mr. Nichols is very concerned about the size of the lift station. Trustee Liss reminded him that the site plan has been approved by the Plan Commission. Director Murphy noted that the building is sized to accommodate the lift station operations because the station is larger than Ninth Avenue lift station. The life of the lift station is 50 years. Mr. Nichols asked why this project was not presented to the public sooner and if the filter was included. Director Murphy noted the filter was not part of the Plan Commission approval. Mr. Nichols wanted the lift station to fit in with the neighborhood and is concerned about decreased property values.

Jane Callewaert, 1555 River Bend Road

Ms. Callewaert thought that the lift station should be held to the same standards as a home in Grafton. This area is different character than the Ninth Avenue lift station and should be treated differently. She is also concerned about decreased property values. The brick color is not residential, but rather industrial. The doors are not residential. The roof is a concern. Mr. Callewaert also wants mature and diverse landscaping.

Deena Peters, 1533 River Bend Road

Ms. Peters noted she had similar concerns to Ms. Callewaert. She wanted to change the brick color. A dark red brick in modular size was preferred.

Karron Stockwell, 717 Heather Court

Ms. Stockwell is concerned about aesthetics and property values. Screening will help but the residents in the Town will still be impacted from the southern façade that cannot be screened. What is the roof material? Director Murphy noted that it is a dimensional asphalt shingle. She thought the building is too industrial. Photos of buildings presented by Mr. Tillmann are preferred.

Bob Tillmann, 1055 Spring Street

Mr. Tillmann shared photos of the Ninth Avenue lift station and a preferred example of a building. The Falls Road water building is a good example. Brick color is a major concern. He noted that the preferred building has a block base.

The Board reviewed and discussed the architectural plans. The Board discussed the following changes:

1. Add header courses to the openings and reveal slightly.
2. Remove the double soldier course.
3. Add precast stone sill to the west façade window.
4. Add mullions to west façade window.
5. Increase roof pitch to 7:12.
6. Change door and window frames to white.
7. Confirm siding is hardiplank.
8. Change door color and dormer color to coordinate with new brick color.
9. Change brick color to be similar to photo example and use light mortar color.
10. Change color of louvers to coordinate with the new brick color like dark gray or bronze.

Motion by Mr. Lorbecki, seconded by Mr. Scheel to table the lift station to the December 10, 2015 meeting to incorporate the changes listed above. Motion carried.

OLD BUSINESS

None

NEW BUSINESS

- A. Review the 2016 Architectural Review Board meeting schedule and deadline dates

Director Wolff recommended maintaining the meeting date as the second Thursday of the month throughout the year. The Board approved the proposed 2016 schedule.

ADJOURN

Motion by Mr. Lorbecki, seconded by Mr. Paschke to adjourn at 7:05 p.m. Motion carried.