

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

SEPTEMBER 8, 2016 AT 6:00 P.M.

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

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

Staff/Officials present: Building Inspector Tom Johnson and Director of Planning and Development Jessica Wolff

APPROVAL OF THE AUGUST 11, 2016 ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Motion by Mr. Bartlein, seconded by Mr. Lorbecki to approve the minutes of the August 11, 2016 Architectural Review Board Meeting, as presented. Motion carried.

APPROVAL OF THE JUNE AND JULY 2016 INSPECTION BENCHMARK REPORTS

Mr. Scheel noted that the year to date for June needed to be corrected.

Motion by Mr. Scheel, seconded by Mr. Bartlein to approve the June and July 2016 Inspection Benchmark Reports, as correct. Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None.

RESIDENTIAL PLAN REVIEW

A. Review and consideration of architectural plans for an attached garage to be located at 1706 17th Avenue; Custom Edge Company

Marcus Jonas was present for the applicant. Mr. Paschke asked about the existing building material. Mr. Jonas noted that the existing building materials are stone and vinyl on the upper part of the gable ends. The Board reviewed the setbacks, which meet the requirements. The Board discussed adding a window to the gable end but decided it was not necessary due to the proximity of neighboring garage. Mr. Jonas noted that the doors are insulated painted steel.

Motion by Mr. Bartlein, seconded by Mr. Lorbecki to approve the architectural Plans for an attached garage to be located at 1706 17th Avenue with the following condition: add trim boards to the doors. Motion carried.

B. Review and consideration for a new single family home to be built on Lot 3, CSM #3973 Blue Stem; Falls Road; Kaerek Homes

Will Hollrith was present for the applicant. The Board discussed adding a window to the west elevation with the garage being the only viable option. The Board also discussed trim for the windows.

Motion by Mr. Paschke, seconded by Mr. Lorbecki to approve the architectural plans for a new single family home to be built on Lot 3, CSM #3973 Blue Stem; Falls Road, with the following conditions: add a window centered on the garage and add trim boards (one inch by four inch) to all windows and doors. Motion carried.

C. Review and consideration for a new single family home to be built on Lot 88, Blackhawk Valley IV; 2080 Yuma Court; Kaerek Homes

Will Hollrith was present for the applicant.

Motion by Mr. Lorbecki, seconded by Mr. Paschke to approve the architectural plans for a new single family home to be built on Lot 88, Blackhawk Valley IV; 2080 Yuma Court, as presented. Motion carried.

COMMERCIAL PLAN REVIEW

A. Review and consideration of architectural plans for outdoor seating at Colectivo Coffee located at 1211 Washington Street

Joe Niedzialkowski and Joe Miletta were present for the applicant. Director Wolff reviewed the project and proposed conditions. Mr. Niedzialkowski noted that the purpose of the plexiglass was to reduce traffic noise. Plexiglass or tempered glass would be acceptable to the applicant. Mr. Niedzialkowski presented the wood stain colors. The Board discussed access to the site and the grove of quaking aspen trees. Mr. Scheel asked how they will control with fire pit. Mr. Niedzialkowski explained that it is operated by an employee during business hours by a key on a gas line. Mr. Scheel noted that it could be operated on a timer. The ceiling of the gazebos will be open (no glass).

Mr. Johnson noted that the applicant must provide the specifications for the glass, the cross section for the gazebos which must be anchored to the ground and must address wind up-lift, and the plans must be stamped by a licensed architect.

Motion by Mr. Bartlein, seconded by Mr. Lorbecki to approve the architectural plans for outdoor seating at Colectivo Coffee located at 1211

Washington Street, with the following condition: replace the plexiglass with tempered glass on the gazebos. Motion carried.

B. Review and consideration of architectural plans for an addition to the Providence Place located at 815 Washington Street

Ron Spear and Nathan Remitz were present for the applicant. Director Wolff reviewed the project. Mr. Scheel suggested extending the exit door stoop to the pedestrian path. This will be addressed at the Plan Commission.

Motion by Mr. Scheel, seconded by Mr. Paschke to approve the architectural plans for an addition to the Providence Place located at 815 Washington Street, as presented. Motion carried.

OLD/NEW BUSINESS

None.

ADJOURN

Motion by Mr. Paschke, seconded by Mr. Lorbecki to adjourn the meeting at 6:50 p.m. Motion carried.