



**MINUTES
ARCHITECTURAL REVIEW BOARD
WEDNESDAY, OCTOBER 11, 2023 - 6:00 P.M.**

CHAIRMAN JEFFREY FERNHOFF
JOHN FALK
MIKE MORAN
REED VOORHEES
BRAD WEITEKAMP
JON EMERT

CITY ATTORNEY, ANDREW BRAMMAN
CITY ADMINISTRATOR, BEN DECLUE

MEETING CALLED TO ORDER

The meeting was called to order by Chairman Fernhoff at 6:00 p.m.

ROLL CALL

Present: Chairman Fernhoff, Mr. Moran, Mr. Voorhees, Mr. Emert, Mr. Falk

Absent: Mr. Weitekamp

APPROVAL OF MINUTES FROM SEPTEMBER 13, 2023.

Mr. Fernhoff asked if there were any additions or corrections to the minutes from the September 13, 2023. There being none, he asked for a motion. Mr. Moran motioned approval of the amended minutes. Mr. Emert seconded the motion, which was unanimously approved.

RE-REVIEW OF PLANS FOR AN ADDITION AND NEW ATTACHED GARAGE
BRENT AND HEATHER DALRYMPLE, 1 ARMSTRONG

Present: Mr. Jon Murphy, Studio Lark
Mr. Aaron Senne, Studio Lark

Mr. Fernhoff opened discussion on 1 Armstrong.

Mr. Murphy stated that the packet had 3 revised sheets and along with the existing plans, which show downspouts, topography, proposed site plan topography, and piping to dry well on the western side of property. Mr. Murphy stated that water would be carried towards Armstrong. Mr. Murphy also stated that the revised exterior elevation, page 2.0 showed lights on the garage door, showed the AC condenser screened with landscape as requested and a River Birch would be added to take up excess water.

Drainage: Chairman Fernhoff asked that the Hill Drive concerns be revisited adding the Board wanted to be certain that no water will be added to the neighbor's situation. Mr. Falk stated that it appears that the proposed contours were not using the same grade. Mr. Murphy stated that there was a slight change due to the route around the slope correction at the driveway. Mr. Moran asked if Mr. Falk would be opposed to the designer putting in a swale, adding that water moved north to south with a swale capturing the water and pushing it towards the Southarm run

along the property line. Mr. Senne stated that the swale could be positioned south of the first tree and the existing patio and could kick the water away, towards Southarm, or towards the River birch.

There was discussion concerning reshaping the plant bed to create water flow away from the northwest to migrate to the south but not west. Mr. Falk suggested that a depression be added inside the plant bed around the trees which may need some topo work done to accomplish the adjustment. It was noted that there was no water coming off the property to the adjacent property, and that all downspouts and pipes would be drained to the flow well. Mr. Dalrymple stated that currently there was a retaining wall which drained out into the yard.

Mr. Emert asked about the existing downspout on the northwest corner. Mr. Senne stated that the revised drawing shows that the downspout would be routed to the popup emitter, adding that the spout only goes to the lower roof and not the ground. Mr. Emert stated that the change was better than existing. Mr. Senne stated that the new design would be capturing more water than before, including the entire home.

Landscape: Mr. Weitekamp stated that he was good with the landscaping plans.

Architecture: It was noted that the architectural plans had not changed except for the addition of lights on the garage door.

Chairman Fernhoff called for public comment.

Stephen Bowles, Ms. Nancy Thomas' representative, 3 Armstrong

Mr. Bowles stated that he had not seen the drainage plans and wanted to know the details and how they related to 3 Armstrong. Mr. Senne stated that they would be capturing all of the downspouts with piping to a below ground system that would let the water soak into the ground. Mr. Senne stated that the only water that will be seen is what will fall on the grass. Mr. Bowles asked if there were plans for Ms. Thomas to route her pipe. Mr. Dalrymple stated that Ms. Thomas' gutters drained onto their driveway, adding that low point was in the back corner of 3 Armstrong and noted that he could not grade on Ms. Thomas' private property.

Mr. Moran suggested adding an underground pipe in the side yard between the building and north boundary and to place area drains in the side yard that could carry surface into the pipe, adding that it would be good for 1 Armstrong. Mr. Senne noted that the burden was on the neighbors to remove their water from 1 Armstrong but added that they would try to figure it out.

Cynthia Spencer for Doria Spencer, 3 Hill Dr.
Ms. Spencer stated that she thought the plans were good.

Mr. Falk moved to approve plans as presented.
Mr. Moran seconded the motion which was unanimously approved.

REVIEW OF PLANS FOR AN REAR TWO STORY ADDITION
ANDREW WENDELL, 242 EDWIN

Present: Peter Uetrecht, Architect
Tony Camacho, Legacy Design Group

Mr. Fernhoff opened discussion on 242 Edwin.

John Falk will recuse himself due to his employer designing the drainage plans.

Drainage: Mr. Camacho stated that downspouts were added to the flow well, adding that the well is a good size for the drainage calculations noted on the plans. Mr. Moran stated that he approved of the update.

Landscape: Mr. Camacho stated that there were no landscape plan changes and added that there was a hedge to be planted on the north boundary and would be providing plants for water uptake. Mr. Moran stated that the changes were based on prior request for change. Chairman Fernhoff asked if there was bamboo at the bottom of the lot. There was and it was noted that it was difficult to remove.

Architecture: No Changes.

Chairman Fernhoff called for public comment.

Beverly Straub, 224 Edwin Ave.

Ms. Straub stated that she lived to lots south and was happy with the project.

Mr. Moran motioned approval of the plans as revised and submitted.

Mr. Voorhees seconded the motion which was unanimously approved.

MISCELLANEOUS

Chairman Fernhoff stated that he had talked on Wednesday with Mr. DeClue and was backing Mr. DeClue's idea for writing a tighter guideline specifically for residents/builders/architects rather than cutting up the detailed guidelines. Chairman Fernhoff stated that one of the architects would need to review the update and help plan the executive summary. Chairman Fernhoff stated that the guidelines as written and approved would be published adding that they might change a little. Chairman Fernhoff stated that, if necessary, he would advise the Board of Aldermen that the ARB did not want to change the guidelines and noted that truly, anyone could read and understand the current document, given all the pictures and diagrams included in the document. Mr. Moran stated that he appreciated the sentiment and thought it was fine to have the summary of some sort and added that what he wanted people to understand was that the document needed to be used, as it is a tool for design and planning. Mr. Moran stated that anyone could understand the meaning and understand completely. Mr. Voorhees stated that in his opinion, people had been making false statements about the guidelines in order to change the guidelines adding that most of the residents who appeared at the public meeting were in agreement with the document adding that some were ardent about restrictions for FAR. Mr. Moran stated that he felt that it was worth preserving the .25 or .27 FAR with incentives noting that additions as well as new homes could incorporate the incentives. It was noted that there were not enough small homes preserved in the city. Chairman Fernhoff stated that Mr. DeClue was the arbiter of the guidelines. Mr. Emert stated that looking at the merits of every submittal was important. Chairman Fernhoff stated that these guidelines should get finished by the end of the year.

ADJOURNMENT

Mr. Moran moved adjournment of the meeting; Mr. Emert seconded the motion, which was unanimously approved.

These minutes approved as submitted this 8th day of November, 2023

Joanne Carr, Deputy City Clerk