



**MINUTES
ARCHITECTURAL REVIEW BOARD
WEDNESDAY, SEPTEMBER 11, 2024- 6:00 P.M.**

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

CITY ATTORNEY, ANDREW BRAMMAN
CITY ADMINISTRATOR, FRANK JOHNSON

MEETING CALLED TO ORDER

The meeting was called to order by Mr. Voorhees at 6:00 p.m.

ROLL CALL

Present: Chairman Fernhoff, Mr. Moran, Mr. Voorhees, Mr. Emert,
Mr. Falk, Mr. Weitekamp, Ms. Switzer

APPROVAL OF MINUTES FROM JUNE 12, 2024.

Mr. Voorhees asked if there were any additions or corrections to the minutes from the June 12, 2024. There being none, he asked for a motion. Mr. Moran motioned approval of the amended minutes. Mr. Weitekamp seconded the motion, which was unanimously approved.

REVIEW OF PLANS FOR A NEW SINGLE-FAMILY HOME
825 ALEXANDRA AVE., FM DSIGN BUILD

Present: Matt Moore, Architect
Andrew and Annie Kennedy, Buyers

Mr. Falk noted that the square footage for the lawn area was missing from the existing area table on the drainage area map. The ARB then discussed the rear flo-well indicated on the plans and the discharge location for the overflow pipe. Mr. Weitekamp expressed concern that the rear yard slopes down to a low spot in the adjacent property and that any overflow water from the flo-well could potentially pool there. Mr. Moran suggested that the pipe be redirected to discharge directly to the north of the flow-well, to which Mr. Falk agreed.

Mr. Weitekamp asked the applicant if they would be willing to consider adding a carriage strip to the driveway, extending from the sidewalk in the front yard to the rear of the building. Mr. Moore stated that it shouldn't be a problem.

The ARB then discussed the tree study and landscape plan for the property. It was noted that the quantities do not match what is shown on the landscape plan, and the applicant was asked to correct this. The applicant was also asked to correct where the building footprint is incorrect on the existing conditions survey of the tree plan. Mr. Weitekamp asked the applicant if they were

aware of how tight the space is between the proposed house and the garage. Mr. Moore acknowledged that there was limited room to maneuver a vehicle and stated that they considered several different options for configuring the driveway and garage, each of which had its drawbacks.

Mr. Emert noted that the proportions on the garage seemed off in that there was too much space between the top of the door and the roof. Mr. Moore agreed that it was likely not correct and that he would make adjustments. Mr. Voorhees asked if there were any FAR calculations included in the plans. It was noted that the calculations were included in the application only and they exactly equaled the max allowed. Mr. Moran told the applicant the ARB would like to see the calculations shown on the plans along with a proof of measure.

Lastly, the ARB discussed the architectural style of the house. Mr. Voorhees stated that the white color on the second story volume created a stark contrast with the darker colors on the other forms, particularly on the west elevation. He requested that the applicant consider changing the color to something with less contrast, preferably grey.

Mr. Fernhoff asked if there were any individuals from the public who wished to speak. There were none.

Mr. Moran motioned for approval with the following conditions:

- The overflow pipe for the Flo-Well in the rear yard is redirected to discharge directly to the north.
- A pervious carriage strip with a subsurface drain tied to the roof piping is added to the driveway from the front yard sidewalk to the rear building line.
- The correct plant quantities are listed on the landscape plan.
- The background for the existing canopy exhibit is corrected to match the current design.
- A FAR diagram and calculation are provided on the plans.
- A gray siding color with less contrast is selected for the second story volume.
- The height of the garage roof eave is reduced.
- The missing lawn area square footage is added to the table on sheet C2.

Mr. Falk seconded the motion which was unanimously approved with a voice vote.

ARB GUIDELINE REVISIONS

The Board reviewed the latest revisions to the draft ARB Guidelines and proposed several additional edits. Mr. Johnson stated that he would make the changes as discussed and share an updated version with the Board with the goal of bringing the guidelines up for approval by the Board of Aldermen in October.

MISCELLANEOUS

None

ADJOURNMENT

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

These minutes approved/amended as submitted this ____ day of _____, 2024.

Frank Johnson, City Administrator