

**PLANNING COMMISSION MINUTES
Monday October 28, 2019
City Hall, 7:00 pm**

The meeting was called to order by Chairman Michael Wright at 7:00 p.m.

PRESENT: Kimberly Watts, Jill Ingber, Martha Shrode, Jill Plamper, Richard Polan, Sheldon Kohn, and Michael Wright.
Staff: Hank Berry

ABSENT: Joe Rozell and David Schwartz

Approval of Agenda

Motion by Watts and seconded by Plamper to approve the agenda as presented.

Yeas: Wright, Plamper, Watts, Polan, Kohn, Shrode, Ingber,

Nays: None

Absent: Schwartz, Rozell

Motion passed.

Approval of Minutes from September 23, 2019

Motion by Watts and seconded by Kohn to defer the approval of the September minutes to the November meeting.

Yeas: Wright, Plamper, Watts, Rozell, Polan, Ingber, Kohn, Shrode

Nays: None

Absent: Rozell, Schwartz

Motion passed.

Matter of Site Plan Review for a proposed addition to the Rocchi residence at 5836 Dundee.

Savad Selimagic on the behalf of Jennifer Rocchi is requesting site plan approval for the construction of an addition to her residence. The zoning is R-1C and the property contains 1 platted lot (50x140'), 7,000. Sq. ft.

Hank Berry clarified there have been many revisions and clarification since the last incarnation of the plan. At the last meeting Selmagic presented some drawings that did not accurately reflect the intent of the project and were very confusing. He was asked to re-label and remove several items. They are now workable plans. Much of the confusion with window placement has also been simplified and re-labeled. In addition, Selimagic included a letter from the roofing contractor manufacturer that backs up his stance on the EPDM portion of the roof. Berry noted that some things on the original plans were overdone have now been removed making the plans clearer for site plan approval.

Selimagic presented the following items to the Commission.

- Referenced the letter he was presenting to the Commission from the roofing contractor regarding the EPDM roof. He noted after several discussions with them, this type of roof is the best to avoid ice collection and damns.
- Addressed the concerns with the window additions to eliminate large blank walls. He proposed three new windows on the first floor and one new window proposed on the second floor.

Wright and Plamper clarified that the non-brick area would be stucco and not EFIS. Selimagic clarified that it will be stucco.

- All proposed windows will match the existing windows with wood interiors with aluminum cladding on the exterior.
- Looking at the east elevation they are adding a double window on the second floor. In the area of the existing garage, a large sliding door will be added as well as a single door and window in the mud room. This will break up the brick wall that was of notable concern the last commission meeting.
- Selimagic stressed the he did try to address and correct all items noted by the Commissioners at the last meeting in September.

** Davis Schwartz entered the meeting at 7:10 p.m.*

Public Participation:

None

Commissioner Comments

Kohn noted that Selimagic has made substantial efforts in addressing the concerns the Commissioners noted at the last meeting.

Plamper noted he did a good job in clarifying the plans and questioned if there would be a garage. Selimagic noted that there would not be a garage at this time but could be added later.

Shrode clarified window replacement to ensure the balance of the windows on the south elevation. Thanked Selimagic for his work on clearing up the confusion with the original plans.

Watts noted she thinks the plans are great and appreciates Selimagic taking the time to work with Berry on the revisions.

Wright also thanked him for the hard work on correcting the plans.

Motion by Plamper and seconded by Kohn to approve the site plan for 25836 Dundee as presented.

Yeas: Wright, Plamper, Watts, Polan, Kohn, Shrode, Ingber Schwartz,

Nays: None

Absent: Rozell

Motion passed.

Matter of Site Plan Review for a Proposed New House at 13124 Vernon by Laura Hirschhorn.

Laura Hirschhorn and Ron Yolles are requesting site plan approval for the construction of a new house at 13124 Vernon Avenue. The zoning is R-1C and the property contains 1 platted lot (75' x 215 IRR'), 16,935.83 sq. ft.

Richard Zischke, architect, presented an overview of the proposed home on behalf of Laura and Ron. He noted that Laura was not able to make the meeting tonight due to being out of town for work.

The house is 3200 square feet, two story. The plans minimized the second floor and held the height of the house down to keep in context with other homes in the City. The second floor has two on suite bedrooms. The first floor contains a master bedroom with a fourth bedroom in the basement. The garage is side entrance to the front of the house. The exterior of the home is in the Prairie style of as per the Frank Lloyd Wright's school of design. The lines are low, long and horizontal and the roof is low pitched at four and twelve. The second floor is cement stucco and not the synthetic as noted on the plans. He provided a sample of the darker brick being used with an off white for the stucco and trim.

Hank Berry noted the proposed house dimensions meet the zoning requirements and the plans do not reflect cement stucco which should be included in the motion made to approve the site plan.

Public Participation:

Jackie Victor - 13116 Vernon

Is not concerned with the actual plan but rather the accommodations for the hours of construction and how construction will affect her property. Berry clarified hours of construction operation as well as the sequence of construction for a new home and what she can expect as the neighbor. She also questioned the length of construction time for the new home. Ron Yolles, owner, clarified they will demolish as soon as possible, and construction was guaranteed by the builder to take a year from start date.

Commissioner Comments:

Watts does not have any concerns with the design but wants to ensure they will be using real stucco and not synthetic.

Ingber thinks the kitchen due to lay out, may not have enough natural light and questioned if another window could be added. Zischke stated they could add an additional window if necessary but there are a lot of windows in the rear of this space in the home. She is impressed with the heights of the ceilings to include the basement.

Shrode noted it is a nice design.

Plamper noted the house on Lincoln and Henley has a similar kitchen design that has windows

along the back and is not a dark kitchen. The addition of another window would be nice but does not think it will affect the natural lighting. Overall a great design and appreciates the garage door being set to the side with windows across the front disguising the garage. Also appreciates that the design did not over expand the second floor.

Polan questioned the two optional parking spaces noted on the site plan and what the intentions were for those. Zischke noted he was proposing an optional pull off space for guests and deliveries. Berry clarified that a pull off parking space is not allowed per the City Code. As the spaces were noted on the plan, that area would have to revert back to green space and the deletion of the optional parking spaces would need to be included in the motion for site plan approval.

Polan also questioned if the front trees would be saved. Zischke noted that a lone Locust tree is being saved, number three noted on the site plan.

Kohn noted that it is a nice plan but will be follow up to ensure the extra parking spaces are not installed.

Schwartz is also concerned with the natural light in the kitchen but does understand they overcompensated with windows in the rest of the area. The design overall looks nice.

Motion by Inger and seconded by Shrode to approve the site plan for 13124 Vernon as proposed with the exception that it be real stucco and not synthetic and that the two optional parking spaces be deleted from the site plan.

Yeas: Wright, Plamper, Watts, Polan, Kohn, Shrode, Ingber Schwartz,

Nays: None

Absent: Rozell

Motion passed.

Matter of Setting A Public hearing for Storm Water Management Ordinance Amendment to Article 9 of the Zoning Ordinance.

Public Comments:

None

Commissioner Comments:

None

Motion by Kohn and seconded by Plamper to set the public hearing on the proposed Storm Water Management Ordinance amendment for the next Planning Commission meeting on November 25, 2019.

Yeas: Wright, Plamper, Watts, Polan, Kohn, Shrode, Ingber, Schwartz

Nays: None

Absent: Rozell

Motion passed.

Commissioner Kohn asked if the Aging in Place criteria could be considered with design guidelines and asked if the Planning Commission could consider the possibility. Berry noted he would research and report back to the Commission at the next meeting.

Motion by Plamper and seconded by Shrode to adjourn.

Yeas: Wright, Plamper, Watts, Polan, Kohn, Shrode, Ingber, Schwartz

Nays: None

Absent: Rozell

Motion passed.

Meeting adjourned at 7:44p.m.

Heidi Barckholtz
Recorder