

City of Huntington Woods

Planning Commission Minutes

April 26, 2021

Virtual Meeting

Chairman Wright called the virtual meeting to order at 7:00 pm.

PRESENT:

Chris Golembiewski, Jill Ingber, Richard Polan , Todd Sperl, Michael Wright, Gail Linden, Jules Olsman

Other staff present: Hank Berry

Absent:

Blake Moore, Gordon Glidden

Motion to approve agenda as presented

Motion by: Olsman. Seconded by: Sperl

Roll call vote

Yays: Chris Golembiewski, Jill Ingber, Richard Polan , Todd Sperl, Michael Wright, Gail Linden, Jules Olsman

Nays: None

Approval of Minutes- March 22, 2021

Motion to approve minutes by: Sperl , Seconded by: Linden

Roll call vote

Yays: Chris Golembiewski, Jill Ingber, Richard Polan , Todd Sperl, Michael Wright, Gail Linden, Jules Olsman

Nays: None

10825 Talbot, The Garling residence

Homeowners give an introduction on remodeling project. Darker color because of the trees and landscape, they want the color to recede into the background and enhance the beauty. Neighbors also have darker additions on them. Took a lot of ideas from surrounding houses in the neighborhood.

Berry- Look at elevations, shown are the colors of materials, a dark grey lap siding. Plans shown, front elevations has good design elements, brick and siding, a nice balance and nice appearance in the front. Dark horizontal lines bring nassing down, garage is stepped back, glass and front door balance, rear addition the lines carry through. Lots of details, chimney, etc. a more modern style type of architecture. Windows on upper stories, lots of details have been copied from other houses in the neighborhood. Meets all the requirements, they have a lot and a half, side and rear yards meet, lot coverage meets, and max house size meets it is 2611 sq ft. Met requirements, appears well thought out.

Chairman Wright- Opened public participation. Seeing none closed it.

Sperl- Looks like it fits in the neighborhood and will not overwhelm. Have you talked to your neighbors?

Mr. Garling ,yes, positive comments.

Golembiewski- Nice design

Linden- Like the house, lots of room, what is the garage door going to be and the design of glass on the blueprint is different, what is it? Garlings- want to see if its approved first, might be a dark grey or may have glass windows, we want it to fit in. Front porch, is it long? Architect; we were giving an example, front porch is 24'5"across the width of the house. 5'6". Front door is recessed 2'.

Polan- Berry; what is the max house size and bonuses? Characteristics, brick, Berry defines. height, attached garage, oversize lot bonus. 1900, 281 bonus lot size, character 400 sq ft. Black brick, is it painted or natural black product. Is the existing chimney to remain? Yes, probably have to be painted, per architect. Would like to keep the existing chimney, fireplace.

Berry- there is nothing that says you can't have 2 dissimilar types of brick. Homeowner- we have had discussion with the contractor regarding rebuilding it to match, cost is a factor.

Polan- Hank do they have to come back if they want to make that change.

Berry- if they are keeping what is here they will not. Homeowner- using the existing chimney, haven't really talked about, but it may come down, we may keep it, depending on the paint if the brick will take it. Berry- if the chimney is coming down,

Polan- just want to make sure we are following the procedures. Berry- if it changes 51% of more it comes back, or the elevations, it will come back to you.

Olsman- I agree with what the others said re the chimney. Terrific plan.

Ingber- I think it looks great, and the design is beautiful.

Wright- I agree, looks great.

Motion by Olsman to approve the plan as presented. Second by Golembiewski.

Roll call vote:

Yays: Chris Golembiewski, Jill Ingber, Richard Polan , Todd Sperl, Michael Wright, Gail Linden, Jules Olsman

Nays: None

Other Business

Berry- Master Plan work coming. We had the kick off meeting, and asked for input from the Planning Commission. Asked to return worksheet by May 5. Planners to look at that next meeting, piecing it together and will start approving it in sections, then will be recommended to City Commission, after hearings, a monthly process for PC. Web site from planners will go live with a link to keep the public apprised of what the Planning Commission is doing for the future. Included slide presentation, timeline and rough schedule. We will have action items from the last master plan, which is now on the worksheet that you will work on.

Motion to set Master Plan meeting for May 17th by Olsman seconded by Ingber

Yays: Chris Golembiewski, Jill Ingber, Richard Polan , Todd Sperl, Michael Wright, Gail Linden, Jules Olsman

Nays: None

Chairman Wright then opened the meeting to Public Participation.

Seeing no one wishing to speak, Chairman Wright closed public participation.

Motion to adjourn meeting by: Olsman, Seconded by:Ingber

Roll call vote

Yay: Chris Golembiewski, Jill Ingber, Richard Polan , Todd Sperl, Michael Wright, Gail Linden, Jules Olsman

Nay: 0

The meeting adjourned at 7:47 p.m.

Respectfully Submitted,

Nikki Rallis

Recorder