

**MINUTES OF A VIRTUAL MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
VIA ZOOM  
June 16, 2022**

The Meeting was called to order by Chairman Norm Casini at 3:01 p.m. and the following responded to Roll Call:

**PRESENT:**           **Norm Casini, Chairman  
Michael Gero, Building Official  
Don Ramm, City Engineer  
Don Reis, Fire Lieutenant  
Anne Lynch, City Planner**

**New Business:**

- 1. 7367 Forestwood Drive, Chuck & Beth Noll** – Installation of proposed in ground pool, concrete work and fence.
- 2. 6673 Renwood Road, Celestine Furlan** – Represented by Fluent Solar LLC for the installation of 24 solar panels and main panel upgrade.

Chairman Casini asked if there were any additions or corrections to the May 19, 2022 Minutes.

**A motion was made by City Engineer Don Ramm, seconded by Building Official Michael Gero, to approve the Minutes as amended of the Architectural Board of Review meeting of May 19, 2022.**

**ROLL CALL:           Yeas: Casini, Gero, Ramm  
Nays: None  
MOTION CARRIED**

**7367 Forestwood Drive, Chuck & Beth Noll** – Homeowners Chuck and Beth Noll were in attendance.

Chairman Casini stated that the only question he had was that the Board didn't have a drawing showing the extent of or the location of the fence and where the gate would be located to enter the area where the swimming pool would be located.

Mrs. Noll stated that the fence would be the outer line with the purple line on the outside of the concrete. She stated that they just wanted to fence in the pool.

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Building Official Gero stated that the Board would also need to have an example of the fence showing what the fence would look like.

Mrs. Noll stated that they hadn't gotten that far in the planning process because she didn't know if the pool would be approved by the City.

Building Official Gero stated that they would need that before a permit could be issued.

The Chairman asked if there would be a gate for the fence.

Mrs. Noll stated that she didn't know if the gate was indicated on the drawing, but there will be two gate openings. She stated that one would be on the southwest side of the fence, and then they would like to have another opening around the curved part somewhere on that end of the pool as well. She stated that the specifics of that hadn't been determined.

Chairman Casini stated that the fence would have to comply with the local ordinances and State requirements which would be the spindles set no more than 4 inches apart, and the gate would retract and have hardware that would be required to be self-locking.

Mrs. Noll asked if they would need to pick a fence company now and make all of the selections prior to the work getting started?

Building Official Gero stated that the way the Board likes to do it would be to know that the fence would come right along with the pool. It would be a smooth transition. The pool would be done on a Monday, and the fence would be installed on a Tuesday. He stated that they would at least need the information.

Building Official Gero stated that the other thing the Board would need was the information as far as the pool filter and heater and the type of equipment, the specifications. He asked if the pool would be concrete or a fiberglass pool that would be set into the ground.

Mrs. Noll stated that it would be neither. She stated that she gave the person who she dropped the information off to, she gave her the booklet that they had. It would be a steel frame pool. It was called an on ground pool. She stated that the pool could either be set on top of the ground, they could be built into the ground, or they could be fully buried. She stated that they would want the pool to be fully buried. She stated that the booklet should also include the filter and heater information as well.

Building Official Gero asked the Secretary if she received anything on that.

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The Secretary stated that she put that in the file. It was a rather large booklet, so it was put into the file.

Building Official Gero stated that he would look at that and see what other information they would need. He stated that the other thing that he made a note of was as far as drainage. He would assume there wouldn't be a drain in the pool. He stated that as far as the storm drainage, it would be the City Engineer's area.

Mrs. Noll stated that they do have at least two drains already in their backyard.

Mr. Noll stated that there were only two drains that he was aware of.

City Engineer Ramm asked if they were shown on the drawing that was submitted.

Mr. Noll stated that one would be located on the south side of the deck, where the 953.5 marking was. He stated that the other one was on the north side of the fire pit. He stated that it would be right around the 952.6 marking. He stated that it was really close to the edge of the fire pit.

Mrs. Noll stated that she thought they had one that was located in the gravel right on the east side of the deck. She thought there was a third one located there.

Mr. Noll stated that Mrs. Noll was correct.

Building Official Gero stated that what he was seeing was that there would be a little bit of a change of grade with the pool. He stated that the City Engineer would probably want to do a site visit and make sure. He asked if that was what the process would be.

City Engineer Ramm agreed, and there would be a change of grade permit issued. He stated that it was a pretty good survey plan that was submitted. He stated it was better than what he was accustomed to seeing.

Mrs. Noll stated that was what she was told when she dropped it off.

The City Engineer stated that it had established surface elevations of water, the pool, the concrete walks. It addressed the swales in the yard and making sure everything will drain away from the pool. He stated that it was very good. He asked Mrs. Noll if she had a high volume of water flowing through the rear yard presently.

Mrs. Noll replied no. She stated that it was a pretty dry backyard. They don't have any problems with water at all.

Building Official Gero asked what would be the depth of the pool.

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Mrs. Noll stated that it would be four feet all along.

Chairman Casini asked what size would the sidewalk be.

Mrs. Noll stated that there would be concrete around all four sides. She stated that three of the sides would have approximately three feet of concrete, and then the one side would project out further to kind of make a pool deck area.

Building Official Gero asked City Engineer Ramm if he had any more questions.

City Engineer Ramm stated that he didn't. He stated that he will pull the topo and see if there were any easements or anything that would be out of the ordinary, but it looked like the pool would be placed well inside the lot, inside the footprint of the house if you would extend the lines. He stated that he thinks it should be good. He stated that if there were any issues, he would make notations on the site plan.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the pool, subject to the review of the specifications and approval of the site plan for elevation and drainage and the issuing of a change of grade permit by the City Engineer.**

**ROLL CALL:           Yeas: Casini, Gero, Ramm  
                          Nays: None  
                          MOTION CARRIED**

Mrs. Noll asked when she would receive the permit. She asked if they would need to come back to another meeting.

Building Official Gero stated that they will not need to come back before the Board again. He stated that they would need to coordinate with the City Engineer as far as getting a site visit,, and the other things will be processed by the Building Department. He stated that the Building Department would work with the Engineering Department as far as making sure they have approvals to issue the permit.

Mrs. Noll agreed.

**6673 Renwood Road, Celestine Furlan – No one was in attendance.**

Chairman Casini stated that he had some questions on this matter.

Building Official Gero asked the City Engineer if he had any questions or concerns.

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City Engineer Ramm stated that he had nothing.

Building Official Gero asked Lieutenant Reis if he had anything.

Lieutenant Reis had no concerns.

Building Official Gero stated that he and the Chairman talked about a few things as far as some clarifications. The Board will table the matter and try to get the questions sent off to the solar panel people and see if they could get the answers.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to table the matter.**

**ROLL CALL:        Yeas: Casini, Gero, Ramm  
                      Nays: None  
                      MOTION CARRIED**

**There being no further business, the Architectural Board of Review virtual meeting of June 16, 2022, was adjourned at 3:14 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary,  
Unapproved at Time of Release 06/17/22**