

*Draft*

VILLAGE OF CHENEQUA

PLAN COMMISSION

MINUTES OF THE FEBRUARY 17, 2003 MEETING

The meeting was called to order at 5:07 p.m. by Acting Chair Holly Warner.

Present: Holly Warner, Peter Zlotocha, Carla Garnham and Tom Rolfs. Absent were Scott Harkness, William Biersach, and Gary Zaiser. Also present were Chief/Administrator Douglas, Building Inspector Tising, a representative from LAI Construction, and Lynn Grosch.

Acting Chair Warner asked for public comments. There were none.

MOTION made by Rolfs, seconded by Zlotocha to approve the minutes of the December 16, 2002 meeting as presented. Motion carried.

Proposed plans for construction of an attached garage addition on the Steve Girard property at 4800 Pinecrest were presented and reviewed. Building Inspector Tising informed the Commission that he submitted the plans prematurely as he was informed the setback from the lake was not in compliance with Section 6.05(4)(a)(ii) of the Code (lake setback). He also stated that the owner wanted to start on this project while the ground was still frozen and asked that the Commission consider granting a conditional building permit. A representative of LAI Construction working on this project stated that they are now aware of the setback issue and it is their intention to move the building back to meet the requirements of the Code. After discussion, MOTION made by Garnham, seconded by Rolfs to adopt the following resolutions with the conditions that the building meet the necessary setback from the lake in compliance with Section 6.05(4)(a)(ii) of the Code and that plans for the facade of the building be presented to and approved by the Plan Commission:

RESOLVED, that the Plan Commission finds as a fact after a view of the site of the proposed structure, and an examination of the application papers for a building permit, which shall include exterior elevations of the proposed structure, that the exterior architectural appeal and functional plan of the proposed structure and its location will, when erected, not be so at variance with nor so similar to the exterior architectural appeal and functional plan and location of the structures already constructed or in the course of construction in the immediate neighborhood as to cause a substantial depreciation in the property values of said neighborhood.

RESOLVED, that the Plan Commission further finds as a fact, that considering a view of the site from the lake (with the proposed structure, including the height and exterior elevations visible from the lake, and the proposed landscaping, taken as a whole), such structure will (a) be architecturally and aesthetically in keeping with the neighboring properties on the lake, and (b) will not result in a substantial depreciation of values of other property with frontage on the lake.

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Proposed plans for construction of an accessory structure on the Charles Trainer property at 7195 N. Hwy 83 were presented and reviewed. It was stated that this accessory building will not be able to be seen from the lake and will be used for storage in the winter and a playhouse in the summer. After discussion, MOTION made by Rolfs, seconded by Zlotocha to adopt the following resolution:

RESOLVED, that the Plan Commission finds as a fact after a view of the site of the proposed structure, and an examination of the application papers for a building permit, which shall include exterior elevations of the proposed structure, that the exterior architectural appeal and functional plan of the proposed structure and its location will, when erected, not be so at variance with nor so similar to the exterior architectural appeal and functional plan and location of the structures already constructed or in the course of construction in the immediate neighborhood as to cause a substantial depreciation in the property values of said neighborhood.

RESOLVED, that the Plan Commission further finds as a fact, that considering a view of the site from the lake (with the proposed structure, including the height and exterior elevations visible from the lake, and the proposed landscaping, taken as a whole), such structure will (a) be architecturally and aesthetically in keeping with the neighboring properties on the lake, and (b) will not result in a substantial depreciation of values of other property with frontage on the lake.

Administrator Douglas stated that the Holbrook land division would most likely be on the March agenda of the Plan Commission. Three members of the Commission in attendance stated that they would not be available for the next regularly scheduled meeting. After discussion it was felt that an alternate date should be looked into for the next meeting as it was felt they should have as many members as possible present when the Holbrook land division is on the agenda.

Carla Garnham stated that she had suggested to Chairman Harkness that Andy Gehl be appointed as the alternate Plan Commission member. Peter Zlotocha also stated that Mr. Gehl and his family have an extensive history on Beaver Lake and that would be advantageous to the Commission.

MOTION made by Garnham, seconded by Rolfs to adjourn at 5:43 p.m.

Respectfully submitted,

Lynn Grosch