

VILLAGE OF CHENEQUA  
PLAN COMMISSION

MINUTES OF APRIL 19, 2004 MEETING

The meeting was called to order at 5:00 p.m. by Chairman Scott Harkness.

Present: Scott Harkness, Carla Garnham, Peter Zlotocha, William Biersach, Tom Rolfs, Andy Gehl. Also present Village Attorney Krutz, Building Inspector Tising, and Clerk/Treasurer Igl.

MOTION made by Biersach, seconded by Gehl to approve the minutes of the February 16, 2004 meeting as presented. Motion carried.

A land division application for the Steven & Susan Mayer property at 31784 W Hwy K was presented and reviewed. Building Inspector Tising stated that the application meets all requirements. Lot one will be 2.52 acres and lot 2 will be 2.48 acres. Attorney Krutz had reviewed the private driveway agreement and stated that both lots will have easement rights. MOTION made by Garnham, seconded by Biersach to recommend approval to the Village Board of the proposed land division of the Mayer property. Motion carried.

Plans for construction of a garage on the Edward Weschler property at 4878 N Hwy C were presented and reviewed. Building Inspector Tising stated that the 650 square foot detached garage meets all required setbacks. MOTION made by Biersach, seconded by Harkness to adopt the following resolutions subject to the exterior of the garage being identical to the existing garages, 2) no cooking sleeping or lavatory facilities are allowed in the detached garage.

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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Plans for the construction of a new residence on the Frank Boucher property at 5569 N Hwy 83 were presented by Boucher's representative, Kean Kemnitz of Professional Consultants. Building Inspector Tising stated that the lot is 6.25 and that the plans include a 2,754 square foot detached garage and a pool/patio area. It was stated that the residence will be a total of 18,641 square feet with a footprint of 5,921 square feet. A nonconforming residence that had existed previously on this lot had been removed. It was stated that the applicant would like to repair and maintain two silos that are located on the property.

Building Inspector Tising stated that the plans included a toilet facility in the detached garage and that this would not be allowed per the Village Code. It was also stated that this garage could be used for private use only.

Exterior finishes were reviewed. Photos were provided of the stone that will be used and samples of window trim colors were reviewed along with a sample of dimensional shingles. Mr. Kemnitz stated that the garage and front doors will be wood and that a wrought iron fence will be used around the pool.

Commissioner Rolfs asked that plans for water management as well as lighting and landscaping be provided. He stated that runoff into Pine Lake is of concern. In addition, it was discussed that an "as viewed from the lake" was not provided with the application.

After further discussion by Plan Commission, Village Attorney Krutz stated that the Plan Commission has the authority to enforce the code but that a decision based on the "findings" could be challenged.

Neighboring property owners, Dr. Youker and the Villavicencio's stated that the shared driveway had been damaged during the removal of the previous residence. Mr. Kemnitz stated that the applicant has stated that he will repair/restore the road at their expense when the project is complete. Neighbors also raised concerns regarding safety issues regarding a curve in the private road and concerns about the quality of the roadway during construction.

After discussion, it was the consensus of the Plan Commission that the "as viewed from the lake" was critical in this application and that due to this not being available at the time of the meeting, that consideration be deferred. MOTION made by Harkness, seconded by Garnham to defer further consideration of the Boucher application until the May Plan Commission meeting and submission of the following: 1) view from the lake, 2) stormwater management plan, 3) lighting plan, 4) landscaping plan.

Building Inspector Tising apologized for not having requested an "as viewed from the lake" from the applicant.

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A preliminary plat for Mason Creek was reviewed. Commissioner Rolfs requested that the Town of Merton review school and road impact of the development. A letter will be sent to the Town including these concerns. It was requested that Clerk/Treasurer Igl inform the Plan Commissioners of the date for the Town of Merton meeting regarding this plat.

It was requested that a discussion regarding the Comprehensive Development Plan Advisory Committee be scheduled on the June agenda.

MOTION made by Harkness, seconded by Garnham to adjourn at 6:40 p.m.

Respectfully submitted,

Darlene Igl  
Clerk/Treasurer