

Draft: March 6, 2007

Village of Bingham Farms
Design Review Board
March 5, 2007

Approved: April 4, 2007

The regular meeting of the Design Review Board was called to order by Vice-Chair Modell at 7:30 p.m.

Present: Freedman, Hagaman, Modell, Murray-Charles & Valiquett & Hatt

Absent: Scarcello

Also Present: Marshall Blau (23737 Old Orchard Tr.), Karen Swanson (Architect for Lot 14 Fromm), Carol Bratmeyer (Representing Carol Chiamp), Carol Chiamp (Prospective owner Lot 14 Fromm), Doug Helgren (31220 Fromm), Glenn Anderson (31225 Fromm), Marne Lewbel (31125 Fromm), Hagaman & McDermott.

Agenda

Motion by, Valiquett second by D. E. Hagaman to accept the Agenda.
Motion carried.

Minutes

Motion by Hatt, second by Freedman to approve the meeting minutes of January 2, 2007 as submitted.
Motion carried.

New Façade - 23737 Old Orchard Trail

Marshall Blau built his home 21 years ago with natural cedar siding ting that was to naturally weather. Unfortunately, the siding has weathered unevenly and the siding now has to be power washed and stained every 5 years.

To resolve the continual maintenance problem, he is proposing to remove the siding and replace it with cultured stone (Romana Rockface # CSVV-387753) and drivit material (Rope AD 21). The front wing walls will be replaced with columns. The front door will be changed from a double entry to a single door with windows on each side. The garage doors will be replaced and have glass windows to allow natural light.

Mr. Blau presented a document signed by many of his neighbors stating they had no objection to the design. Mr. Modell noted that he appreciates receiving statements and petitions signed by the applicant's neighbors and takes them into account, but as a matter of law each Board member has a fiduciary responsibility to apply the DRB ordinance using their own judgment.

A majority of the Board expressed strong concern that the proposal includes a two-story entrance, which is contrary to the Village's Master Plan. This two-story entrance makes the project look fortress-like and not harmonious with the character of the neighborhood. There were no objections to the materials presented.

Motion by Murray-Charles, second by Modell to accept the plans for a new façade with materials as presented.
Motion failed 2-4 with Hatt, Valiquette, Freedman and Hagaman opposing.

In response to the comment that the existing home currently has a two-story entrance, Vice Chair Modell stated that the grandfather rule is rescinded once any changes are made to a home and the structure then must comply with the current ordinance.

Motion by Freedman, second by D.E. Hagaman to reject the plans as presented as the two-story entrance does not conform to the Village Master Plan.

Motion passes 4-2 with Modell and Murray-Charles opposing.

Vice Chair Modell informed the homeowner that there were three options available.

- 1) Return to the DRB with revised plans eliminating the 2-story entrance,
- 2) Ask for relief from the Zoning Board of Appeals or,
- 3) Take legal action.

New Home – Lot 14 Fromm Drive

Ms. Swanson introduced herself as the architect representing her client, Carol Chiamp. Her client has not yet closed on the property but is seeking approval of a proposed home to be constructed on the property. The home will be a 3100 sq. ft. one-story home. The site plan proposes several measures to address the water issue that is prevalent on the lots on Fromm. A stone river will meander around the property to channel the water to a retention area and then out to the street. The client is trying to keep most of the trees, however the dead or dying ash trees will be removed.

The house will have a butterfly roof. The materials to be used are: Red metal (Bright Red # 17 from Atlas Tele # 480-558-7210), which will be installed horizontally on the northern wing. Metal shingle (Zinc Pre-weathered Blue Gray) will also be installed horizontally. This particular material will be used as it is manufactured to eliminate any water issues. A stone veneer will be the facing on the garage and one wing in the front of the house.

Discussion ensued regarding use of a flat roof, types of metal shingles to be used along with concern over water issues. Ms. Swanson indicated she had designed a similar home several years ago and there have been no problems with the roof. It is a hip roof in the middle and the water flows to the middle of the roof and into two downspouts. The roof does not have gutters.

Vice Chair Modell asked for any comments from the audience.

Three neighbors expressed concerns about the existing drainage problems on the road and what implications the proposed home might add. Mr. Anderson indicated the driveway abuts his property line and questioned whether any buffer would be created to screen his view of the three-car garage. The architect indicated her client was agreeable to addressing the screening issue.

Mrs. Hagaman stated that the drainage issues on Fromm are caused by the flat topography of the area. The Village Engineer has reviewed the drainage issue and indicated there is little that can be done.

Board comments centered upon the thoroughness of the plans that were presented. The design of this house while unique fits in well with the homes on that street. It is an attractive, contemporary structure.

The horseshoe driveway was also discussed. Ms. Swanson indicated the driveway will be porous pavers to reduce the water flow from the hard surface areas. Mr. Hagaman indicated that if this garage was within 75 feet of the road, Village ordinance prohibits a circular driveway. Discussion ensued as to the setback of the proposed home. It was approximated that the home would be just beyond the 75-foot requirement. It was noted that the site plan does not show any patios or decks. Ms. Swanson indicated that there will be some patios. She was advised that the patios will need the approval of the DRB.

Motion by Hatt, second by Murray-Charles to approve the house plans as presented with the colors and materials as noted on the plans dated February 19, 2007.. This approval is conditioned upon the approval of the Village engineer as to grade elevations and drainage. Approval is conditioned upon the applicant submitting sealed plans with dimensions and that the sealed plans meet all Village regulations. The Board authorizes Vice Chair Modell to review and approve the sealed plans.

Motion carried 5-1 with Hagaman opposing on the driveway issue.

New Business - None

Old Business

Mrs. Hagaman indicated that the property owner has requested a six-month extension to the approved plans for a mobile MRI unit at 30500 Telegraph Rd. Upon review of the letter, it was noted that the address should be 31500 Telegraph Rd.

Motion by D.E. Hagaman, second by Freedman to extend the permit for Six month's.
Motion carried.

Motion by Valiquette, second by Freedman to adjourn.
Motion carried.

The meeting was adjourned at 8: 46 p.m.