

Draft: May 8, 2007

Village of Bingham Farms
Design Review Board
May 7, 2007

Approved: June 4, 2007

The regular meeting of the Design Review Board was called to order by Harrell Scarcello at 7:30 p.m.

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

Absent: None

Also Present: Dr. Michele Dodman, & Karl Ochadleus (23033 Bristol Ct.), Maggie Van Camp (22905 Bristol Ct.), Kathy Becharas (22969 Bristol Ct.), Mark Pickney (23001 Bristol Ct.), Officer Dwyer, Kathryn Hagaman, McDermott.

Agenda

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

Motion carried.

Minutes

Motion by Modell, second by D.E. Hagaman to approve the meeting minutes of April 4, 2007 as submitted.

Motion carried.

Landscaping Plan (23033 Bristol Ct.)

Dr. Dodman presented the proposed landscape plan and distributed a scaled version of the plan. She apologized that the landscape plans were late but their builder had walked off the job and her fiancé stepped in to finish the job. Dr. Dodman indicated that the DRB requested that the section of the home that had a 3-story effect be screened.

Discussion ensued on the plans. Dr. Dodman proposed a berm to be constructed approximately 40-feet from the home. It would be approximately 4-ft. high. It would begin at the driveway and gradually build up to the maximum height in front of the 3-story section of the home. A boulder retaining wall on the backside of the berm would be used to support the berm.

Mr. Hagaman suggested that the berm could be only 2-ft high and other plantings be used to complete the screening. That would allow for a more pleasing look and would improve the view from inside the home and be easier to maintain. After further discussion, a compromise was reached whereby the berm would be 3-ft. in height.

In response to a question Chair Scarcello stated that the Design Review Board's mission is to review new home construction and additions so they do not negatively impact neighbors and the home is harmonious with the character of the village. The applicants received approval for this home with the condition that the lower windows would not be visible from the road. It was recommended that arborvitaes be used.

Discussion veered to a question on policy and Mr. Modell indicated that would be discussed under New Business

Mr. Modell summarized the current status of the project. The owners have received a large amount of soil to construct the berm and recommended that the Board address the current

situation. The owners have agreed to construct a 3-ft. berm from the house and utilize all the soil that has been delivered. This would leave an area in the front that could be used as a courtyard.

Mrs. VanCamp discussed the scaled drawings. The x's indicate what already exists and the alpha characters denote what is being proposed. It was noted by the Board that the scale was off. The scale appears to be 2-ft per square, not the 3-ft indicated.

Mr. Pickney stated he recently moved into the Village. He addressed a concern that the berm could direct water runoff on to his property.

Motion by D.E. Hagaman, supported by Modell that the landscape plans presented this evening are approved as follows:

- The highest point of the berm shall be 3-feet and be contoured from the driveway.
- The property owners are directed to use the existing soil that was delivered and spread it over the front yard to grade the berm.
- The owners have the discretion to plant ground hugging plants on the berm
Piled boulders and stone will support the berm on the house side; the boulders & stone are not to be visible from the street.
- The remaining plants as described on the corrected scaled plans are approved.

Motion carried.

Mr. Modell commented that in the future, applicants be advised that only detailed and accurate landscaping plans will be accepted for review by the Design Review Board.

Old Business: None

New Business: Mrs. VanCamp addressed her concerns that the DRB is requiring excessive information and plans from new homeowners. She believes the DRB is being unfair with what is needed for approval.

Mr. Modell stated that the Design Review Board receives its authority from the Village ordinance. The DRB also works with the Master Plan, which creates the basis for how the Village is developed. It was created to avoid bad, inharmonious architecture. The DRB requires landscape plans that are taken into consideration with reviews of new homes or additions. The Village requires performance guarantees to make sure the house is completed in line with all conditions that were imposed at the time of plan approval.

In response to a comment regarding the composure of the DRB, Mr. Modell stated that the Board is appointed by Council. The Board is comprised of professionals and laymen. If a resident has a problem with decisions of the DRB, they have the right to appeal to the Council for relief or they can submit their name for consideration in appointments to the DRB.

Mrs. Murray-Charles stated that she went through the process when she built her home. If the regulations were in place when she built her home, she probably could have saved money. She came on the Board to have a voice.

Mr. Hagaman stated that new regulations have been adopted in relation to the Master Plan. The homes that appear not to have certain elements probably were built before the new regulations were in place. The DRB works with every homeowner during the approval process.

Motion by Valiquette, second by Murray-Charles to adjourn.
Motion carried.

Meeting adjourned at 8: 15 p.m.