

Draft: September 5, 2007

Village of Bingham Farms
Design Review Board
September 4, 2007

Approved: October 1, 2007

The regular meeting of the Design Review Board was called to order by Board Member D. E. Hagaman at 7:00 p.m.

Present: Hagaman, Hatt, Modell (7:06), Murray-Charles & Valiquett

Absent: Freedman & Scarcello

Also Present: Clerk Hagaman & McDermott.

Appoint Chairperson

Due to the absence of both the Chair and Vice Chair, the Board members appointed a Chair to preside over the meeting.

Motion by Hatt, second by Valiquett, to appoint D.E. Hagaman as Chair for the Design Review Board Meeting of September 4, 2007.

Motion carried.

Agenda

Motion by Murray-Charles, second by Valiquett to accept the Agenda.

Motion carried.

Minutes

Motion by Valiquett, second by Hatt to approve the meeting minutes of July 9, 2007 as submitted.

Motion carried.

Modell joined the meeting at 7:06 p.m. and assumed his position as Vice-Chair.

Pool Renovations (31400 Bingham Rd.)

Mr. Michael Willoughby, architect, summarized the proposed pool renovation project. The existing wood deck surrounding the pool is in disrepair. The plan is to replace the wood deck with concrete and constructing a concrete retaining wall to support the decking in the area where the land drops steeply to the river. It is the intent to keep the area treed. The pool is not visible from the street or the neighboring property.

In response to a question on the color of the concrete, Mr. Willoughby explained that the natural color will be maintained as this will blend in better with the terrain. With respect to the height of the retaining wall, Mr. Willoughby stated that the owners will be planting ivy to climb the wall and in time it will not be seen. The railing will be plexiglass with stainless steel cables. DRB members questioned whether that meets the pool fencing requirements in state law.

Mr. Hagaman stated that the site plan shows an addition to the house. Mr. Willoughby indicated that old site plans were used and that addition has been built. The request tonight is just for the pool surround.

Motion by Hatt, second by Murray-Charles to approve the plans for the concrete pool surround and retaining wall conditioned upon approval from City of Southfield building department and that the state requirements are met relative to fencing of pools.

Motion carried.

House addition (32907 Bingham Ln.)

Mr. Hough explained that he and his wife would like to construct a first floor master bedroom. He distributed pictures to show the existing house and indicated that the addition would balance the home from the front and most of the addition would be in the rear. All the materials will match the existing home. The impact from the front and side will be minimal.

Discussion ensued on placement of the windows, roof pitch and elevations.

Mr. Hagaman commended the applicants on an excellent plan that is a perfect example on how additions can blend with the existing home and how it follows the Master Plan. It is refreshing to see that an architect can design an addition without altering the essential character of the home and fit with the Village's Master Plan.

Motion by Murray-Charles, second by Hagaman to approve the plans as submitted with the option of a third window to be added if desired.

Motion carried.

Deck Alterations (24130 Bingham Pte. Dr.)

Mrs. Antonia Grinnan apologized to the Board for her late arrival and appreciated being accommodated. Mrs. Grinnan indicated that she was new to the area and not aware that approvals or permits were required for maintenance of a deck and construction of a patio.

The deck is built using Trex material and has been expanded by about four feet.

Mr. Hagaman expressed confusion over what the Condominium Association approved and what was not approved. Mrs. Grinnan stated that the Association approved the deck with the 4 ft. extension. While the patio was not specifically approved, it was on the plans approved by the Board.

The Board reviewed pictures that were taken by the Southfield Building Inspector. Mrs. Grinnan stated the Southfield Inspector appeared to have no problem with the construction.

Mr. Modell stated that the Design Review Board is not here to enforce the condo board's approval but to review the plans per Village ordinance.

Mr. Frank Sellgren (24118 Bingham Pte.) questioned what the issue was. Mr. Modell stated that the applicant constructed a deck and patio and did not get DRB approval or obtain permits, which are required by Village ordinance and state law.

Mr. Modell indicated his displeasure with homeowners who seek approvals after the fact. There is no penalty in place to discourage such actions. He recommends that a penalty be established and enforced to eliminate the situation.

Motion by Hagaman, second by Hatt to approve the deck & patio as built noting that the applicant be warned that all future projects are to be approved prior to construction and appropriate permits obtained.

Motion carried.

Old Business

Mr. Valiquett stated that the DRB approved a deck plan on Bingham Lane several months ago conditioned upon bushes to be planted to screen the underside of the deck from the street. That screening has not been planted. He recommended that a letter be sent to the homeowners reminding them to plant the bushes.

New Business

Mr. Hagaman reported on a variance request before the Zoning Board of Appeals whereby a homeowner is constructing structures (waterfall, koi pond, pergola) in the front yard. No plans ever came before the DRB nor were permits pulled. There will be another ZBA meeting on September 17th at 7:00 p.m. to continue discussion on this request. He encouraged other DRB members to attend.

Conversation ensued upon possible fines to be imposed on applicants who do not follow the rules.

In answer to a question, the Clerk stated that it is the property owner's responsibility to call the Village office and find out. All too often, the Village finds out when the project is underway.

Motion by D.E. Hagaman , second by Murray-Charles to adjourn.

Motion carried.

Meeting adjourned at 7:54 p.m.