

Draft: December 5, 2007

Village of Bingham Farms  
Design Review Board  
December 4, 2007

Approved: April 7, 2008

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

Present: Scarcello, Freedman, Hagaman, Hatt, Modell, and Murray – Charles.

Absent: Valiquett

Also Present: McDermott.

### **Agenda**

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

Motion carried.

### **Minutes**

Motion by Freedman, second by D.E. Hagaman to approve the meeting minutes of November 5, 2007

Motion carried.

### **New Patio and Pool Deck – 23384 Old Orchard Tr.**

Mrs. Freedman, property owner, stated that she had a pool installed in 1994. The original pool surround was stamped concrete which has deteriorated over the years. She is proposing to replace the old concrete with a combination of aggregate and blue stone. The patio and pool are within the allowable setbacks.

Discussion ensued regarding the shape of the fence and materials. Mrs. Freedman is proposing to square the fenced area (it currently is curved). The fence will be black aluminum and provide an additional gate entrance which will facilitate access for her son who is handicapped. There will be no change to the pool configuration.

Motion by Modell, second by Hatt to accept the plans as submitted with the understanding that the City of Southfield would be contacted for any required permits.

Motion carried.

### **New Construction – 32883 Bingham Lane**

Mrs. Patton stated that the plans have been revised to address many of the concerns raised by the Design Review Board last month. The roof has been lowed by approximately 1-foot, the entrance columns have been streamlined to eliminate the 2-story look and the window at the stair landing has been reduced in size. She is proposing a single entrance driveway and has removed the court yard look. She would like to keep the donut shaped driveway which was part of the original home.

Discussion from the board included the height of the main roof and the pitched gable roofs. The Village Engineer has identified problems with the grading plan in that the first-floor elevation exceeds the maximum allowable grade change. Mr. Steve Powers indicated the grade problems will be addressed as soon as the architect returns from vacation. He agreed that the elevations will comply with the Village ordinance. It was also noted that the driveway width on the grading plans is not correct and shows it wider than allowed by ordinance.

Mr. Powers discussed the materials to be used on the house which includes a natural Fond du Lac limestone, the stucco to be Sherwin Williams - Summerhouse Beige SW 3004, the brick will be Jumbo St. Anne Blend and the roof shingles will be Capestone Fossil gray.

Mr. Hagaman addressed concerns regarding the driveway; the grading plan shows a single drive going into the garage apron but the landscape plans show a donut driveway. He believes the single drive is a cleaner design. He recommended that the owner review the kitchen design especially the large distance between major appliances which is in excess of the accepted triangle design.

Mr. & Mrs. Hough (32907 Bingham Ln.) indicated that they are in support of the plans presented. The Pattons intend to use the same builder currently overseeing their addition. They feel he will do a very nice job.

Motion by Modell, second by Murray-Charles to approve the combination of the house plans and materials as submitted, using the landscape plan (showing a driveway donut adjacent to the apron) to define the driveway subject to the stipulations that (i) the trees within the building footprint and dead trees will be the only trees removed from the parcel, (ii) the driveway, including the donut, will be a 12 ft maximum width with the exception of the apron in front of the garages, (iii) the grading is to be revised to comply with the ordinance, and (v) grading plans are approved by the Village engineer and, (iv) signed and sealed revised plans will be provided to the Village within one month (1-3-08) (or the process of plans will have to start over).

Motion carried 4-2 with Hagaman & Scarcello opposing.

### **Old Business**

Mr. Hatt stated that several members of the Design Review Board attended the Zoning Board of Appeals meeting on November 26th where Mr. Lasser was appealing the DRB decision earlier that month. He was also seeking variances to accommodate his koi pond and waterfall. Mr. Hatt believes the findings of the DRB were disregarded as were concerns of a neighbor over the noise from the pumps for the waterfall. The ZBA never considered the five conditions that needed to be met to grant a variance.

Mrs. Freedman stated that the DRB members were surprised by the proceedings and the lack of input from the ZBA.

President Bauer stated that the ZBA considered the legal aspects of the appeal and evaluated the appeal in line with the existing ordinances. As far as the noise concerns, residents throughout the Village hear noise from air conditioners and generators. The ZBA granted two variances.

Mrs. Freedman questioned on what merit was the 45-ft. variance granted as the applicant failed to establish practical difficulty? This decision will have a negative impact and it disregarded all the work the PC and DRB did on the Master Plan. The DRB is here for the good of the entire Village. Residents have come before the DRB and thanked them for the input given.

Planning Commission Chair Wolfe stated that the ZBA may not agree with the definitions and wording of Village ordinances and suggested the ZBA should revise those elements so that the PC & DRB can more successfully perform their duties as mandated by Village ordinance.

Mr. Modell said at least three of the requirements for a Non-Use Variance were not met and he did not understand the basis for granting these variances.

Mr. Modell questioned whether the DRB would be requested to render a decision for any elements that were part of the variances granted. Clerk Hagaman stated that Mr. Lasser was instructed to submit lighting plans for the DRB to review prior to installing anything.

President Bauer stated that Council is considering the addition of a Council liaison to the DRB. In the meantime, she will try to attend the DRB meetings.

### **New Business**

Chair Scarcello addressed the 2008 meeting dates and asked that the Board identify any possible conflicts.

Mr. Hagaman recommended that as a result of the ZBA rulings, clarifications should be made as to what constitutes a structure and what can and cannot be placed in the front yards. He also recommended that the lighting ordinance be revisited.

Motion by Hagaman, second by Hatt to adjourn.  
Motion carried.

Meeting adjourned at 9:01 p.m.