

Draft: December 5, 2006

Village of Bingham Farms  
Design Review Board  
December 4, 2006

Approved: January 3, 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 & Valiquette

Absent: None

Also Present: Jerome Wiater, Lon Braun (Brownies Sign Co.), ML Herron (representing Ross Herron), Dan MacLeish Sr, (Murray Builder), Dan MacLeish Jr. (Murray Landscape), Mark Wilson (AEW Village Engineer), Mrs. Hagaman and McDermott

### **Agenda**

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

Motion carried.

### **Minutes**

Motion by Modell, second by Hagaman to approve the meeting minutes of November 6, 2006.

Motion carried

### **Sign (32100 Telegraph Rd)**

Mr. Braun presented a request to install a new sign on the façade of the 32100 Telegraph Rd. building. The proposed sign is for the "Focus Financial Group. This will replace the existing First Alliance sign. The letters are white and made of a high-density plastic, similar to what is on the building currently. The sign measures just under 12 square feet and complies with the Village ordinance.

Motion by Modell, supported by Freedman to approve the sign for 32100 Telegraph as submitted.

Motion carried.

### **31275 Bingham Rd**

Mr. MacLeish summarized the changes that had been made to the site plan subsequent to the approval of the DRB. He referred to his letter to Chair Scarcello, dated November 20, 2006, which addresses the concerns raised by the DRB.

Specifically, the driveway width of 15' matches the existing driveway.

The revised site plan shows the house 20' further east than originally planned. This was done to save a few of the larger trees in that area.

The actual grade elevation is almost 1-½ feet lower than the prior plan.

Landscaping concepts were discussed. Mr. MacLeish indicated that the landscaping will not be formal. He will use large rocks and boulders to address grading changes on the property. Entry to the garages is from the rear. Trees will be planted to shield neighbors from car lights. In addition, the property owners may want to plant trees for their privacy. However, it is unlikely that any landscaping will be done at this time due to the onset of winter.

In response to several questions, Mr. MacLeish indicated that there will be terracing areas in several locations to work with the natural topography.

Mr. Modell commented that the site plan had some significant changes from the approved plan and this should have been brought back to the DRB for review and approval. Chair Scarcello informed Mr. MacLeish that any future changes must be brought back to the DRB.

Mr. Herron addressed several drainage concerns, which seem to have surfaced during the construction. Mr. Wilson (AEW) stated that he visited the site last Friday when it was raining. He did not see any water problem that would effect the condos.

In response to a question relative to drainage flow upon completion of the home, Mr. MacLeish stated that drainage will be handled onsite via a shallow swale and then flow down to the river. Mrs. Hagaman stated that the certificate of occupancy requires that grading and landscaping must be in compliance with the approved as-built grading plan. Any future problems must be addressed by the homeowner.

Motion by Modell, supported by Murray-Charles to approve the revised site plan dated 11/21/06. Motion carried.

### **2007 Meeting Dates**

The Board was asked to approve the proposed meeting dates for 2007. There are several dates that may conflict with religious holidays. Changes were identified as follows:

- \* The January Board meeting date has been moved to Wednesday, January 3<sup>rd</sup> due to the holiday schedule.
- \* The April meeting will be held on Wednesday, April 4<sup>th</sup>.

Motion by D.E. Hagaman, supported by Mrs. Freedman to approve dates with the change of Wednesday January 3, 2006 & Wednesday April 4, 2006 changes due to conflicting holidays. Motion carried.

### **New Business - None**

### **Old Business:**

Mrs. Hagaman discussed the process for imposing performance guarantees on new home construction and additions. Performance Guarantees are required if and when the property owner/builder requests a temporary certificate of occupancy.

The formula for establishing the amount of a guaranty is based on the cost associated with completing the unfinished work. The Village is provided with an estimate for completion. This estimate is reviewed by the Village engineers. The amount of the guarantee is based upon that estimate plus a 25% contingency and a 10% fee to the Village for administration. The more work to be completed, the higher the amounts of the performance guarantee.

The Board was advised that the property owner at 31010 Bingham Rd. is scheduled to have revised plans available for the January 3<sup>rd</sup> DRB meeting.

Motion by D.E. Hagaman, supported by Hatt to adjourn. Motion carried.

Meeting adjourned at 8:20 p.m.