

**VILLAGE OF FREDONIA
ARCHITECTURAL CONTROL BOARD MEETING MINUTES
NOVEMBER 16, 2022**

The Architectural Control Board meeting was called to order at 6:00 p.m. by Chair John Long.

Board members present: John Long, Jessica Franck, Bob Lallensack, Damon Ward, and Tom Miller.

Others present: Jacob Winker, Shawn and Sarah McMullen, Mark Gibb, Edward Fisher-Concept One, and Jerry Jacque.

Approve Minutes

Motion by Tom Miller, seconded by Jessica Franck, to approve the September 21, 2022 Architectural Control Board meeting minutes as presented. Motion carried.

Motion to approve installation of a fence at 202 Fox Glen Road; request from Jacob Winker

Trustee Long stated that there is a utility box on the northeast corner of this lot, which means there would be a utility easement. It was noted that Mr. Winker was aware of the easement and has received a letter of We Energies authorizing the construction of the fence with conditions.

Trustee Long also noted that there is a shed on the corner of this lot, which is located near the utility box. Mr. Winker stated that the fence will connect to the shed on the two sides and will act as the corner.

Mr. Winker stated that he has had the area hotlined to do the planning and design and the fence will be 10 feet from the utility box as required by We Energies.

Motion by Bob Lallensack, seconded by Damon Ward, to approve installation of a fence at 202 Fox Glen Road contingent that the fence meets the 10 foot set back from the We Energies utility box. Motion carried.

Motion to approve family room and two bedroom addition to the home at 445 Emerald Hills Drive; request from Shawn McMullen

Trustee Long stated that the property is zoned RS2 which would require a 12 foot side yard setback. Mr. and Mrs. McMullen provided a Plat of Survey that shows the location of the existing home with the addition added and a measurement line showing that the side yard setback would be approximately 14 feet.

The board member reviewed the plans presented. Mr. McMullen stated that the siding and window style will match the exiting home.

Motion by Tom Miller, seconded by Bob Lallensack, to approve a family room and two bedroom addition to the home at 445 Emerald Hills Drive as submitted. Motion carried.

Motion to approve construction of new home at 217 Wilson Street; request from Aspen Homes-Mark Gibb

Trustee Long indicated that this is the property where the house burned down. He noted that the basement walls would need an inspection to ensure they are structurally safe.

Mr. Gibb stated that the existing foundation will be removed; they will be pouring all new footings, foundation, and walls. The basement walls will be 9 foot poured concrete.

Trustee Long stated that this property is zoned RS1 which requires a 15 foot side yard setback. It does appear that this home will meet that requirement.

Tom Miller questioned the status of the sewer and water laterals. Mr. Gibb stated that they will be putting in all new laterals and underground power as well.

Trustee Long stated that in the past the Village Engineer would review new home construction to ensure that storm water drainage would not be an issue for neighboring properties. The Village no longer has an engineer therefore he recommended contracting out engineer review to ensure storm water drainage is adequate.

Damon Ward questioned if the height elevation of the new home would be the same as the previous home. Mr. Gibb stated that the exact height is unknown at this time; the height will be determined by the sewer and water laterals. It is his preference to have the home where it was previously was; however it may be adjusted slightly.

Motion by Damon Ward, seconded by Jessica Franck, to approve construction of new home at 217 Wilson Street as submitted contingent that new footing and foundation will be poured, the top of foundation will match the existing top of foundation, and engineer review and approval of yard elevations. Motion carried.

Motion to approve Dollar General at 111 Fredonia Avenue

Edward Fisher-Architect for Dollar General stated that this store will be 9,100 square feet with a corner entrance. The building will be 70 feet by 130 feet, it is a beige metal building that will have split face concrete block on the front painted to match the color of the metal. The north and east walls will have a dark brown metal banner with the store sign.

Tom Miller questioned if the existing building will be completely demolished. Mr. Fisher stated that yes everything will be removed including the basement, which will need to be filled in.

Bob Lallensack questioned if the building meets the required 25 foot setback. After review of the plans, it was determined that the setback requirements were met.

Tom Miller questioned where the roof drains to. The roof will drain into a storm pipe and discharge the water toward the highway ditch.

The plans were reviewed and discussed. Discussion included questions regarding building elevation, dumpster location and enclosures. Mr. Fisher stated that the plans show the dumpster enclosure made of brick; however they will not be brick they will be a shadowbox fence. It was also noted that the building does not meet the Village standard for metal buildings; however the two sides of the building that are all metal will be hidden by the hill, a fence and landscaping. The two sides that are most visible will have the split face concrete block and dark brown banner.

Trustee Long stated that the north wall which faces Fredonia Avenue only has the dark brown banner about 10 feet of the wall; it was suggested that the dark brown banner be extended the entire length of the building.

The landscape plans does call for a fence on the west side of the property to shield the neighboring property. This was satisfactory to the property owner.

Motion by Jessica Franck, seconded by Damon Ward, to approve the Dollar General Store at 111 Fredonia Avenue to include the dark brown banner the entire length of the north side of the building, and having the dumpster enclosures be constructed of shadowbox fencing. Motion carried.

Items for Future Consideration by the Village Board

Bob Lallensack stated that repairs need to be done to the St. Rose steeple, and due to the height of the project they will be utilizing a crane. He questioned if the church would need to obtain a special permit. The crane will be on the church property only. It was determined that no permits were necessary for the project.

Tom Miller questioned how many lots were available in the Village. There was discussion on the Hillcrest development on the north side of the Village stating that there are at least 70 lots available in this subdivision. It was also noted that Lundman Development has approximately 20 lots, however due to the ground water issue they have been taken off the market.

Tom Miller questioned when the road will be done into the subdivision and what the length of time was that the developer had to complete this. Trustee Long stated that the Village does not have a timeframe and does not have a way to force this.

Adjourn

Motion by Bob Lallensack, seconded by Jessica Franck, to adjourn the meeting at 7:17 p.m. Motion carried.