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| --- | --- | --- |
| **Members Present** |  | **Members Absent** |
| Michael Chiodini, Vice-Chairman |  | Mark Campbell, Chairman |
| Dick Gordon |  |  |
| Don Anderson |  |  |
| Chris Burton |  |  |
| Adam Edelbrock |  |  |
|  |  |  |
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1. **Call of Meeting to Order and Approval of Minutes**

Vice-Chairman, Michael Chiodini called the work session to order at 6:04 pm.

Mr. Chiodini asked if there were any comments for the March 07, 2022 meeting minutes.

**Don Anderson made a motion to approve the March 07, 2022 minutes. Seconded by Chris Burton. Motion approved unanimously.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**

None

1. **Residential Review - Old Business**
	1. 25-22R – 705 Lavinia Pl – R3 Formwork Architecture, applicant. Second story addition

The Board discussed the following items:

* Window size – making center window larger
* Vertical siding in center portion of second story
* Verify roof line
	1. 26-22R – 425 W. Essex Ave – R4 C.J. Moss, applicant. Pergola

The Board discussed the following items:

* How is the pergola attached to the house
1. **Residential Review - New Business**
	1. 30-22R – 656 E. Argonne Dr – R3 Lewis Homes LLC, applicant – Single family residence

The Board discussed the following items:

* Possibly gable at rear
* Breaks at gables
* Bandboard and window locations
	1. 32-22R – 745 W. Jewel Ave – R4 Max Bemberg, applicant – Carport

The Board discussed the following items:

* Would like to see re-roofing of entire house
* What are the size of the supports
* Gable details
	1. 33-22R – 212 Nelda Ave – R3 Kurt Kostecki, applicant – Rear addition

The Board discussed the following items:

* Roof height
* Create break in plane at gable
	1. 34-22R – 467 S. Clay Ave – R4 Lewis Homes LLC, applicant – Single family residence

The Board discussed the following items:

* Would prefer to see brick and stone on entire home
* Nested gables are “busy”
* Scissor trusses
* Clarify “door by owner”
* Explain the grade at the front door
	1. 35-22R – 220 Way Ave - R3 Mark & Denise Friederich, applicant – Addition

The Board discussed the following items:

* Chimney – location discussed from the corner to the center
* Roofline pitch and height of the addition
* Add gingerbread details in rear to match front – possibly dentils
	1. 36-22R – 424 W. Essex Ave - R4 FM Design Build, applicant – Single family residence

The Board discussed the following:

* Garage frontage percentage – Planner I Christie Voelker will investigate interpretation of the zoning code
* Enlarge window size or add additional
* Garage door detail and maybe add another window
* Add bandboard to left and right elevations
* Cantilevered space – Christie verified that it is a not encroaching in the side yard setback
* Need detail in gables on side elevations
	1. 37-22R – 417 Meyer Ave - R3 Jolen Investments LLC, applicant – Single family residence

The Board discussed the following:

* There are no breaks at the gables
* Add windows to the right elevation
* Front columns appear too large
* Bring around board and batten and add to the front of garage
* Relocate the front vent
* Add a window to the left side second floor elevation
* Increase the width of the front porch
1. **Commercial Review - Old Business**
	1. 02-22C – 150 W. Argonne Dr – B2 Drew Lesinski, applicant – Exterior renovations for 4 Hands

The Board discussed the following items:

* Front entry trellis and bike rack location
* Trash enclosure material
* They have not applied for signage yet
* Landmark commission has seen the revisions and have no concerns
* Many questions regarding the Public bathrooms
* Planner I, Christie Voelker mentioned that there is a Public Use Agreement with regulations that must be met.
1. **Commercial Review - New Business**

None