

VILLAGE OF EPHRAIM

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Planning Committee Meeting Minutes

Tuesday, June 26, 2018 – 7:00 P.M.

Village of Ephraim Administration Office, 10005 Norway

Present: Jim Stollenwerk, Ken Nelson, Grace Held, Walt Fisher, Susie Samson

Absent: Michael McCutcheon-Chair, Matt Meacham

Staff: Brent Bristol-Administrator, Andrea Collak-Clerk/Treasurer

Guests: Cindy Nelson, Diane Taillon, Scott Lohman, Katherine Rispens

1. Call to Order

- Meeting called to order by Andrea Collak-Clerk/Treasurer at 7:00 P.M. Collak requested that a temporary chair be appointed for this meeting.

Motion per Fisher to appoint Ken Nelson as temporary chair for this meeting, seconded by Stollenwerk, and motion carried.

3. Quorum

Quorum is present for this meeting.

4. Changes in Agenda

Item 8 will be moved down if the applicant would not show up.

5. Visitors' Comments

None

6. Approve 5/22/2018 Plan Committee Minutes

Motion per Held to approve 5/22/2018 Plan Committee Minutes as presented, seconded by Stollenwerk, Ken Nelson abstained, and motion carried.

7. Hillside Inn – 9980 Water – 8'x 6' Deck Addition

Bristol introduced this item. The owner of the property would like to change two panel double-hung window to a door, add 8' x 6' deck and a set of stairs down to existing stone stairs at SW corner of the building. HPC did recommend an approval, added Bristol. Bristol has no issues with this project. Materials will match existing decking and railing.

Held and Nelson inquired whether a new deck and existing porch will be connected and Taillon said yes.

Motion per Samson to accept proposed 8' x 6' deck addition and stairs application for Hillside Inn at 9980 Water Street as submitted, seconded by Stollenwerk, and motion carried.

8. Carlin Hatch – 10337 Townline Drive – Conditional Use - Accessory Structure

Bristol introduced this item. Carlin Hatch was previously approved for a decent size garage with covered car port that would not count toward square footage. The slab for the garage has already been poured and is in place. This time Hatch would like to build 20x52 barn looking garage/storage with covered car port area closed that puts the garage over 1,000 sq. ft.; measuring 1,040 sq.ft.; and makes it a conditional use, added Bristol.

Carlin Hatch added that the garage would be sided and roofed to complement the ranch house; white vinyl siding, white wooden trim and green shingles. Nelson inquired about metal roof stated in the application. Hatch noted that cost wise he is leaning toward green shingles to match the principal structure but if he decides to go with metal roof he would come back with a new

application.

Bristol reported that he did not receive any correspondence pertaining to this project.

Motion per Fisher to approve the Conditional Use Accessory Structure application submitted by Carlin Hatch at 10337 Townline Drive as presented with the exception that the roof will be an asphalt roof instead of metal and materials and color will match materials on existing principal structure, seconded by Held, and motion carried.

9. Katherine Rispens – 2838 Stock Ln - Conditional Use – Keeping of Farm Livestock (2 horses), Plus the construction of 378 square foot accessory structure

Bristol reported that Katherine Rispens applied for permission to keep two ponies on their property. They would be fenced in on approximately two acres with a secure fence and provided an 18' x 21' three-sided existing structure for shelter that will be moved from its current location. The lot is surrounded by trees, so the ponies and their shelter should not be easily visible from the road or adjacent properties. Manure would be hauled off regularly and with the limited number of ponies, will pose no problem with smell or soil contamination. Rispens has spoken with Dale Konkel from Soil and Water Conservation and after researching the property and soil, he has come to the conclusion that there is no impact on the surrounding properties from the ponies moving there.

No issues from a setback standpoint, added Bristol. Notification went out to neighboring properties within 300 feet. The office got one piece of correspondence from Robert and Lee Wilson who have no issues with this application.

Rispens; caretaker of the property for 7 years; clarified that pony is defined as a horse of a small breed, whose height at the withers is below 14 hands 2 inches (58 inches) where one hand is roughly 4 inches.

Nelson questioned if heavily treed pasture area will be cleared of any trees. Rispens stated that that will be done between her husband; who does tree cutting for living; and Fitzgerald.

Motion per Fisher to approve the Conditional Use Application at 2838 Stock Lane for Kathrine Rispens for keeping of Farm Livestock (2 ponies under 14 hands 2 inches), plus 378 square foot existing accessory structure as submitted, seconded by Held, and motion carried.

10. Scott Lohman – German Rd – 1210124312724N4 – New Family Residence

Bristol introduced this item. Scott Lohman applied for Frank Lloyd Wright inspired Usonian custom built home with full walk out basement and garage. Lohman explained that he will preserve as much vegetation and trees on the lot as construction will allow. The house will have “smart side” wood siding and trim in dark grey/brown colors and have minimal design lines and have conventional septic system. The roof would be galvanized zinc, more traditional standing seam roof and pitch on the house would be 2:12 and 4:12 on the garage. There is enough trees there and tans from the leaves will age the roof from shiny to dull nickel grey kind of color, added Lohman.

Nelson mentioned that galvanized roofs in residential areas are discouraged due to rust corrosion. Lohman mentioned that the vendor is recognized for superior corrosion resistance. Lohman went on saying that pitch of the roof will limit visual impact of the roof. These roofs are not inexpensive if done right, added Lohman.

Fisher believes that the concern of the committee should be with the color of the roof rather than the rust. The question is if the shiny galvanized roof would be acceptable. The committee members agreed that the roof would be well hidden from the road due to a low pitch of the roof, high tree density as well as topography of the lot. Bristol suggested building into the motion

why galvanized roof in this item merits qualification.

Motion per Fisher, whereas the application submitted for the New Single Family Residence has the materials that are in keeping with the ordinance with the exception of galvanized metal roof but whereas the roof is low pitched, in densely wooded area and not in an open space thus readily visible from German road, to accept the application for Scott Lohman on German Road-1210124312724N4, seconded by Stollenwerk, and motion carried.

11. New Business for next meeting

None

12. Adjournment

Motion per Stollenwerk to adjourn the Planning Committee Meeting at 7:55P.M., seconded by Samson, and motion carried.

Recorded by,
Andrea Collak-Clerk/Treasurer

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