

**MINUTES OF THE REGULAR MEETING OF
THE LITCHFIELD PARK DESIGN REVIEW BOARD**

February 7, 2019

I. Call to Order

The meeting was held in the Conference Room at the Litchfield Park City Hall. Chairman Charnetsky called the meeting to order at 7:06 p.m.

Present: Chairman Charnetsky Vice Chairman Ledyard; and Boardmembers Dudley, O'Connor and Romack.

Absent: None.

Staff Present: Jason Sanks, Planning Consultant; and Pam Maslowski, Director of Planning Services.

II. Pledge of Allegiance

Chairman Charnetsky led the pledge.

III. Call to the Community

There were no requests to speak.

IV. Business

A. Design Plans for an Addition/Remodel Proposed for 604 N. Old Litchfield Road

Mr. Sanks stated that an application for this addition/remodel was approved by the Board at the September 6, 2018 meeting. The applicant is now seeking approval for a revision to the approved plans. He is looking to have an expanded covered porch way and additional windows in the front elevation. Staff believes the revisions are an improvement to the original application, and approval is recommended.

It was noted that Mike Fernandez, representing the applicant, was present to answer any questions.

Chairman Charnetsky indicated that she also likes the revised plans more than the originally proposed plans, noting that they are more interesting and there is a lot more variation in height. Her only objection is that there is a front-facing garage door when the lot is large enough to accommodate a side-entry door. Mr. Sanks stated that was not discussed at the previous meeting, and he believes it was because they proposed a contemporary garage door style rather than a typical garage door style. Boardmember O'Connor noted that garage doors can be a nice focal point. Mr. Sanks stated that, with the revised plans, one is more drawn to the new entry and covered area. Plus, the home is set back fairly far from the road.

Boardmember Dudley **moved** to approve the revised application; Boardmember O'Connor **seconded**; **unanimous approval.**

B. Amended Design Plans for an Addition/Remodel Proposed for 465 E. Estero Lane

Boardmember O'Connor recused himself from this item and left the dais.

Mr. Sanks stated that this is another request for amended plans. The original plans included an exterior remodel; conversion of an existing garage to livable space; expansion of a master bedroom suite; and the addition of a three-car garage, patios and trellises. The plans were approved on May 4, 2017. At the time, the applicant wanted to create a new style for the home. The revision would take a somewhat non-descript home in terms of architectural style and turn it into a Craftsman styled home. Now, a new larger garage is being proposed. The Board has, in the past, had concerns with front-facing RV garages. Staff believes that the garage does look a bit out of scale; however, because the house is so wide, he believes it will look spread out, and approval is recommended.

Mike Fernandez, representing the applicant, stated that the garage is not intended for an RV. It is for the homeowner's primary vehicle, which is a Sprinter. It was noted that a Sprinter is almost as large as an RV. Chairman Charnetsky asked if the door is the minimum height door that can accommodate that vehicle, noting that it would be nice if it could be brought down in height. She also wondered if the garage locations could be flip-flopped. It was pointed out that would affect the fireplace, patio and other items.

In response to a question, Ms. Maslowski responded that RV garages are allowed; however, the City's Design Guidelines require that they be integrated with the existing house architecture so it appears to be part of the existing house and not something stuck on. It is up to this Board to decide if the garage meets that criterion. Boardmember Romack commented that a previous applicant was required to add windows to break up the long side wall mass. This garage includes the side windows. Mr. Sanks noted that the last RV garage that was approved was a large garage on a large lot. The Board considered it in terms of the scale of the home and property. Boardmember Romack commented that he struggles with RV garages in areas where the lots are not overly large, and whether they can accommodate these types of structures. Chairman Charnetsky recalled that another oversized garage was approved, but vertical landscaping was required to break up the mass. Mr. Sanks recalled an instance where the applicant was required to drop the height of the building by about a foot.

Boardmember Romack inquired if the plate height needs to be at 15'. It would be helpful if it could be taken down a foot. Mr. Sanks asked if the garage was designed to meet the specific need of the resident or if it was just designed as a typical RV garage. He suggested that, if the Board supports the application, and the applicant is willing to drop the height, Staff could review the revised application. Chairman Charnetsky noted that, generally, the design is well done, but the height is excessive for that neighborhood.

Boardmember Romack **moved** to approve the revised plans as submitted except that the RV garage height is to be lowered from 18' to 16' if possible and that Staff can review the plans. If the height cannot be lowered, the plans should be brought back to the Board; Vice Chairman Ledyard **seconded; approved 4-1**, with Boardmember O'Connor recused.

Boardmember O'Connor returned to the dais.

C. Design Plans for an Exterior Remodel Proposed for the KFC Restaurant Located at 13006 W. Indian School Road within the Wigwam Creek Shopping Center

It was noted that there was no one present at the meeting to represent this application.

Mr. Sanks stated that this is a national chain that appears to be unfamiliar with a Design Review Board and their responsibility to represent themselves with accurate elevations and site planning. He suggests this be continued one more time to provide them one more opportunity to submit accurate elevations and attend the meeting.

Vice Chairman Ledyard stated **moved** that, because for a second time, the applicants did not appear at the meeting and did not submit any design with the actual proposed colors that would allow the Board to review the proposed project, that the item be continued to the next scheduled the meeting in the spirit of good fellowship with the understanding that, unless they submit the proper colors, design, and materials and have a knowledgeable representative that can speak on behalf of the corporation attend the meeting, the application will likely be denied; Boardmember Romack **seconded; unanimous approval.**

D. Minutes

Boardmember Romack **moved** to approve the minutes of the November 1 and December 6, 2018 meetings; Vice Chairman Ledyard **seconded; unanimous approval.**

V. Staff Report on Current Events

Mr. Sanks reported on the progress of the Dysart and Camelback development, the Sun Health La Loma GPA/Rezoning applications, the Monument Point development, and a meeting with the City Center Consultant.

VI. Boardmembers' Report on Current Events

Boardmember Romack reported on the City Center City Manager's Working Group meeting and the Historical Society's plan for the City-owned La Loma Homestead property.

VII. Adjournment

Boardmember Romack **moved** to adjourn the meeting; Boardmember Dudley **seconded; unanimous approval.** The meeting was adjourned at 7:44 p.m.

**APPROVED:
DESIGN REVIEW BOARD**

Susan Charnetsky, Chairman

/pjm