

**CITY OF BAYFIELD**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**Minutes of July 7, 2014**

Chairman McMullin called the meeting to order at 5:00 p.m. at the Bayfield City Hall.

**Present:** Tom McMullin, Corey Bakken, Stephanie Bresette, Sharon Johnson, Bruce Moore, Rob Riemer, Bob Durfey (alt.) and Dionne Johnston – Deputy Zoning Admin.

**Absent:** Dan Curran

**Others:** George Hof, Nancy Hof, Barbara Hoekstra, Bruce Hoekstra, Mark Sherman, David Eades, Mike Hof, Dede Eckels, Peter Skoro, Michelle Shrider, Win Stephens, Nancy Stephens

***Durfey/Johnson made a motion to approve the agenda. Motion carried.***

***Bresette/Johnson made a motion to approve minutes of June 2, 2014 with corrections: Moore/Durfey approved the agenda; Durfey/Moored approved previous minutes and Durfey/Bresette made motion to adjourn. Motion carried.***

**Public Input:** McMullin asked if there was any public input on the agenda items. Hearing none continued onto building permits.

**Building permits:**

- 1. Linda Georgeson – 112 South Fifth Street, Permit Application #26-14.** McMullin asked who was representing Linda Georgeson. Corey Bakken stated he was representing Linda Georgeson. *Lengthy discussion ensued.* Barb Hoekstra from 125 South 6<sup>th</sup> Street had an objection to this and stated when she had Dan Curran do drawings for her addition he could not represent her and feels it's a conflict of interest. McMullin stated Bakken will recuse himself and not have a vote on the application. Bakken made a clarification, the agenda should have also included residing the house and replacing all the windows on the house. These items are listed in the current application. Bakken stated they would like to remove the existing shed which is in bad shape and is located where the proposed garage is going, reside the house and replace all the windows with same size double hung windows, and install a 3 car garage as is presented in the elevation drawings included in the application. They are proposing to use historic colors which includes a charcoal grey metal roof and blue 4 inch lap vinyl siding with white trim. Durfey stated the garage drawings show architectural shingles and casement windows. Bakken stated the drawings are generic and the garage will have charcoal metal roofing to match what is being proposed for the house. Bakken also stated the garage windows are the correct size but not the correct style and he will be submitting new drawings which show the correct window style. McMullin asked if the garage will be to the south of the main structure. Bakken stated yes and there will be 14 feet separating the house from the garage. Bakken presented a photo of an attached garage which will be similar to the garage they are proposing except for the breeze way connecting the two. Bresette stated the drawings don't show 3 separate garage doors like the new drawing does. Bakken stated there will be 3 garage doors and the 12 feet high garage door will be lowered to 9 feet and there will not be any stone accent siding as depicted in the drawings it will all be the 4 inch lap vinyl siding. McMullin suggested coming back with more specific drawings. Bakken stated he will be coming back. McMullin asked what kind of action were you looking for today. Bakken stated he was looking for permission to remove the shed, re-side the house and replace all the windows on the house. Moore is concerned the submittal in its current form may not be representative of the proposed project and he isn't comfortable with proceeding any further. Durfey feels the same way. Dede Eckels the adjacent property owner informed the board that Real Estate Agent Kathleen Russell informed her the house had asbestos siding behind the current yellow siding and she is very concerned since they will have to use her property to remove the siding due to a 4 foot maintenance easement agreement through a lawsuit a year ago. Also the asbestos siding needs to be removed by a certified contractor and asked if Bakken was certified. Bakken stated he has a contractor from Ashland who is certified. Eckels also stated she is concerned as are her neighbors with air contamination and possible health issues created by removing the siding since her mom lives with her and has emphysema. Riemer also stated any building older than 1974 needs to follow all the lead rules. McMullin asked Johnston what the City's responsibility was with regards to asbestos removal. Johnston stated that it is the contractors and homeowners responsibility to follow the State rules with regards to asbestos removal. Johnston will give Eckels the State Asbestos contact information she has on file. George Hof neighboring property owner across the street questioned the size of the garage it's roughly 1600 sq. ft. and 30 ft. high which is twice as big of the house and the Historic District Guidelines states the garage should be subordinate to the house. Barb Hoekstra stated the proposed

garage roof line runs east-west which is foreign to the rest of the buildings in the area which run north-south. McMullin stated the Board needs more specifics and the garage needs to be inferior to the principle structure. Barb Hoekstra posed the question are there any other 3 car garages in Bayfield? Peters Skoro believes the Georgeson's property is going to be used commercially. Bresette stated the property is not zoned commercial. McMullin stated if the property is being used commercially then it would become a Plan Commission issue and you need to get on the agenda to discuss your concerns and that is not a proper use of the property. **Johnson/Durfey made a motion to approve the removal of the shed and have the applicants come back with more complete drawings. Motion carried.** Bakken asked what else the Board needs to get approval for replacing the roof/siding and windows on the house. Moore stated for clarity he is requesting the new drawings be labeled north, south, east and west not left or right. Bakken stated again what does he need to have in order to get the house windows, siding and roof replaced. Johnston stated she will need photos of all the elevations of the house showing all the windows they would like to replace, but with regards to the roof she is not sure what further information the Board needs.

**Moore/Riemer made a motion that no further action be taken until a representative set of plans are presented to Board for review. Motion carried.** Win Stevens another neighboring property owner stated the setbacks are absent from the site plan. Bruce Hoekstra stated DNR regulations states you need to be setback 75 ft. from the ravine. Johnston has a contact from the DNR who can help determine the setback from the ravine and will provide the applicant with the contact name and phone number. Peter Skoro an adjacent property owner read the Historic District Guidelines section on Accessory Structure's/Garages to the ARB. McMullin stated once revised plans are presented they can apply the Historic District Guidelines. Barb Hoekstra would like the Board to get a legal opinion regarding a Board member representing a client and a possible conflict of interest.

- 2. Larry Reiten – 136 South Seventh Street, Permit Application #27-14.** Mark Sherman was present representing Larry Reiten with a request to replace/add windows on house and garage, re-roof house and garage, add garage service door and replace deck. Sherman stated he is in the middle of replacing the siding and adding new windows from a previous permit. The sun room windows were not included in the previous application and is seeking permission to change them. Bresette asked if the applicant has any issues with the fixed windows. Sherman stated Reiten was ok with the fixed windows in the sun room. Johnson asked if the garage siding will match the house and what color are they proposing. Sherman stated yes the siding and roof on the garage will match the house and color proposed is sandy beige similar to what use to be there. Johnson asked if the deck would be replaced with the same. Sherman stated the entire deck needs to be replaced due to rot and will look exactly the same and replace the roof. **Johnson/Bakken made a motion to approve the application as presented. Discussion.** Moore stated his concern with the fixed windows in the sun room but since this is a case of replacement with like windows there isn't much the Board can do. **Motion carried.**

**Zoning Administrator Report:** Placed on file.

**Other Discussion:** None.

Next meeting is scheduled for Monday, August 4, 2014 at 5:00 pm at City Hall.

**Johnson/Bakken made a motion to adjourn at 5:43 p.m. Motion carried.**