BAXTER

"A Growing Community"

ARCHITECTURAL REVIEW COMMITTEE
AGENDA
February 5, 2015
7:30 a.m.

1. Call to order
2. Approve minutes of November 14, 2014
3. Request for amendment to the Industrial Park Architectural Tier Map for Simonson Lumber 3855 Independence Road.
4. Other Business
5. Next regular scheduled meeting is February 19, 2015
6. Adjournment

ARCHITECTURAL REVIEW COMMISSION MINUTES
November 14, 2014

The Architectural Review Commission (ARC) meeting was called to order at 7:32 a.m. by Acting Chair Ryan.

COMMISSIONERS PRESENT: Commissioners Gary Handlos, Bob Ryan and Council Liaison Mark Cross

COMMISSIONERS ABSENT: Chair Kevin Donnay

STAFF PRESENT: Building Official Bob Baumann

OTHERS PRESENT: Joe Ranweiler

APPROVAL OF MINUTES
MOTION made by Council Liaison Cross, seconded by Commissioner Handlos to approve the September 4, 2014 meeting minutes. Motion carried unanimously.

REVIEW OF LAKES COUNSELING CENTER ALTERNATIVE MATERIALS
Acting Chair Ryan asked Building Officeial Baumann to review the staff report. Building Official Baumann stated that the building is wood framed construction of a residential type in a C-1 district. The materials proposed are cementious lap siding and do not meet the C-1 district. He then listed several of the approved material in the C-1 district. He stated that the size of the building is proportionate to the surrounding buildings. The articulation is not an issue and there are no accessory structures. The roof pitch was not given, however it appears to meet a 6/12 or 8/12 pitch. The mechanical equipment was not given, however with this type of building a possible condensor could be on the back side of the building. Staff recommends approval based on the surrounding similar buildings with the conditions listed on the staff report.

Acting Chair Ryan asked Building Official Baumann if the lap siding was the only concern, Building Official Baumann stated that was correct. Acting Chair Ryan then asked the Commission if there were any questions of the applicant at this time there were none. Acting Chair Ryan asked the applicant to come forward.

Mr. Joe Ranweiler of B-Dirt Construction came to the poduim and stated the Building Official Baumann had covered the project detail well. He stated that the building they built on County Rd. 77, is very similar. Being it is a counceling center the owners want it tucked into the woods to be inviting and less industrial. The Commission discussed the location of the site. Mr. Ranweiler stated that it will blend in well with the surrounding buildings.

Acting Chair Ryan asked if the Commission had any further comments.

Council Liaison Cross stated that the comprehensive plan shows that area being C-2, there may be some streaming issues. The property is currently zoned C-1. Building Official Baumann noted that the materials for C-1 and C-2 are the same.

Council Liaison Cross asked if there was a proposed site plan, there was an additional plan provided at the table. Mr. Ranweiler stated that he had spoken to Public Works Director Trevor Walter and he had a few items that needed to be revised.

Commissioner Handlos stated that he agreed that the building fit the area.

MOTION by Commissioner Handlos, seconded by Council Liaison Cross recommending City Council approve the proposed James Hardie lap siding for Lakes Counseling Center located at 7251 Excelsior Road. Motion carried unanimously.

Acting Chair Ryan stated that this will go to City Council on November 18, 2014.

OTHER BUSINESS
None

NEXT MEETING
The next regular scheduled meeting is November 20, 2014 at 7:30 a.m.

ADJOURNMENT
MOTION by Commissioner Handlos, seconded by Council Liaison Cross to adjourn. Motion carried unanimously. The meeting adjourned at 7:45 a.m.

Approved by:

Acting Chair Bob Ryan

Submitted By:

Shanna Newman
CD Technical Clerk

Architectural Review

Simonson Lumber

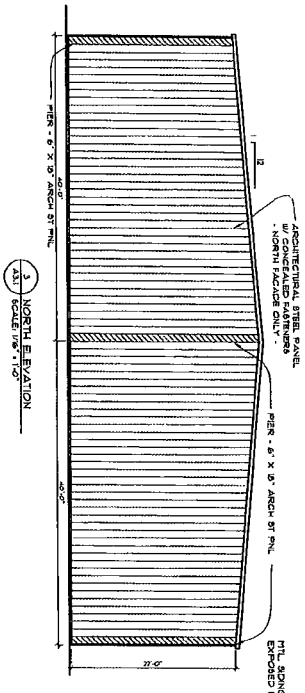
Tier II

ARC Standard	Required	Actual	Comments
Exterior material	SeeE3	Architectural Metal Non-Architural Metal,	100% Arc metal on front façade. New style deviated from original approval and the existing buildings.
Size/Mass	Proportion	Size/Mass ok	Proportionate to Surrounding
Articulation – S. side	60 foot max.	N/A	OK.
Articulation - E. side	"	N/A	OK
Articulation – W. side	"	N/A	OK
Articulation – N. side	"	Centered at 40 ft.	Created by piers each end and center. Need a clear detail and type of material.
Accessory Structures	Similar materials	N/A	N/A
Color	Earth tone	Tan/Brown	OK
Height/roof design	Flat or 6:12+	1:12	Variance for roof pitch
Mechanical equipment	Screened; not visible @ Height of 5 feet 100 Feet from bldg.	N/A	Unconditioned structure
Evaluation of Design	Relationship Compatibility	Similar to neighboring bldg	OK

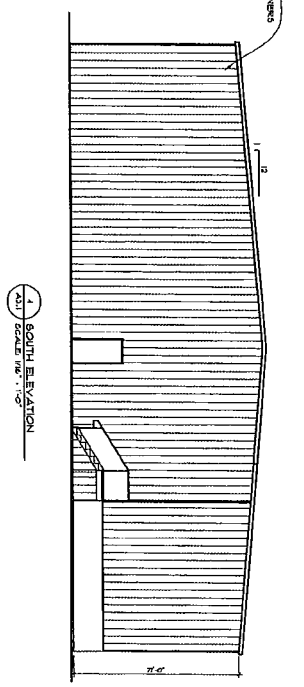
Staff recommendation: Staff cannot recommend approval based on findings.

FINDINGS:

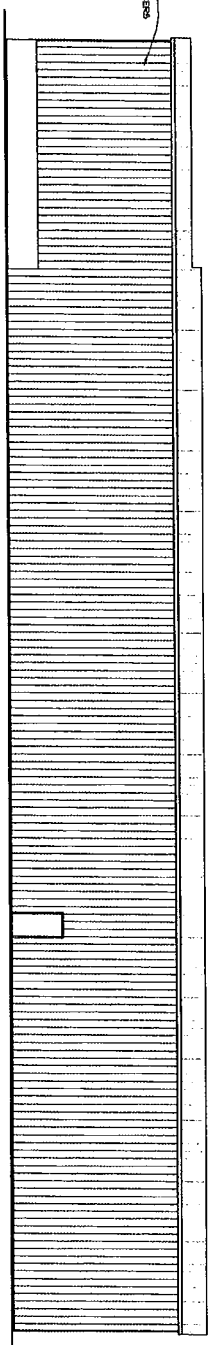
Staff can support a change to tier II for the property which would allow non architectural metal with exposed fasteners on the side and rear elevations. However the applicant is also proposing to deviate from the architectural metal that was proposed at the time of the variance and to deviate from the articulation that was proposed at the time of the variance. The variance for the roof pitch was based on a plan with a door and eyebrow on the North side of the building. Staff cannot recommend approval of a plan that has a style change from the variance approval.



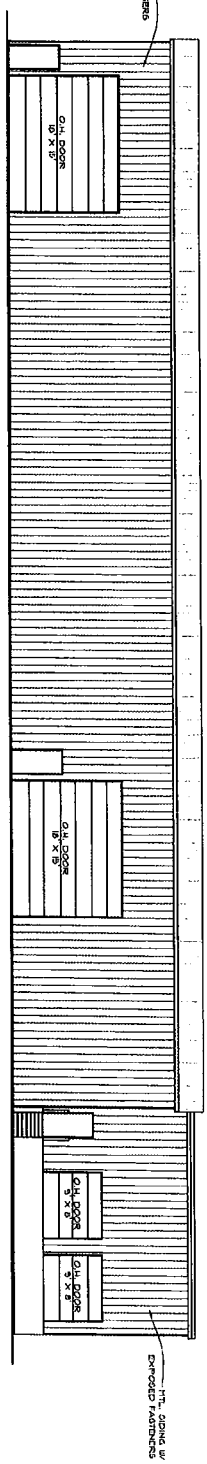
3 / A3.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 / A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 / A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 / A3.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KUEPERS INC
ARCHITECTS & BUILDERS
BRAINERD/BAXTER, MN 218-829-0707

SIMONSON
STEEL BUILDING
BAXTER, MN
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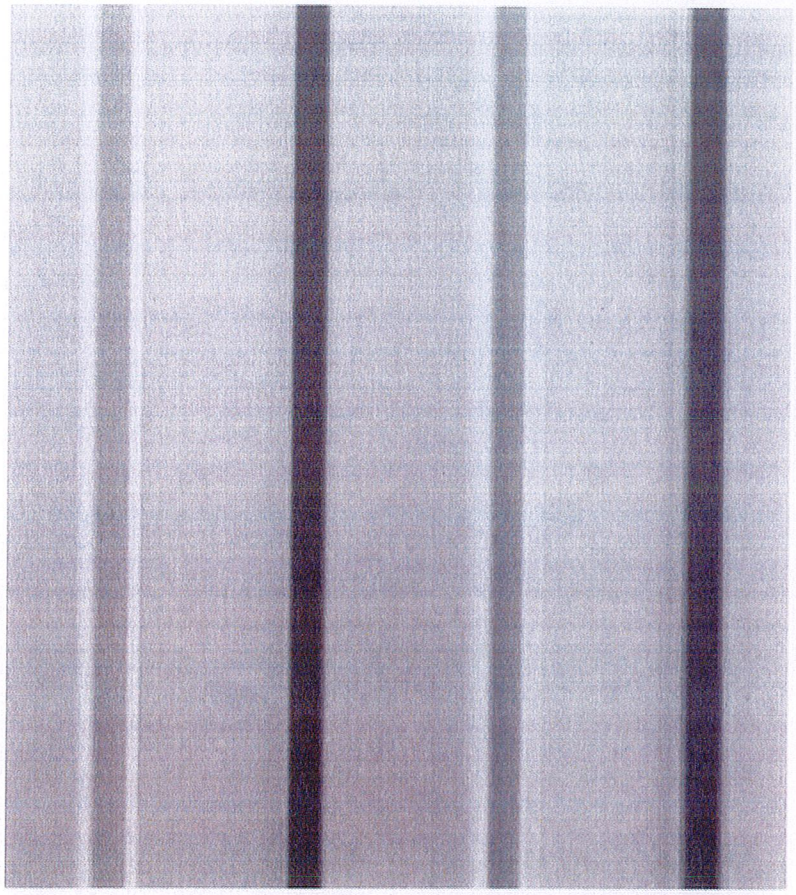
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Name: _____
Signed: _____
Date: _____ License #: _____

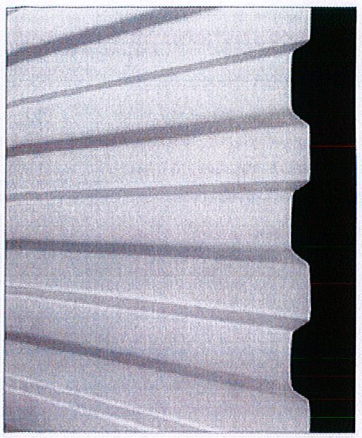
REVISIONS	DATE

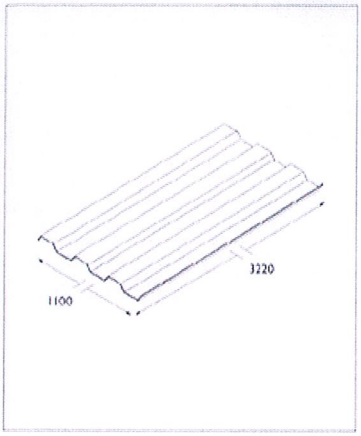
JOB CH-B-XXXXX
DRAWN CAR
CHECKED MTG
DATE
SCALE AS SHOWN

DWG. A3.1

600026/BIG RUFF







Material

Aluminium AlMgI

Si	Fe	Cu	Mn	Mg	Cr	Zn	Ti
0,3	0,7	0,2	0,2	0,5 / 1,1	0,1	0,25	

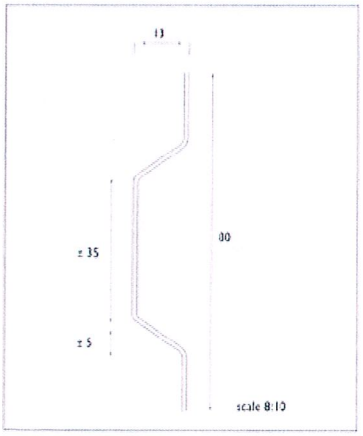
Tensile strength : 140 - 180 N/mm ^{2}
0.2 limit of elasticity : 120 N/mm ^{2}

Surface
Anodisation : 20 micron
Type : E6 - EV1
Chemically treated
Natural colour - matt
No anodisation points visible
Useable on 1 side (other only 8 µ anodisation)
Fire resistance : non-flammable (DIN 4102)
Usage : interior/exterior

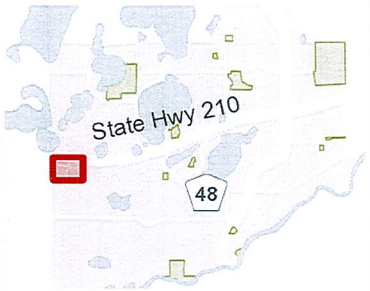
Measurements

		tolerations
Length	: 3220 mm	± 10 mm
Width	: 1100 mm	± 2 mm
Construction length	: 1040 mm	
Ridge height	: 13 mm	± 1 mm
Ridge length	: 80 mm	± 1 mm
Sheet thickness	: 1 mm	DIN
Squareness	: -	5 mm/m
Surface area	: ± 3,5 m ^{2}	± 0,1 m ^{2}
Weight	: 10 kg/pc (2,9 kg/m ^{2})	
No. of ridges	: 13	
Fold direction	: 3220 mm direction	

Treatments



Baxter



Legend

- Streets
- Locations
  - Current
  - Pending
  - Vacant
  - Retired
  - Other
- Parcels
- Land Use Cases
- Encumbrances
- Historical Parcels
- 2013 Imagery
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

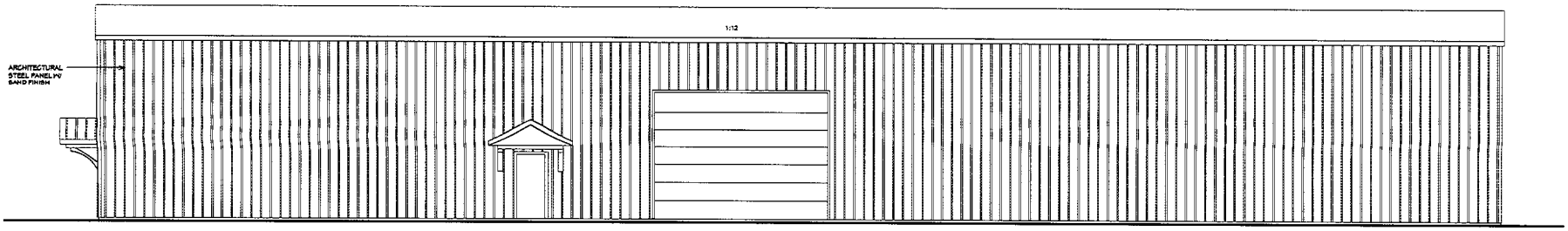
Notes

640.0 0 320.00 640.0 Feet

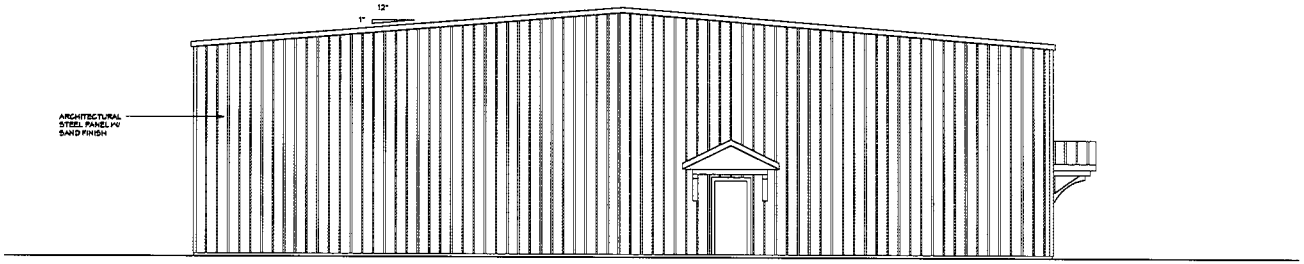
NAD_1983_HARN_Adj_MN_Crow_Wing_Feet
City of Baxter

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



1 FRONT ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"

DISCLAIMER OF WARRANTIES

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THE DESIGN TEAM
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St. Cloud, MN 56304
Fax: (320) 252-1518

SIMONSON LUMBER
BAXTER WAREHOUSE

ELEVATIONS

JOB NUMBER: 21219016		
DATE: 9/9/14	DRAFT SL	CHK'D
REVISED:		
REVISED:		
REVISED:		
REVISED:		
REVISED:		

ELEVATIONS

A-1

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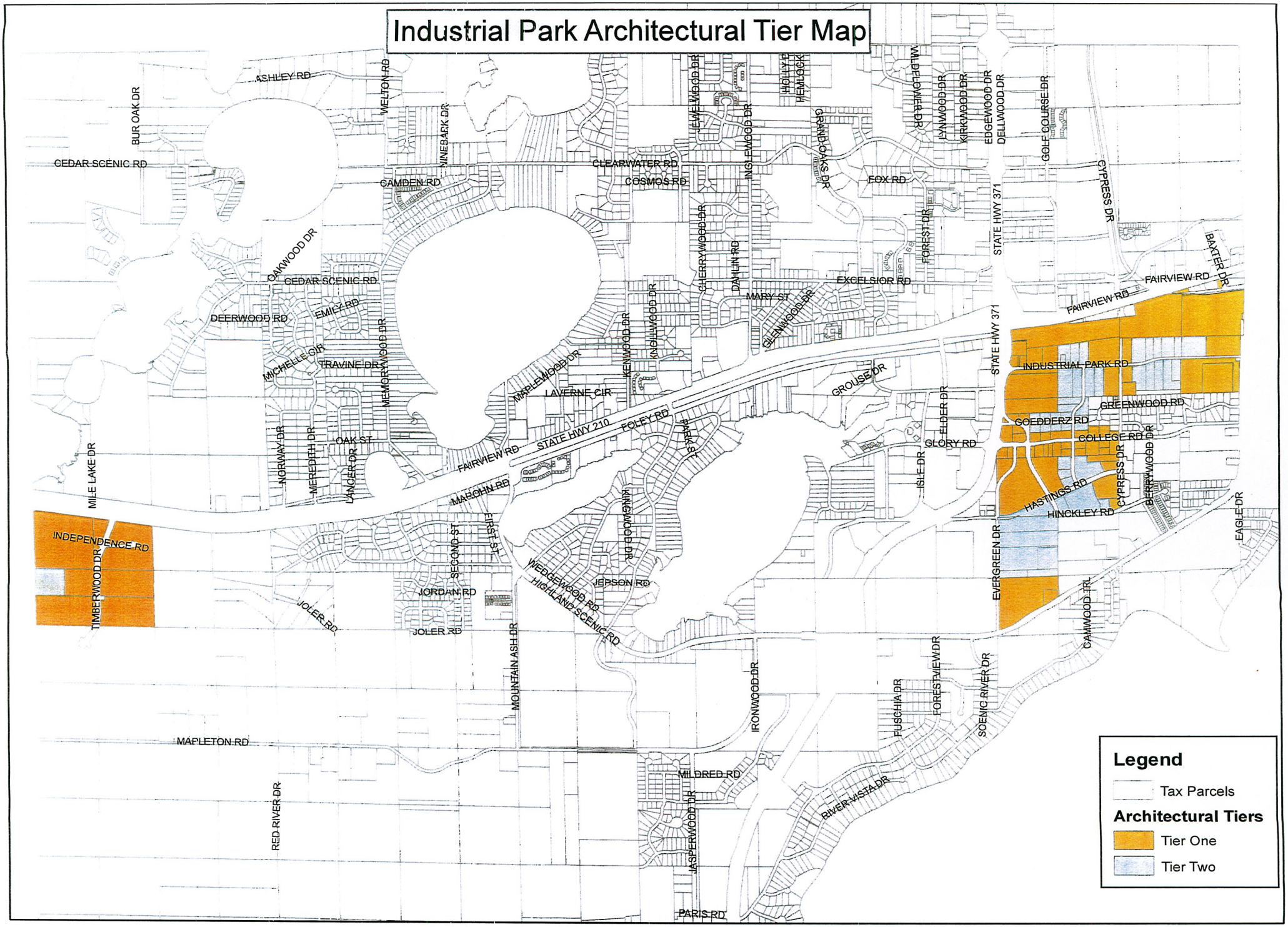
R CONSTRUCTION
DISCLAIMER OF WARRANTIES

Industrial Park Architectural Tier Map



Note: Tier classification to be modified/expanded as land is platted and/or rezoned to Industrial