BAXTER

"A Growing Community"

ARCHITECTURAL REVIEW COMMITTEE
AGENDA-SPECIAL MEETING
September 27, 2016
7:30 a.m.

1. Call to order
2. Approve minutes of August 8, 2016
3. Review of proposed Revised Jack Pine Brewery-Edgewood Dr.
4. Other Business
5. Next regular scheduled meeting is October 6, 2016
6. Adjournment

ARCHITECTURAL REVIEW COMMISSION MINUTES
August 8, 2016

The Architectural Review Commission (ARC) meeting was called to order at 5:20 p.m. by Chair Donnay.

COMMISSIONERS PRESENT: Chair Kevin Donnay, Commissioners Bob Ryan, and Gary Handlos

COMMISSIONERS ABSENT: Council Liaison Mark Cross

STAFF PRESENT: CD Director Doty and Planner Matthew Gindele

OTHERS PRESENT: Tim Ramerth, Jessie Hopkins, Patrick Sundberg and Jamie Bieser

APPROVAL OF MINUTES
MOTION made by Commissioner Handlos, seconded by Commissioner Ryan to approve the May 10, 2016 meeting minutes. Motion carried unanimously.

Review of Proposed Jack Pine Brewery-Edgewood Dr.
Chair Donnay asked Planner Gindele to review the application with the Commission. Planner Gindele reviewed the staff report and proposed plans with the Commission. The materials were cement board panels with anodized aluminum reveals (needing approval), prefinished metal insulated panels (more than 50% requires approval), stained wood timber, anodized aluminum windows and prefinished metal base flashing are approved materials. He continued the review indicating the size, color, height are acceptable. The articulation for the most part was allowed by the regulations however, staff is recommending that the applicant consider adding a window on the west side of the building to break up the monotony of the solid metal wall that will be visible from Edgewood Dr. and Hwy. 371.

Planner Gindele indicated that staff is requesting approval with the staff comments.

Chair Donnay asked the applicant to come forward and answer any questions the Commission may have.

Mr. Jesse Hopkins, representing the owner, stated that there is an intent to keep the trees on the lot as a feature for the patio which would also help to break-up the view of the west elevation. He would like to keep the woods and not have customers looking at parking lot along Edgewood Dr. Mr. Hopkins stated that Planner Gindele did a good job explaining the project.

CD Director Doty stated that staff is aware that there may be a great deal of fill required for that site and potential loss of trees because of the fill, however staff has not seen civil plans or a building permit to confirm that at this point. When traveling north bound on Edgewood Dr. if those trees are not able to be saved, then there will be a view from the road of the west elevation, thus the reason staff is suggesting a window. Mr. Hopkins stated that they will look into the suggestion, as it was a thought to have daylight into the production area. Mr. Hopkins stated that they are looking to save half of the trees and will analyze the cost of a window, however were not ready to commit to day light at this point.

MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the proposed Jack Pine Brewery on Edgewood Drive as presented by staff.

Prior to the vote, Chair Donnay asked that the motion mentions the materials that staff is seeking approval on, the cement board panel siding and prefinished metal insulated panel being over the allowed amount. The Commission and staff agreed that the use of the cement board panel is being used in a different application than a residential use, as it is not being used like lap siding and instead incorporates accented anodized aluminum reveals.

AMENDED MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the proposed Jack Pine Brewery on Edgewood Drive with cement board panel siding with accented anodized aluminum reveals and prefinished metal insulated panel being over the allowed amount as presented by staff. Motion carried unanimously

Chair Donnay asked if there was a timeframe for the construction. Mr. Hopkins stated that they are hoping to have the building permit in within the month, a fall ground breaking with a spring grand opening.

Review of Proposed two new buildings located east of the existing Gander Mountain Bldg.-Edgewood Dr.
Chair Donnay removed himself from the Commission and joined the audience as he works for the firm representing the applicant.

Acting Chair Ryan asked CD Director Doty to review the application with the Commission. CD Director Doty reviewed the staff report and proposed plans with the Commission. He stated that the majority of the project is meeting all of the requirements, less the north building, however being it is part of a bigger project he wanted to show the whole project. The materials were Hardi-Lap siding on the north building (needing approval), EIFS veneer, stone veneer, brick veneer, cast stone, clear anodized aluminum windows, glazing, metal coping, cloth awnings and split face CMU for the remainder of the buildings and are all approved materials. He continued the review indicating the size, color, height and articulation all meet the regulations.

CD Director Doty indicated that staff is requesting approval of the architectural plan for two now buildings located east of the existing Gander Mountain building at 14275 Edgewood Drive.

Commissioner Handlos stated that it appears to be the same material that was used on Cub Foods and that turned out well. CD Director Doty stated that the Commission has seen this product used before on office buildings and several other buildings in Baxter.

Acting Chair Ryan asked that applicant to come forward and answer any questions the Commission may have.

Mr. Tim Ramerth, on behalf of the owner, stated that CD Director Doty reviewed the project well and that he didn't have much more to offer. He stated they are going to be moving forward with platting this month and they have been to the Utilities Commission and will address all concerns. Mr. Ramerth indicated that the hardi-lap siding is a "branding" feature of the proposed tenant, thus the reason for this request.

Commissioner Handlos asked if the signage would be large enough to help break up the siding and if there was additional color to the sign. Mr. Ramerth was hesitant to release the information as the possible tenant had requested confidentiality; however, he did indicate that the signage would break-up that area.

MOTION by Commission Handlos, seconded by Acting Chair Ryan recommending City Council approve the proposed two new buildings located east of the existing Gander Mountain Bldg.-Edgewood Dr. as presented by staff. Motion carried unanimously

Acting Chair Ryan turned the meeting back over to Chair Donnay for adjourn.

OTHER BUSINESS
None

NEXT MEETING
The next regular scheduled meeting is August 18, 2016.

ADJOURNMENT

MOTION by Commissioner Handlos, seconded by Commissioner Ryan to adjourn. Motion carried unanimously. The meeting adjourned at 5:45 p.m.

Approved by:

Chair Kevin Donnay

Submitted By:

Shanna Newman
CD Administrative Assistant

ARCHITECTURAL REVIEW

September 20, 2016

Department Origination: Community Development

Agenda Item: Accept the architectural plan with staff comments for Jack Pine Brewery to be located on Edgewood Drive

Approval Required: Simple Majority Vote

BACKGROUND

Nor-son, Inc. has submitted an application for architectural review of a 7,458 square foot building located on Edgewood Drive just south of the Arrowwood Lodge. The applicant is proposing a new building in a new location for the Jack Pine brewery and taproom on a vacant lot. The applicant proposes the use of cement board panel siding, prefinished metal insulated panel siding, prefinished metal base flashing, anodized aluminum windows; the building also includes stained timber accents on the front façade. The building includes a flat roof and incorporates an earth tone color scheme including brown/bronze and green. Two roof top units are indicated on the plans that are shown to be 100% screened by parapet walls that encompass the entire building. Elevations and color schemes are indicated in the attached plans.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

ARC Standard	Required	Proposed	Comments
Exterior Materials	See allowed C-1 and C-2 materials	Cement board panel siding (with cedar wood rails~~accented anodized aluminum reveals~~)	requires recommendation by the Arc Commission and approval by the City Council
		Prefinished metal insulated panel with vertical corrugations	>50%/façade requires recommendation by the Arc Commission and approval by the City Council
		Stained wood timber (maximum 10% accent material)	OK
		Anodized aluminum windows (architectural glass)	OK
		Prefinished metal base flashing (maximum 10% accent material)	OK
Size/Mass	Proportional	Comparable to adjacent buildings	OK

Articulation – South/Front (facing Edgewood Drive)	Max 50' Unbroken Expanse for faces >60' and facing street	Articulation provided with projecting timber piers	OK
	STAFF COMMENTS: A stand-alone canopy protruding forward of the front of the building constructed of steel and "glu-laminate" also helps break up the front façade. Signage, including the silhouetted jack pine tree, shall meet all signage requirements and shall be permitted under a separate sign permit.		
Articulation – West/Side	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK
	STAFF COMMENTS: Although not required, the applicant should consider adding a window to this face to help break up the monotony of the solid metal panel wall that will be visible from Edgewood Dr. and HWY 371.		
Articulation – North/Rear	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK
Articulation – East/ Side	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Brown/bronze, green	OK
Height/Roof Design	Max 45'/Flat or 6:12+	28.5'/Flat	OK

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

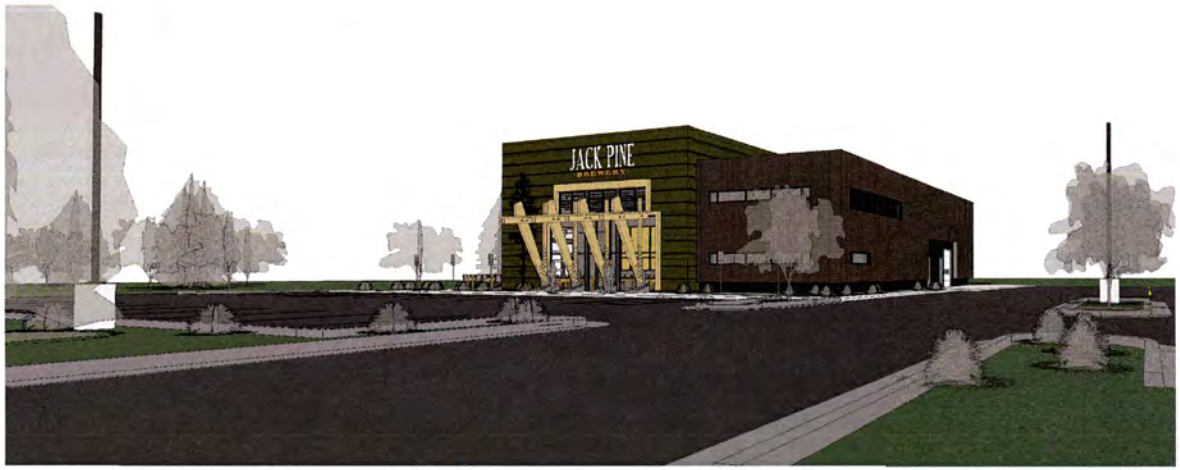
Staff recommends acceptance of the architectural plan for Jack Pine Brewery, subject to staff comments.

ATTACHMENTS

1) **Original elevations**
2) **New elevations**
3) **Sample material pictures**

Forma
Numbe
Alignm
at: 0.5

JACK PINE
BREWERY



3 A2.3 FROM DRIVEWAY

1 A2.3 FRONT APPROACH
NOTE: SITE & LANDSCAPING ELEMENTS HIDDEN FROM VIEW FOR CLARITY

2 A2.3 TOWARDS PATIO
NOTE: SITE & LANDSCAPING ELEMENTS HIDDEN FROM VIEW FOR CLARITY

NOR-SON
Build well. Be well.

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JACKPINE BREWERY

PROJECT ADDRESS

NOT FOR CONSTRUCTION

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.

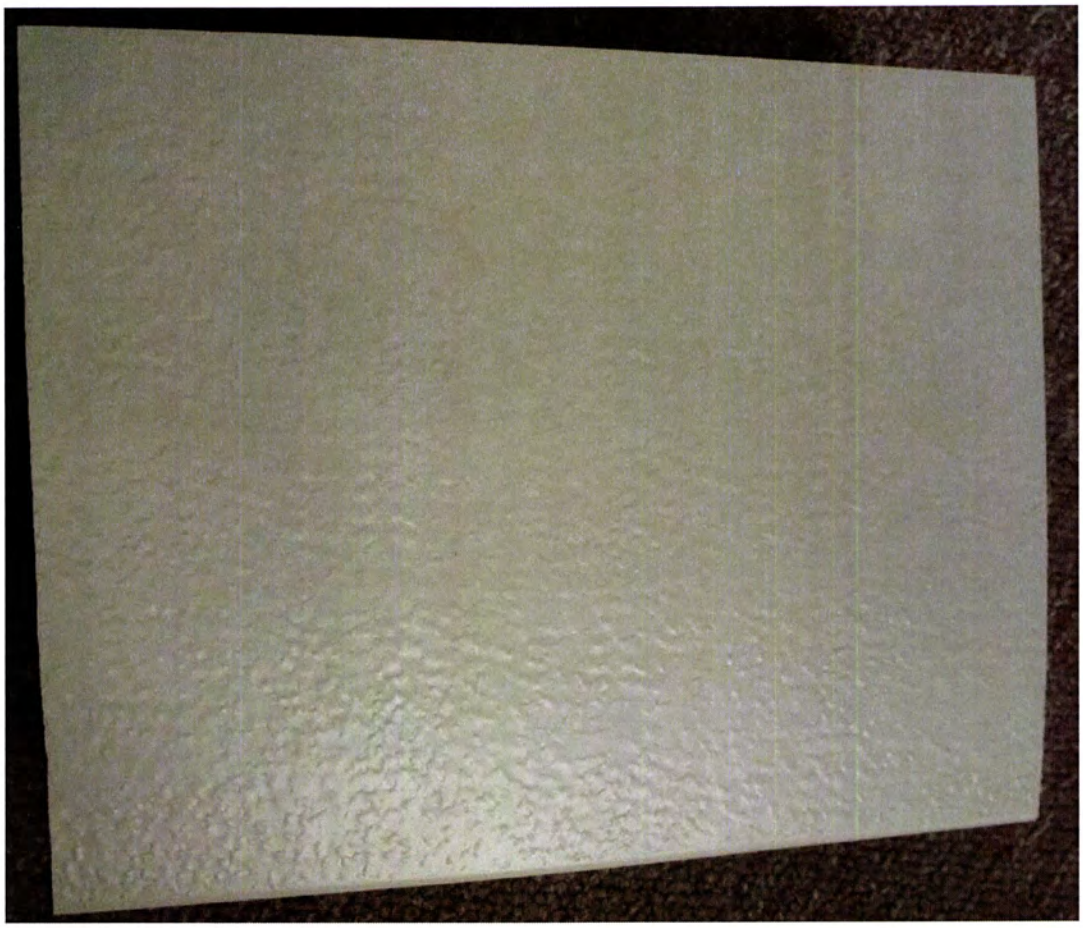
LICENSE NO:
PRINT DATE: 7/19/2016 12:13:50 PM

PROJECT NUMBER: Project #
ISSUED: 02/23/16

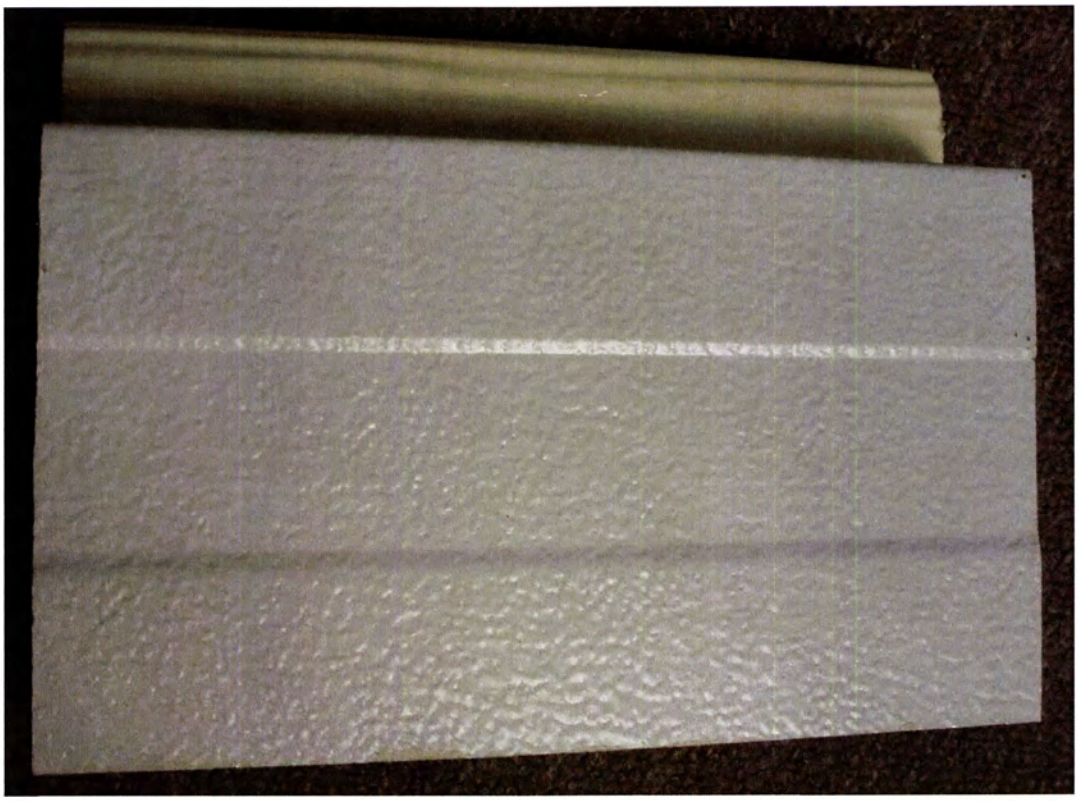
REVISION	DATE

3D VIEWS

A2.3



Original metal proposed for the exterior of Jack Pine Brewery



New metal proposed for the exterior of Jack Pine Brewery