

ARCHITECTURAL REVIEW COMMISSION MINUTES

January 14, 2014

The Architectural Review Commission (ARC) meeting was called to order at 7:30 a.m. by Chair Donnay.

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

COMMISSIONERS ABSENT:

STAFF PRESENT: CD Director Josh Doty

OTHERS PRESENT: Jason Tadych

APPROVAL OF MINUTES

MOTION made by Commissioner Ryan, seconded by Commissioner Handlos to approve the December 17, 2013 meeting minutes. Motion carried unanimously.

DOLLAR TREE STORE PROJECT

Chair Donnay stated that the representative had supplied staff with additional materials to review. Mr. Jason Tadych of Baxter Development Group stated the actual wall section provided is the material and colors that would be used as well as the stone material sample. Chair Donnay then asked if the stone matches the Westport Mall, Mr. Tadych stated that it did not match the mall. CD Director Doty stated that in the packet there are pictures of the stone on Westport Mall. Chair Donnay asked for the staff review. CD Director Doty stated that not much was changed other than adding number six to have the parapet match the primary color of the building. He stated that at the last meeting, there was not a clear understanding of the materials. He stated that the Hardie material that is proposed would need to be approved under the ordinance category of "other materials." He then went through the packet and additional information provided to the Commission. Chair Donnay briefly brought Council Liaison Cross up to speed on the previous meeting.

Commissioner Ryan asked for clarification if the material would be caulked or not. If not, he stated that butt-jointing at the vertical joints was a concern, if water would get behind and break the material down. He stated that the horizontal joints should be caulked just as the vertical seems are. He reminded the Commission that this is a new building and is going on a very high profile location.

Council Liaison Cross stated that it is an allowed material and it does replicate stucco. He too was concerned with the joints. He had used this product in the past and the installation was done differently. They used splines with their installation and the product is still holding up well.

CD Director Doty stated that when he took the pictures of the mall he noted the color schemes should carry a consistent color, and that condition could be added. He added that the Commission could also require that the stone match. Chair Donnay was not aware of a time when the Commission has dictated color. He also expressed that the applicant hasn't attempted to meet the regulations and it was troubling to him when others produce designs that meet the ordinance. Commissioner Ryan stated that the regulations do state that earth tone colors are allowed and that buildings should be similar.

Material and color suggestions were discussed. The Commission also discussed if the Hardie siding was acceptable and if H-clip trim pieces should be placed in the vertical joints.

Mark Cross suggested a motion to approve the Hardie siding as an approved alternative material provided that the applicant use H trim clips for the vertical joints to help seal the joint and to give the building a better look

and then to suggest that the applicant look at a color that is closer to the family of colors in the adjacent building.

Commissioner Handlos asked if they typically butt the vertical joint. Mr. Tadych said they typically butt the vertical joint. Commissioner Handlos asked using H clips would void him of his warranty for this product. Mr. Tadych said that he wasn't sure. Commissioner Handlos stated that the applicant is willing to vary his colors to enter the family of colors on the adjacent to the building. The only question is if we accept the Hardie siding and said that he thinks the Commission should accept the material.

MOTION by Commissioner Handlos, Seconded by Commissioner Ryan recommending approval of the Dollar Tree project with the Hardie siding as an acceptable material, and vertical joints lightly butted, subject to having the stone more closely match the stone of the Westport Mall and that the color of the building more closely matching family of brown/tan color of the Westport Mall.

CD Director Doty asked if the H clips would be added to vertical joints. The Commission did not want to add H clips as a requirement.

Mr. Tadych asked who is going to be responsible for reviewing the color and stone and making sure they are compliant. Chair Donnay stated that staff would make that determination.

Discussion

Commissioner Ryan stated that the applicant provided information that the vertical joints do have trim, on item number 4 of the hand-out. The Commission discussed the different options of butting the joints and/or the joints having trim. He suggested the Commission lean towards having trim. Chair Donnay was not comfortable dictating the installation. Council Liaison Cross stated that the building official will insure compliance with the manufactures recommended installation. Commissioner Ryan asked if Commissioner Handlos would amend the motion to include vertical divisions per their elevation drawing. Commissioner Handlos stated that he did not want to amend his motion.

Motion carried with Council Liaison Cross abstaining and with Commissioner Ryan opposed.

OTHER BUSINESS

None

NEXT MEETING

The next regular scheduled meeting is February 6, 2014 at 7:30 a.m.

ADJOURNMENT

MOTION by Commissioner Ryan, seconded by Commissioner Handlos to adjourn. Motion carried unanimously. The meeting adjourned at 8:17 a.m.

Approved by:

Submitted By:

Chair Kevin Donnay

Shanna Newman
CD Technical Clerk