

ARCHITECTURAL REVIEW COMMISSION MINUTES

March 4, 2016

The Architectural Review Commission (ARC) meeting was called to order at 4:00 p.m. by Chair Donnay.

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: CD Director Doty and Planner Matthew Gindele

OTHERS PRESENT: Mark Cross

APPROVAL OF MINUTES

MOTION made by Commissioner Handlos, seconded by Commissioner Ryan to approve the February 24, 2016 meeting minutes. Motion carried unanimously.

Review of Proposed Holiday Inn Addition-Review of Requested Roofing Material

Chair Donnay asked CD Director Doty to explain the proposed Holiday Inn laser tag project. The proposed 40' x 100' addition with many of the materials being compliant with the existing structure, however, the roofing material is the only item that is not compliant per the ordinance. The applicant is requesting a metal roof with exposed metal fasteners, a 3:12 sloped roof screened with a parapet on the East side (Audubon Way Rd.) of the building. CD Director Doty stated that material samples were in front of the Commission, he reviewed each sample with the Commission. CD Director Doty asked if there were any questions of staff, there were none at the time.

Chair Donnay asked that applicant to come forward and answer any questions the Commission may have. Mr. Mark Cross, representing the owners of Holiday Inn and the architect of record, approached the Commission. He stated that the 3:12 roof pitch is actually considered to be a flat roof per the ordinance. The thought behind the request for the exposed fasteners is that the structure is tall and, from the ground, no one will be able to see the roof. The only way a person would know there are exposed fasteners is if they are staying in a room on the second or third floor facing that portion of the roof. Commissioner Handlos asked if the idea was also to tuck the proposed structure under the pool room. Mr. Cross indicated that it was and explained the type of room design needed for laser tag. Mr. Cross added that the mechanical equipment is screened by the roof due to the height of the structure. Chair Donnay asked if there was a line of site detail, Mr. Cross indicated that he had not printed off an elevation showing the screening. Chair Donnay stated he was concerned about the equipment to the east being seen and asked CD Director Doty what the line of site distance was in the regulations. CD Director Doty stated that it was 100 ft. Mr. Cross indicated that they can submit those elevations. CD Director Doty suggested adding a condition to the approval/denial that the screening be proven prior to building permit. Commissioner Ryan asked if there was a different type of roof available without exposed fasteners, Mr. Cross indicated that there was.

Commissioner Handlos stated that Mr. Cross did a nice job of tucking it under the other roof lines and he had no concerns with the exposed fasteners.

MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the roof with exposed fasteners with the additional requirement screening of the RTU be proved prior to permit for the Holiday Inn proposed project. Commissioner Ryan requested a discussion.

Commissioner Ryan stated that his concern is that they spend a lot of time coming up with the regulations. There was a lot of time spent on the roof portion of the regulations. He stated that this is a new addition construction, not matching existing, and there is a different type of roofing material available other than

exposed fasteners. Commissioner Ryan stated that once the Commission goes down a particularly slippery slope, it's tough to stop. He asked the question, what happens when the next applicant comes in and wants exposed fasteners on a new project and we have allowed it on this project. Chair Donnay stated that he agrees with Commissioner Ryan's comments. Chair Donnay stated that he was disappointed in the submittal and felt it was the minimal to get this project by and left to the Commission to figure out what is going to be seen in the future.

Chair Donnay called for a vote on the motion for approval, Commissioner Handlos was in approval and Chair Donnay and Commissioner Ryan opposed. Motion failed.

Chair Donnay asked if the applicant would like to propose an alternate material to keep the project on track. Commissioner Ryan indicated that this Commission is a recommending body, that Council could overturn their denial. Mr. Cross stated that he informed his client that there was a good chance this roof material was not going to be approved and if they came forward with a different material that met the ordinance, then this project could be administratively approved. He will suggest to his client that they meet the regulations for an administrative approval. Mr. Cross stated he understood the Commission's concerns.

OTHER BUSINESS

ARC Meeting Times

CD Director Doty stated that he put this on the agenda for discussion. Due to Council Liaison Cross's new employment, he will not be able to make the 7:30 am meeting time. He asked the Commission if there is a better time or day that will work with all of the Commissioners. CD Director Doty asked if a Thursday afternoon time would work for anyone. Commissioner Ryan indicated that he is open for an afternoon time as well but mornings are busier for him. Commissioner Handlos agreed with Commissioner Ryan. Council Liaison Cross indicated that he would need something a little later, possibly around 5:00 pm. Chair Donnay stated that they should try a Thursday around 4:15 pm and see how it goes.

Council Liaison Cross updated the Commission that, at the last Council meeting, he discussed the alternate building materials list with Council. Cross stated that the Council approved staff to move forward with drafting an ordinance amendment to allow alternate building materials previously approved by the ARC Commission and Council to be administratively approved for use on other projects. The Commission and staff reviewed the process to achieve that goal. It was decided that staff will draft the language, place it on the Planning and Zoning Commission agenda and inform the ARC Commission of that date to allow them to comment if they would like to attend that meeting and then move it forward to Council in April if possible.

NEXT MEETING

The next regular scheduled meeting is March 17, 2016 at 4:15 p.m.

ADJOURNMENT

MOTION by Commissioner Handlos, seconded by Commissioner Ryan to adjourn. Motion carried unanimously. The meeting adjourned at 4:35 p.m.

Approved by:

Submitted By:

Chair Kevin Donnay

Shanna Newman
CD Administrative Assistant