

**ARCHITECTURAL REVIEW COMMISSION MINUTES**  
**April 4, 2013**

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, Bob Meyer and Council Liaison Mark Cross

COMMISSIONERS ABSENT: None

STAFF PRESENT: City Administrator Gordon Heitke and Building Official Bob Baumann

OTHERS PRESENT: Michael Swenson, Bob Steffel, Richard Bell, Don Rolf and Cole Johnson

**APPROVAL OF MINUTES**

**MOTION** made by Commissioner Ryan, seconded by Commissioner Handlos to approve the November 1, 2012 meeting minutes. Motion carried unanimously.

**PROPOSED EXCELSIOR ROAD APARTMENTS (AUTUMN GLEN)**

Chair Donnay asked the applicants to present their project.

Mr. Michael Swenson of Michael Development approached and stated that they would like to construct a 60 unit apartment building with 37 one bedroom and 23 two bedroom apartments with some exterior parking for visitors. He reviewed the materials with the Commission and all materials were compliant with the R-3 District. He further explained that this is going to be a upscale building with features such as granite counter tops. The long range plan is to also incorporate a 40 unit assisted living building and 40 unit Alzheimer building.

Building Official Baumann reviewed the architectural review sheet and indicated that the project is compliant. He indicated that staff recommends approval with the condition that any dumpsters outside should be screened. Mr. Swenson indicated that the dumpsters will be located in the underground garage area. The colors will be very similar to the existing Autumn Glen apartments, it was noted that there were not color samples provided. Building Official Baumann also noted that there were no details on parking lot lighting height. Mr. Swenson agreed to the maximum height of 28 feet as explained by Building Official Baumann.

**MOTION** by Commissioner Meyer, Seconded by Commissioner Handlos recommending the City Council approve the exterior materials for the proposed Excelsior Road Apartments (Autumn Glen) per staff finding and condition. Motion carried unanimously.

Chair Donnay advised the applicants that April 16, 2013 is the City Council meeting and final action is taken at that time.

The applicants thanked the Commission and left the meeting.

### **PROPOSED CROSBY CARDIOVASCULAR CLINIC**

Chair Donnay asked the applicants to present their project.

Bob Steffel of Mortenson Development is proposing to build a 22,000 square foot building with two tenants. One is the Minnesota Heart Institute, who is already located in Baxter, however their lease is due to expire. They will occupy 40 percent of the building with Cyunna Health Systems occupying the remaining 60 percent of the building. Mr. Steffel stated that HDR Architects are present as well as Nor-son the general contractor should the Commission have any questions.

Mr. Don Rolf and Mr. Cole Johnson of HDR explained the characteristics of the building and the building materials with the Commission. The Commission asked questions of the articulation, materials, screening and the canopy.

Building Official Baumann reviewed the architectural review sheet and indicated that the project is almost compliant. The east wall does not meet as 60 feet is the maximum length without articulation and they are requesting 66 feet. Mr. Rolf indicated that they have changed the east wall to meet the regulations, (a new drawing was handed out to the Commission). The Commission reviewed the drawing and confirmed that the articulation was being met by color and texture change.

Building Official Baumann noted the screening, colors, parking lot lights and mechanical equipment meet the regulations. Staff recommended approval with the revised drawing, findings and conditions.

**MOTION** by Commissioner Handlos, Seconded by Commissioner Ryan recommending the City Council approve the exterior materials for the proposed Crosby Cardiovascular Clinic per staff finding and amended condition. Motion carried unanimously.

The applicants thanked the Commission and left the meeting.

### **OTHER BUSINESS**

Council Liaison Cross stated that he wanted to make sure that the ARC regulations regarding articulation were being used as intended. The difference was obvious in the two projects in front of the Commission today. One with true articulation and one with paint/material change to meet the regulations. He felt it should be reviewed again with the next revision. Chair Donnay appreciated his comments and understood the concern, however he felt that the clinic was meeting the articulation. Commissioner Ryan also had concerns about the material/color being able to change every 59.5 feet. The Commission discussed "texture" and defining the meaning.

Building Official Baumann informed the Commission that he and Interim Planner Kendra Lindahl have been looking at the ARC regulations and there are a few inconsistencies and small changes that need to be revised. The Commission will see those possible changes in the near future.

### **NEXT MEETING**

The next regular scheduled meeting is April 18, 2013 at 7:30 a.m.

**ADJOURNMENT**

**MOTION** by Commissioner Ryan, seconded by Commissioner Handlos to adjourn. Motion carried unanimously. The meeting adjourned at 8:05 a.m.

Approved by:

Submitted By:

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Chair Kevin Donnay

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Shanna Newman  
CD Technical Clerk