

ARCHITECTURAL REVIEW COMMISSION MINUTES

May 10, 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: Council Liaison Mark Cross

STAFF PRESENT: CD Director Doty and Planner Matthew Gindele

OTHERS PRESENT: Jon Pope, Chris Moe, Matthew Anderson

APPROVAL OF MINUTES

MOTION made by Commissioner Handlos, seconded by Commissioner Ryan to approve the March 4, 2016 meeting minutes. Motion carried unanimously.

Review of Proposed Retail Strip Mall-Glory Rd.

Chair Donnay asked Planner Gindele to explain the proposed four-tenant retail strip mall. The proposed project consists of a 6,911 square foot strip mall type building. The applicant is proposing brick, natural stone, EIFS and architectural glass as exterior materials. Stone piers are included around the entire structure to meet the articulation requirements. The building has a flat roof and a earth tone color scheme (brown, tan and beige) with green accents. The Commission needs to approve the architectural metal if it exceeds 10%. Planner Gindele indicated that staff is suggesting including the glazing elements on the store front be followed around to the back of the building due to the patio features.

CD Director Doty stated that there was not a site plan included in these packets, however the presentation for the Planning Commission did. The presentation revealed that three of the tenants would have patios facing Highway 371 and a view of the pond (storm water pond); he pointed out the elevation change to the Commission.

Planner Gindele indicated that staff is requesting approval with the findings and conditions.

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

Mr. Chris Moe, applicant for this project approached and asked if the Commission has any questions for him. CD Director Doty asked Mr. Moe and Mr. Anderson to review the materials with the Commission. The Commission had no concerns with the materials presented. Chair Donnay asked if the RTU would be on the roof and if there was screening proposed. Mr. Moe stated that the RTU's will be maneuvered to have the parapet screen the RTU's.

CD Director Doty informed the Commission that the applicant is requesting an amendment to the original PUD that took place when Wal-Mart built years ago. The approval will take place tonight at the Planning and Zoning meeting after this meeting. CD Director Doty brought this up being there is flexibility with a PUD approval, staff is asking for additional glazing elements to spruce up the rear side of the building, being it does face Highway 371 and incorporates a patio overlooking a pond.

MOTION by Commission Ryan, seconded by Commissioner Handlos recommending City Council approve the proposed four tenant strip mall on Glory Road as presented by staff. Motion carried unanimously

Review of Proposed Retail Strip Mall-Elmwood Rd.

Chair Donnay asked Planner Gindele to explain the proposed four-tenant strip mall. The proposed project consists of an 89,179 square foot strip mall type building. The applicant is proposing brick, natural stone, EIFS, precast concrete panels and architectural glass as exterior materials. Stone piers are included around the entire structure to meet the articulation requirements. The building has a flat roof and an earth tone color scheme (brown, tan and beige) with green accents. Planner Gindele indicated that there was a new elevation provided after the packet went out to the Commission. He explained the difference in the elevations now being presented. The difference was the columns and architectural details changed and shows the sporting goods store with horizontal segments and then the building has a different appearance. Staff would like to see consistency with the whole building and not just the one tenant.

Planner Gindele indicated that staff is requesting a parapet around the entire building to minimize negative visual impacts of the back of the 19 foot tall parapet facing Elder Rd.

Currently, the applicant is proposing a retaining wall with a 42" metal guard rail in front of the loading docks where staff had requested the incorporation of wing walls to screen the docks. The applicant indicated that the wing walls are unnecessary with the combination of berming and landscaping proposed to screen the loading docks from Elder Rd. The remaining item is the projections from the wall; the applicant needs to supply revised elevations showing the storefront projections if any exist.

Staff reviewed the remaining elevations with the Commission and indicated they are requesting approval with finding and conditions.

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

Mr. Moe stated that the reason for the change to the sporting goods store was due to a request by the sporting goods store to stay in uniform with their other chain locations. The materials are similar to the previous elevation with a slight color change and a split face CMU giving the horizontal appearance; however this is a negotiated item with the retailer. He stated that there may need to be additional conversation regarding the metal that is green around the sporting retailer. He further stated that the façade for PetSmart has recently changed and a new revision will be sent in upon receiving the update. Mr. Moe then reviewed the remaining materials and the colors with the Commission.

Commissioner Ryan asked about the parapet going around the whole building and suggested it was a bit much. CD Director Doty stated that the PUD is a negotiated approval and ARC only gets a small portion of the review. The applicants are asking for flexibility with signage and staff is asking for project upgrades. CD Director Doty explained this opens the discussion for a way to screen items from public view under the PUD approval. CD Director Doty gave the Home Depot parapet as an example of what is trying to be prevented. Commissioner Ryan asked if the green metal for the retail sign was taken into consideration under the 10% rule. CD Director Doty stated that they did not have the materials until tonight to verify the math; however he does think it meets the 10%. Commissioner Ryan stated that he would like to see a continuous façade; Chair Donnay agreed, however, he stated that he does not believe the Commission has the ability to design buildings beyond the extent of the zoning code.

MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the proposed four tenant strip mall on Elmwood Rd. based on the most recent elevation dated May 10, 2016 as presented by staff. Commissioner Handlos indicated that his motion does not include the requirement of a parapet all the way around the building nor does it include the requirement that the applicant shall choose a single wall design for the entire building. Commissioner Ryan seconded with a request for discussion.

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Commissioner Ryan asked for clarification on the Ultra Orange and PetSmart and TJ Maxx red. He indicated that he is fine with the orange being considered a “sun” color and the red considered as accent? CD Director Doty indicated that the red would be considered part of the 10 percent accent color.

Motion carried unanimously

Chair Donnay thanked the applicant for coming in with a nice looking project. The applicant then exited the Chambers.

Review of Proposed Addition to the Baxter Dental Office

Chair Donnay asked staff to review the proposed addition to the existing Baxter Dental. Planner Gindele stated that the applicant is building an addition on to their current building and is requesting approval of the proposed materials. Gindele stated that the proposed materials match the existing materials that were reviewed by the Commission back in 2010 and approved the only non-conforming material, the cement board shakes. Planner Gindele reviewed the remaining materials and articulation, all of which were previously approved by the regulations. The other item needing ARC approval is the 4 3/4:12 pitch roof over one of the gables. Staff is requesting approval for this application.

CD Director Doty stated that this is the reason for the update to the ARC regulations (next agenda item) is for this exact reason, a second review of materials that the Commission previously approved.

MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the architectural plans for Baxter Dental dated 4/9/2016 including the use of cement board shakes in the gables and a 4 ¾ :12 pitch roof. Motion carried unanimously.

Architectural Ordinance Amendment to allow previously approved building materials as permitted materials.

Chair Donnay asked staff to review the amendments with the Commission. Planner Gindele walked the Commission through the changes in the ordinance. CD Director Doty stated that a request was received to allow more architectural metal. The architect requesting the change showed staff a corporate building with the majority being architectural metals. This was the reason for asking for 50% to be allowed in the amendment of the regulations. CD Director Doty stated that this Commission will have to review the proposed project if it goes over the 50%. Chair Donnay stated that there has been a lot of change to architectural metals and there should be flexibility. Planner Gindele read the changes to the ordinance regarding previously reviewed materials. Commissioner Ryan asked if there should be some language in the amendment to require an out provision in case the Commission finds a material that was approved and later the material fails to hold up. CD Director Doty stated that that type of language would be difficult to write into an ordinance and the best way to approach that situation might be to amend the Code to strike any material that fails to hold up.

MOTION by Commission Ryan, seconded by Commissioner Handlos recommending City Council approve the proposed architectural ordinance amendment as presented by staff. Motion carried unanimously

OTHER BUSINESS

None

NEXT MEETING

The next regular scheduled meeting is May 19, 2016 at 4:15 p.m.

ADJOURNMENT

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

Approved by:

Submitted By:

Chair Kevin Donnay

Shanna Newman
CD Administrative Assistant