

ARCHITECTURAL REVIEW COMMISSION MINUTES

August 6, 2015

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

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: CD Director Doty and Building Official Bob Baumann

OTHERS PRESENT: Jesse Hopkins and Jamie Bieser

APPROVAL OF MINUTES

MOTION made by Commissioner Ryan, seconded by Commissioner Handlos to approve the July 2, 2015 meeting minutes. Motion carried unanimously.

Review of Exterior Materials for Avantech

Chair Donnay stated the packet was well put together. He asked CD Director Doty to explain the proposed Avantech project. CD Director Doty stated that the City is in the process of selling the property to the applicant. In a previous meeting the Architectural Commission reviewed the Tier Map and determined the map should stay the same for this property. However, the City Council approved the Architectural Tier Map amendment to Tier 1 for the property. The applicant is now asking for review of the exterior materials for the proposed building. The applicant meets the required materials on all sides less the North wall of the building. CD Director Doty directed the Commission to the future expansion area, this area has exposed fasteners that staff cannot approve administratively, it would need to be approved under "other materials". Building Official Baumann agreed and added the shadow wall would need to be considered as well on the North wall. Building Official Baumann reviewed staff's review of the proposed project. Articulation is met on all sides, no accessory structures, colors are cohesive, the roof is compliant and the building is similar to those surrounding the proposed building. CD Director Doty stated that the applicant is requesting this type of panel/fastener being there is a future expansion planned, however the City can't guarantee the expansion will take place. CD Director Doty stated that maybe the applicant will be able to further explain the time frame for the future addition. Chair Donnay asked if there were any questions of staff, there were none.

Jesse Hopkins, Nor-Son Architect for the proposed project. He stated that the project is pretty straight forward and meets the architectural standards with the exception of the north wall. The material on the North side is a Butler panel with a semi-concealed fastener with a factory painted finish. His understanding of architectural panels is there are two attributes, they are the finish and concealed fasteners. Butler describes them as a semi-concealed fastener because the color matched fasteners are in a rib, roughly two-three inch groove. Mr. Hopkins explained that Mr. Haglin is projecting phase two to take place by the fall of 2017. With the addition planned for a few years out using the less expensive panels on the wall would be prudent. He stated that the panels would not be re-used as they do not re-use well. Mr. Hopkins stated that even if the addition did not take place, he felt the shadow wall panels do meet the definition of architectural panels. The building has three fronts that meet the ordinance and only one wall that does not require architectural panels. Mr. Hopkins then expressed the difference between architectural and non-architectural panel. Chair Donnay asked about the east addition and the materials proposed. Mr. Hopkins stated that the east addition would follow suit with the front face being architectural panels.

Commissioner Ryan questioned the windows and how it is going to create articulation. Mr. Hopkins stated that the window trims/wraps are added as an overlay. Commissioner Handlos asked how far out the wraps project,

Mr. Hopkins indicated 10” over top and taper to 5” and 6” wide. CD Director Doty asked if the wraps have been used before, Mr. Hopkins indicated that they have not.

Chair Donnay stated that this is a nice project, the Commission agreed.

MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the exterior materials including shadow wall and window wraps for the proposed Avantech building as presented. Motion carried unanimously.

OTHER BUSINESS

None

NEXT MEETING

The next regular scheduled meeting is August 20, 2015 at 7:30 a.m.

ADJOURNMENT

MOTION by Commissioner Ryan, seconded by Commissioner Handlos to adjourn. Motion carried unanimously. The meeting adjourned at 7:50 a.m.

Approved by:

Submitted By:

Chair Kevin Donnay

Shanna Newman
CD Administrative Assistant