

ARCHITECTURAL REVIEW COMMISSION MINUTES

November 14, 2014

The Architectural Review Commission (ARC) meeting was called to order at 7:32 a.m. by Acting Chair Ryan.

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

COMMISSIONERS ABSENT: Chair Kevin Donnay

STAFF PRESENT: Building Official Bob Baumann

OTHERS PRESENT: Joe Ranweiler

APPROVAL OF MINUTES

MOTION made by Council Liaison Cross, seconded by Commissioner Handlos to approve the September 4, 2014 meeting minutes. Motion carried unanimously.

REVIEW OF LAKES COUNSELING CENTER ALTERNATIVE MATERIALS

Acting Chair Ryan asked Building Official Baumann to review the staff report. Building Official Baumann stated that the building is wood framed construction of a residential type in a C-1 district. The materials proposed are cementitious lap siding and do not meet the C-1 district. He then listed several of the approved material in the C-1 district. He stated that the size of the building is proportionate to the surrounding buildings. The articulation is not an issue and there are no accessory structures. The roof pitch was not given, however it appears to meet a 6/12 or 8/12 pitch. The mechanical equipment was not given, however with this type of building a possible condenser could be on the backside of the building. Staff recommends approval based on the surrounding similar buildings with the conditions listed on the staff report.

Acting Chair Ryan asked Building Official Baumann if the lap siding was the only concern, Building Official Baumann stated that was correct. Acting Chair Ryan then asked the Commission if there were any questions of the applicant at this time, there were none. Acting Chair Ryan asked the applicant to come forward.

Mr. Joe Ranweiler of B-Dirt Construction came to the podium and stated the Building Official Baumann had covered the project detail well. He stated that the building they built on County Rd. 77, is very similar. Being it is a counseling center; the owners want it tucked into the woods to be inviting and less industrial. The Commission discussed the location of the site. Mr. Ranweiler stated that it will blend in well with the surrounding buildings.

Acting Chair Ryan asked if the Commission had any further comments.

Council Liaison Cross stated that the comprehensive plan shows that area being C-2, there may be some streaming issues. The property is currently zoned C-1. Building Official Baumann noted that the materials for C-1 and C-2 are the same.

Council Liaison Cross asked if there was a proposed site plan, there was an additional plan provided at the table. Mr. Ranweiler stated that he had spoken to Public Works Director Trevor Walter and he had a few items that needed to be revised.

Commissioner Handlos stated that he agreed that the building fit the area.

MOTION by Commissioner Handlos, seconded by Council Liaison Cross recommending City Council approve the proposed James Hardie lap siding for Lakes Counseling Center located at 7251 Excelsior Road. Motion carried unanimously.

Acting Chair Ryan stated that this will go to City Council on November 18, 2014.

OTHER BUSINESS

None

NEXT MEETING

The next regular scheduled meeting is November 20, 2014 at 7:30 a.m.

ADJOURNMENT

MOTION by Commissioner Handlos, seconded by Council Liaison Cross to adjourn. Motion carried unanimously. The meeting adjourned at 7:45 a.m.

Approved by:

Submitted By:

Acting Chair Bob Ryan

Shanna Newman
CD Technical Clerk