

BOARD OF ARCHITECTURAL REVIEW
Special Meeting
Tuesday, June 14, 2005

This meeting was held to address business previously scheduled for June 7, 2005, at which time membership present did not constitute a quorum.

Ms. Miller called the meeting to order at 7:30 P.M.

Attendance: Ms. Heidi Miller, Chairman; Mr. Charles Graham; Mr. Alok Khare; Mrs. Laverne Stebbins; Mr. Jack Gramann; Mrs. Martha Sheley and Mr. James Treffinger. Also present: Mr. Ryan Lee, Planner.

Approval of Minutes:

MOTION: Mr. Graham moved to approve the Board of Architectural Review minutes of May 3, 2005, as written. Mrs. Stebbins seconded the motion. The motion was approved 7-0.

NEW BUSINESS

Kent Development - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted by Kent Development for property located at 118 South Main Street in the Architectural Preservation District (APD). The applicant is proposing a 1,040 sq. ft. addition on the south side of the existing 2,040 sq. ft. residence. Athena's Sewing and Alterations is also located on this site although it is situated in a separate building. The proposed addition will match the roofline and exterior cladding materials used on the existing building. Wood double-hung windows will be utilized on the building addition and the exterior colors will match that of the existing structure.

Staff recommended approval of the Special Approval application subject to the following condition:

1. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.

MOTION: Mr. Treffinger moved to approve the Board of Architectural Review Special Approval application submitted by Kent Development for a building addition to the existing structure located at 118 South Main Street subject to the following conditions:

1. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.

Mrs. Sheley seconded the motion. The motion was approved unanimously 7-0.

Las Piramides Restaurant - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted for Las Piramides Restaurant located at 101 West Franklin Street in the Architectural Preservation District (APD). The request is to expand the existing patio and to install a new ground sign structure.

There is a change in grade between the expanded patio elevation which will wrap around the west side of the building and an existing retaining wall next to the handicapped parking area. The applicant is proposing the use of a perennial ground cover to aid in erosion control of that slope area.

The existing sign face will be used on a new black wrought iron sign structure that will integrate into the proposed patio.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. Final location of the ground sign shall be out of the public right-of-way subject to approval by the City Planning Department.
2. Proposed railing around the perimeter of the patio shall match the existing patio railing subject to approval by the City Planning Department.
3. No light fixtures shall be approved as part of this application.
4. Final landscape plan shall be subject to approval by the City Planning Department.

Ms. Miller asked if the lighting for the relocated sign will require approval by staff.

Mr. Lee stated at the time the sign is relocated, the applicant will be required to receive approval from staff to install any external lighting fixtures for sign illumination.

MOTION: Mr. Graham moved to approve Special Approval Application #BAR-05-38 submitted for Las Piramides Restaurant, 101 West Franklin Street, for a new patio structure and relocation of the sign structure subject to the following conditions:

1. Final location of the ground sign shall be out of the public right-of-way subject to approval by the City Planning Department.
2. Proposed railing around the perimeter of the patio shall match the existing patio railing subject to approval by the City Planning Department.
3. No light fixtures shall be approved as part of this application.

4. Final landscape plan shall be subject to approval by the City Planning Department.

Mr. Khare seconded the motion. The motion was approved unanimously 7-0.

OTHER BUSINESS

Attendance Policy

Mr. Lee stated the attendance policy was included in the member's information packets distributed for this meeting and asked if the members had any questions.


Mr. Feverston stated Council had reviewed their attendance policy for all boards and commissions at their last work session and agreed it should remain in effect as written. He reminded the members to call any member of the Planning Department staff as soon as practical when a known absence will occur.

POLL OF MEMBERS

Mr. Treffinger asked for an update on the Panera site.

Mr. Feverston stated the Record Plan for the site is currently in front of Council and is required to split the lot for construction of the public parking area. Bids will be received for this improvement and after the parking area is completed, construction of Panera should begin.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, reading "David M. Miller", is written diagonally across the bottom right portion of the page.