



**A SPECIAL Meeting Minutes
Architectural Review and Historic Preservation Board
April 22, 2014**

1. CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman John Murphy called the special meeting of the Architectural Review and Historic Preservation Board to order at 6:30 pm in the Commission Chambers of City Hall. A quorum was declared present.

Present: Chairman John Murphy, Vice-Chairman Tim Keating, and Board Members: Phillip Baker, Wendy Byrd Jung and Michael Morrissey

Absent: – Chris Lee, excused

Staff Present: Economic Development Director Tanja Gerhartz, Building Official Mark Jones, Planner II Kelly Carson and Customer Service Rep. Kathy Rathel.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

Motion by Tim Keating to approve the regular meeting minutes of October 15, 2013. Seconded by Phillip Baker the motion carried unanimously 5-0.

APPLICATIONS FOR CERTIFICATE OF APPROVAL

4. 426 W. Plant Street

Economic Development Director Tanja Gerhartz addressed the Board, stating that the property at 426 W. Plant Street was previously before the Board and had been approved to convert the apartments to office and commercial uses. The property owner chose not to proceed with that project and instead placed the property on the market. The applicant, Jared Czachorowski with Plant Street Market, LLC and Crooked Can Brewery, LLC, was present and currently has 426 W. Plant Street under contract. They are requesting to demolish the 3 vacant apartment buildings and construct an 11,500 square foot commercial building housing an Artisan market in the front and a micro-brewery in the back with a tap room in the middle. By demolishing the existing buildings, the new structure could be moved closer to Plant Street and have a café with outdoor seating out front along with several other outdoor seating areas adjacent to S. Central Avenue. As there is no parking on site, the City will expand their parking lot adjacent to the market on S. Central Avenue thus creating 55 additional parking spaces. The market can also use the City-owned grass fields to the south and the City Hall parking lot to the east for overflow, providing a total of over 200 parking spaces.

The building will be a 20' tall one-story building and the applicant has met the items the City has requested in their several meetings. The North and East elevations will have brick with wood clad aluminum around the storefronts and will break up the building by using more than one color of paint, changing elevations, awnings and window shapes. The West and South elevations will be painted cement block with decorative features on the West elevation including garden boxes and trellises. There will be screened outdoor areas for the mechanical equipment and dumpster. Discussion ensued, regarding:

Board Member Murphy: Did the City ask for a landscape buffer on the South elevation to provide screening?

Jared – There are trees but would consider a hedge screening or artwork.

Board Member Keating: Has Tanja shared the sign ordinance?

Tanja – The artwork would be hung instead of painted so it would not be considered a mural.

Board Member Morrissey: There are lots of open spaces along the South side and could there be a hedge along the street edge?

Tanja – The landscaping will be addressed with the Site Plan approval.

Board Member Baker: Are the windows set in on the West elevation?

Jared – They are places for murals.

Board Member Baker: Can the blank windows be given the same lintel and sill?

Jared – They can work on the window detail while trying to keep the same style.

Board Member Murphy: Will the 2nd floor windows be visible from inside?

Jared – Yes, the entire building is open all the way to the exposed trusses except for the bathroom area.

Board Member Keating: There is a concern about the equipment showing on the roof and visible even with a setback of 10'.

Jared – The oak trees will help with screening, the parapets vary from 2' to 20' and it fits in with the factory/industrial look.

Board Member Morrissey: Is there any potential for parallel parking on S. Central Avenue?

Jared – It is the City's Right-of-Way.

Board Member Morrissey: He would recommend for patrons to have front accessible parking spaces, maybe brick off of the asphalt street. The functional windows are great and, regarding the Warehouse/Packing plant feel, the building could have less ornamentation and less diversity. Suggested using slightly different shades of the same color tone with the same accent color but overall a great job. He also cautioned to not move away from the Historic look – keep a more traditional basic mercantile style like the downtown Plant Street buildings.

Jared – Stated he was open for what the City wanted.

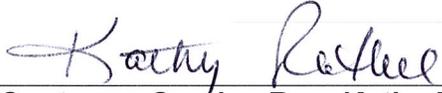
Motion by Tim Keating to approve the application for Certificate of Approval as is but have Staff continue working with the applicant taking into consideration the Boards' comments. He further stated the applicant would not need to come back before the Board but the Board would like to be kept updated. Chairman Murphy agrees and supports the motion stating the Board is trying to give feedback and guidance without micro-managing the design. Seconded by Michael Morrissey the motion carried unanimously 5-0.

5. ADJOURNMENT

Chairman John Murphy adjourned the Meeting at 7:04 pm.

ATTEST:

APPROVED:



Customer Service Rep. Kathy Rathel



Chairman John Murphy