

MINUTES
ARCHITECTURAL REVIEW BOARD

Architectural Review Board, Monday, October 24, 2005 at 4:00 P.M. in the Dept. of City Development conference room. Chairperson Andy Hopp presided.

Present: Andy Hopp, Scott Matula, Dan Castro, Joe Clarke, Steve Hemsing, Ald. Jean Kittelson and Jon Dolson

Staff present: Steve Sokolowski

Others present: Brian Niemi, Doug Mantei, Jeff Henning, Barb Chopich, Trina Gardner, Jennifer Lehrke and Jeff Holsen

Approval of minutes – October 10, 2005.

Jon Dolson moved, Jean Kittelson seconded to approve the minutes of the October 10, 2005 meeting. The motion passed unanimously.

Construction of storage shed, Camelot Manor apartments, 2332 Carmen Ave.

Brian Niemi, representing Best Built Garage Builders, was present to review this matter with the Board.

Best Built Garage is proposing to construct a new 660 square foot (30 x 22) garage at the northeast corner of the Camelot Manor Apartments located at 2332 Carmen Avenue. Applicant is proposing to raze the old dilapidated storage/maintenance building and construct a new building that will be constructed in such a manner as to better match with the existing apartment complex buildings. The new garage will match the siding and trim colors of the apartments.

Scott Matula moved, Joe Clarke seconded to approve as presented. The motion passed unanimously.

Construction of canopy at Penske Truck Leasing Center, 3535 Weeden Creek Road.

Doug Mantei was present to discuss this matter with the Board.

Penske Truck and leasing center is proposing to construct a new 30 x 40 (1,200 square feet) four (4) column canopy with a 16 foot height clearance over the existing fuel system at the site that is presently located behind the existing building. Canopy will have a 42-inch high bronze laminate panel fascia and here will be no lettering or decaling on the fascia. Canopy will be brown and will match building.

Scott Matula moved, Jean Kittelson seconded to approve as presented. The motion passed unanimously.

Construction of garage, 819-B Clara Ave.

Jeff Henning, the applicant, and Barb Chopich, adjoining property owner, was present to discuss this matter with the Board.

Mr. Henning is proposing to construct a new 1,040 square foot (20 x 52) garage at 819 B Clara Avenue. It is the applicant's intent to remove the old dilapidated garage structure and construct a new garage in order to store the applicant's personal property. Garage will be white vinyl siding with hip roof.

Scott Matula moved, Dan Castro seconded to approve as presented. The motion passed unanimously.

Remodeling of building, 1231 North 8th St.

Trina Gardner, the applicant, and Jennifer Lehrke, the architect, were present to discuss this matter with the Board.

Applicant is proposing to remodel the exterior of the tavern located at 1231 N. 8th Street (formerly Mr. Glen's). The building will be historically rehabilitated including cleaning the brick, tuckpointing, restore the storefront, replace windows and doors, new roof and new awing.

Jon Dolson moved, Jean Kittelson seconded to approve as presented. The motion passed 6-0 with Scott Matula abstaining.

New construction, Harbor Terminal (retail/entertainment facility) in the South Pier District.

Scott Matula, the architect, described the building to the Board.

The first floor of the facility will be an outfitter store that will sell sporting goods and apparel. This establishment will also rent various recreational equipment such as scooters, bicycles, kayaks, etc. The first floor will also house a night club/sports themed bar. The entry area of the facility will likely house a ticketing area that would coordinate tours and excursions such as the water taxi and other features. The second floor will house offices for lease and also house the upper level of the night club/sports themed bar. The third floor would house corporate offices and possible storage.

Jon Dolson moved, Jean Kittelson seconded to approve footprint only and bring in renderings, materials and colors at a future meeting. The motion passed 6-0 with Scott Matula abstaining.

New construction (South Pier District), Harborside Development and Entertainment.

Scott Matula, the architect, discussed the project with the Board.

Board stated the end gables are still the tallest gables and dwarf the front gables. The front gables are suppose to be the dominant feature in order to provide the Shanty feel. Because the end gables are taller and more dominant than the front gables it gives the appearance of a 3-story building. Guidelines states the maximum height of the structure should be 2.5 stories.

There was also discussion on the South Pier Design Guidelines. The applicant stated that they are just guidelines. However, some of the board members were concerned that the building, as presently designed, does not meet the intent of the guidelines.

Board discussed the process, procedures and role of the Redevelopment Authority, Plan Commission and Architectural Review Board.

One of the main concerns the Board had was that the applicant was told to make several changes to the building but continued to submit the same plan they were told to change. Applicant was redesigning the plans in ink at the meeting. The Board stated they wanted to see the drawings with the requested changes before considering taking action on the proposal. Applicant stated that these are the plans that are submitted for the Board's review.

Andy moved, Dan Castro seconded to deny. Motion passed 4-2.

Construction of garage, 2905 S. 12th St.

Jeff Holsen, the applicant, was present to discuss this matter with the Board.

Dr. Holsen is proposing to construct a new 288 square foot (12 x 24) garage at the southeast corner of his dental office property located at 2905 S. 12th Street. Applicant is proposing to raze the existing 96 square feet existing shed and construct a new garage that will be provide additional storage space and be constructed in such a manner as to better match with the existing dental office. The new garage will match the dental office in size and color. Garage will have a gable roof with asphalt shingles.

Scott Matula moved, Steve Hemsing seconded to approve as presented. The motion passed unanimously.

Steve Sokolowski
Manager of Planning and Zoning

