



ARCHITECTURAL REVIEW BOARD MINUTES

The Architectural Review Board met on Monday, April 7, 2014 at 4:00 P.M. in the 3rd Floor Conference Room at City Hall, 828 Center Avenue.

Present: Scott Matula, Pam Langan, Richard Linde, and Ald. Scott Lewandoske

Excused: Joe Clarke, Jerry Jones, and Dan Daun

Staff present: Steve Sokolowski, Chad Pelishek, and Janet M. Duellman

Others: Eric Halbur and Ald. Mark Hermann

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of March 24, 2014 meeting.

Richard Linde requested a change from “banning” to “banding” under the Marcus Cinema item.

Richard Linde moved to approve amended minutes, Pam Langan seconded. The motion passed unanimously.

New multi-tenant office building on Taylor Heights Frontage Road Drive.

Eric Halbur was present to discuss this item.

Mr. Halbur explained that the developer was Paul Weaver who is purchasing the property from Bob Werner who is also constructing the building. The building will be wood construction, with siding, a stone façade and asphalt shingles. The main roof pitch will be a 4/12 and above the entrance will be 6/12. There could possibly be signage above the entrances doors. The entrance is offset because the main tenant space is larger than the 2nd tenant space. The dumpster will mimic the building and there will be no roof top mechanicals.

The committee discussed offsets of mullions, placement of entrance, trim work, dumpster enclosure, mechanicals, and construction start date.

Ald. Scott Lewandoske moved to approve as submitted, Richard Linde seconded. The motion passed unanimously.

Remodeling of Mini-Mart at 2117 Indiana Ave.

Scott Matula was present to discuss this item.

Mr. Matula explained that the Board had reviewed the original proposal in August 2012. Since that time business partners have changed and the owner is unable to follow through with all of the building improvements that were originally approved. The owner would like the board to consider his new plans to get the business up and running. The building will remain as is. The existing walls will be painted in a neutral color. The soffit and fascia panels will be replaced with new aluminum pre-finished panels. The existing canopy will be repaired and prepped for

new signage. There will be a new fenced in dumpster enclosure. At this time no landscaping is being proposed but may be able to incorporate with new sign.

The committee discussed the neighbors' concerns expressed at the recent neighborhood meeting about the building/property, outdoor lighting, colors and whether the applicant may do more improvements in the future.

Richard Linde moved to approve, Ald. Scott Lewandoske seconded. The motion passed (3-0-1 abstained: Matula).

Harbor Centre Master Plan presentation (Res 163-13-14).

Chad Pelishek gave a presentation of the Harbor Centre Master Plan.

The committee discussed the 8th Street design guidelines.

Ald. Scott Lewandoske moved to approve Res 163-13-14, Pam Langan seconded. The motion passed unanimously.

Adjournment.

Pam Langan moved to adjourn, Richard Linde seconded. Motion passed unanimously.

Meeting adjourned 4:55 pm.

Janet M Duellman
Recording Secretary