

## AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, January 20, 2014

The Aesthetic Design & Site Plan Review Board meeting was called to order at 5:30 p.m. by Chairperson Mark Lake in Council Chambers, City Hall, 421 Michigan St.

**Roll call:** Members Mark Lake, John Kolodziej, Dennis VanBramer, Jon Burk, and Holly Feldman were present. Also present were City Administrator Steve McNeil, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Kolodziej, seconded by Ms. Feldman to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 19, 2013.
4. Consideration of: Proposed CVS Pharmacy, located at 1407 Egg Harbor Rd.
5. Adjourn.

Carried.

**Approval of minutes from August 19, 2013:** Moved by Mr. Van Bramer, seconded by Mr. Kolodziej to approve the minutes from August 19, 2013. Carried.

**Consideration of: Proposed CVS Pharmacy, located at 1407 Egg Harbor Rd.:** CVS representative Mark Bettenhausen stated that the proposed CVS Pharmacy will have a much smaller footprint than the stores in Green Bay. He showed building elevations for the proposed store at Egg Harbor Rd. and 14<sup>th</sup> Avenue.

Project Engineer Brad Prischman explained that the access point on 14<sup>th</sup> Avenue will be located as far south as possible. The parking lot will mirror the Maurice's lot. There will be a sidewalk to connect to the public sidewalk on 14<sup>th</sup> and Egg Harbor Rd. The drive-through will be located at the SE corner of the site. There will be stacking room for 6-7 cars. The one-way drive-through will drive out toward Egg Harbor Rd. The parking lot will include 40 stalls and additional green space.

CVS representative Charlie Haapala added that the proposed building has a cleaner look. It will have windows across the side, appearing clean, open, and airy.

Proposed building materials were passed around, including polished masonry in a shadow gray color, a white and light gray fiber cement panel system, and an aluminum storefront and a clear anodized aluminum canopy.

Mr. Olejniczak went over the zoning requirements and design guidelines. The normal requirement for maximum impervious surface is 70% of the lot area. But, since the original Neighborhood Pub parcel contained 100% impervious surface, the current requirement for the overall lot is 78%. The requirement is met if the created green space within the right-of-way is counted. He also stated that the plan complies with requirements for parking and parking lot landscaping.

Mr. Olejniczak also went through some of the various design guidelines that the Board considers. Signage and lighting has not yet been reviewed. The Board's duty is to make sure that the guidelines are met and the overall code.

Mr. Kolodziej questioned the impervious surface area. He thought it was giving bad precedence by allowing the right-of-way green space to count toward the percentage on the lot. He was also concerned about stormwater management. Mr. Olejniczak stated that the proposed detention pond on the adjoining City property should be constructed in 2015. Mr. Prischman added that there are three bioswale areas. Water will enter into the existing city sewer until the pond is created.

In response to a question by Ms. Feldman, Mr. Haapala explained that the entrance of the store is facing 14<sup>th</sup> Avenue because of the internal layout. It does not have a corner entrance because of the size of the building. It will have an approximate 2 ½ - 3 ft. wide awning across the whole building.

Mr. Kolodziej stated that he was struggling with the architectural character of the building. It needs architectural treatments that would give it a Door County look. He also felt that parapets are needed to cover up the mechanicals on the roof.

Mr. Lake stated that he is torn on the Egg Harbor Rd. elevation. It looks blah, but the trees would help to break up that look. He would like to see the elevation drawing with trees included.

Mr. Van Bramer agreed with the parapet and that it would be nice to see the plan with trees. He did not see a problem with anything else. They did a nice job with the site plan.

Ms. Feldman agreed with Mr. Kolodziej about the character of the building. She stated there are many examples of good designs of CVS stores on the internet.

Board members continued to discuss aspects of the design, including snow plowing, signage, enclosure for dumpster and compactor, proposed trees, and potential parapet wall.

After further discussion, it was moved by Mr. Kolodziej to deny the request at this time and require CVS to provide additional details regarding 1) Parapet walls; 2) Improve landscaping facing Egg Harbor Rd.; 3) 78% of impervious area be included on the site itself; 4) Stormwater be diverted to the City pond when constructed. Motion died due to lack of second.

Ms. Feldman asked about other potential building designs. Mr. Haapala presented a second option that changes the building materials and has a lighter tan color to match the Maurices building and Walmart. Ms. Feldman stated her preference for that design and felt it had a less urban character.

Moved by Mr. Van Bramer, seconded by Mr. Burk to approve the CVS design, subject to using the alternate building design with the tan color scheme, including fencing to hide the mechanical roof top elements that is complimentary to the building, and submitting a revised plan with perspective views including trees for final review.

Moved by Mr. Kolodziej, seconded by Mr. Van Bramer to amend the motion and include a parapet wall in lieu of fencing to hide the roof top elements on Egg Harbor Rd. and 14<sup>th</sup> Avenue elevations. All ayes. Carried.

Moved by Mr. Kolodziej, seconded by Ms. Feldman to amend the motion and request that CVS increase green space. Carried, with Mr. Van Bramer voting no.

Moved by Mr. Van Bramer, seconded by Mr. Kolodziej to amend the motion to require stormwater be diverted at CVS's expense to the City's detention pond when constructed. Carried.

Moved by Ms. Feldman, seconded by Mr. Kolodziej to amend the motion to require resubmission of plans with perspective views from the street, with proper colors and trees shown. Carried.

The Board then voted on the original motion as amended. Carried, with Mr. Kolodziej voting no.

**Adjourn:** Moved by Ms. Feldman seconded by Mr. Kolodziej to adjourn. Carried. Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary