

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, February 3, 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 Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 20, 2014.
4. Consideration of: Proposed CVS Pharmacy, located at 1407 Egg Harbor Rd.
5. Adjourn.

Carried.

Approval of minutes from January 20, 2014: Moved by Mr. Kolodziej, seconded by Mr. VanBramer to approve the minutes from January 20, 2014. Carried.

Consideration of: Proposed CVS Pharmacy, located at 1407 Egg Harbor Rd.: CVS representative Mark Bettenhausen went over required changes that were done since the last meeting. The warmer colors were used for the exterior of the building, with the addition of parapet walls to hide the mechanical units. The green space was increased, as well as adding permeable pavers. They will comply with the stormwater drainage.

Project Engineer Brad Prischman addressed some of the approval requirements from the Board. He explained that there was an addition of green space in the triangle area north of the building. Permeable pavers were added in the parking stalls along Egg Harbor Road, which will allow water to pass through and infiltrate into the ground. The onsite impervious requirement has been met. They are below the maximum allowed. The additional greenspace is continued to be shown within the parkway that is offsite along Egg Harbor Road and along 14th Avenue. City sidewalks have also been added along 14th Avenue and Egg Harbor Road. The sidewalk was removed by the eight parking stalls to acquire more green space, but retained the sidewalk along the building. As far as the stormwater pipe connection, there will be a pipe installed on the SW corner of the property that will be plugged temporarily until the City detention pond is constructed and then connected.

Samples of the building materials and colors was passed around. The corners of the building will be a darker color, constructed of a fiber cement panel system.

Mr. Kolodziej referred to an email from Chris Olson regarding lighting. Mr. Olson supported exterior lighting fixtures that utilize full cut-off optics, eliminating lighting that allows upward light. Mr. Haapala responded there will be lighting under the canopy; the light poles will have LED lighting and will not spill over onto the neighboring property; CVS letters will be backlit; wall packs will be installed on the building that will be have the light shining down.

Signage was discussed. Mr. Haapala stated that the pylon sign will be interior lit. The steel column of

the sign matches the building. There will be a cornice around the top of the sign in darker brown color matching the corners of the building.

Discussion was held in regard to the glass and aluminum tower located in front of the building, as well as the amount of cement siding placed on the building.

Mr. Prischman added that a tree lilac was removed from the triangular area, and a honey locust was added to the SW corner of the building. This will also allow for snow plowing without damaging any trees or bushes.

Mr. Kolodziej said he understood the use of the pervious pavers, but in time didn't feel it would be considered a pervious area. It will fill over and become a brick pavement. He thought there was a lot of building on a small lot and didn't think it was meeting criteria for a new development.

Attorney Rick Donner responded to Mr. Kolodziej's comments. He referred to the zoning code in regard to the code requirement for the impervious area. Based on the code, pervious pavers are considered pervious area.

Mr. Olejniczak stated that City staff had shared the plans with City Forester Bob Bordeau, and he thought it would be a great addition to add a tree in the landscape island on the NW corner.

Mr. Olejniczak stated staff still had concern in regard to the elevation facing Egg Harbor Road. That is the only corner of the building that does not have the cement fiber board. The doors blend into the sandstone color. He suggested painting the doors with an accent color. He also commented on the window trim with the anodized aluminum and cedar color. His suggestion was to use the same color to match the canopy. Mr. Olejniczak stated that the sign meets code at 20' tall, but looking at it from an aesthetic point, he suggested installing a monument sign instead of a pylon sign. There would be no issue with the vision corner.

Mr. Donner mentioned that his understanding was that the project was approved with conditions that they have addressed. He didn't think the Board was in position to add additional conditions to the approval. Mr. Lake responded that previously there was nothing submitted on signage and there was not enough time to review other plans that were submitted later as well.

After further discussion, it was moved by Mr. VanBramer, seconded by Mr. Burk to issue a Certificate of Appropriateness as presented. Carried, with Mr. Kolodziej voting no.

Adjourn: Moved by Mr. VanBramer, seconded by Mr. Kolodziej to adjourn. Carried. Meeting adjourned at 6:06 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary