

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, June 23, 2014

The Aesthetic Design & Site Plan Review Board meeting was called to order at 6:07 p.m. by Chairperson Mark Lake in Council Chambers, City Hall, 421 Michigan St.

Roll call: Members Mark Lake, John Kolodziej, and Dennis Van Bramer were present. Excused: Member Jon Burk. Also present were Ken Lynch, Marina View Apartments, Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Van Bramer, seconded by Mr. Kolodziej to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 31, 2014.
4. *Elections of Chair and Vice-Chair.*
5. Consideration of: 16-unit multi-family dwelling, with detached garage buildings, located at 252 Thorn Street (Lot 3 of Marina View Subdivision).
6. Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 267 Thorn Street (Lot 4 of Marina View Subdivision).
7. Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision).
8. Adjourn.

Carried.

Approval of minutes from March 31, 2014: Moved by Mr. Kolodziej, seconded by Mr. Van Bramer to approve the minutes from March 31, 2014. Carried.

Elections of Chair and Vice-Chair: Mr. Kolodziej had sent a letter of resignation and that this would be his last meeting that he would be attending. Ms. Feldman also declined reappointment on the Board.

Moved by Mr. Van Bramer, seconded by Mr. Kolodziej to table elections of Chair and Vice-Chair until the two vacant positions are filled. All ayes. Carried.

Consideration of: 16-unit multi-family dwelling, with detached garage buildings, located at 252 Thorn Street (Lot 3 of Marina View Subdivision): Mr. Olejniczak stated that the 16-unit multi-family dwelling is similar to all the other 8-units that exist. This unit will be built in sections because of the size. He went over the conditions that the Plan Commission had placed on the approval of the conditional use. A revised site plan had been submitted that has met some of the conditions. Mr. Olejniczak had spoken with Jon Asher at Roen Salvage and Mr. Asher inquired about having a fence installed between Marina View Apartments and Roen Salvage.

Ken Lynch provided photos of existing apartment buildings to show what the proposed apartment building will look like. He mentioned that their intention is to plant cedars along the lot line, as well as placing park benches in the grassy area in front of the building. There are also plans for an indoor pool in the future. The location of the future waterfront walkway was also discussed.

After further discussion, it was moved by Mr. Kolodziej, seconded by Mr. Van Bramer to issue a certificate of appropriateness for the 16-unit multi-family dwelling on Lot #3 as presented. All ayes. Carried.

Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 267 Thorn Street (Lot 4 of Marina View Subdivision): Mr. Olejniczak stated that the revised site plan

complies with conditions that the Plan Commission placed on the conditional use approval. The Plan Commission was specific on the location of the common gathering area, to be located between the street and parking area. There will be plantings around the foundation and canopy trees near the parking lot. This building is identical to the building that just got completed. The trash/recycling area will be located in a common trash/recycling area.

After a short discussion, it was moved by Mr. Kolodziej, seconded by Mr. Van Bramer to issue a certificate of appropriateness for the 8-unit multi-family dwelling on Lot #4 as presented. All ayes. Carried.

Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision): Mr. Olejniczak stated that the Plan Commission did not act on this item. On the original plan the garages did not meet the required setbacks. There was also a 5' bumpout containing water meters that would not fit on the lot. Marina View planned on asking for a variance, but according to a revised plan, the 5' bumpout was being relocated to the corner of the building. Since this is not a waterfront lot, the building will not have stone facing. The trash/recycling area will be removed and placed in a common trash/recycling area.

After discussion, it was moved by Mr. Kolodziej, seconded by Mr. Van Bramer to issue a certificate of appropriateness for an 8-unit multi-family dwelling on Lot #6 as per revised plans presented. All ayes. Carried.

Adjourn: Moved by Mr. Kolodziej, seconded by Mr. Van Bramer to adjourn. All ayes. Carried. Meeting adjourned at 6:38 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary