

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, September 15, 2014

The Aesthetic Design & Site Plan Review Board meeting was called to order at 7:00 p.m. by Chairperson Mark Lake in Council Chambers, City Hall, 421 Michigan St.

Roll call: Members Mark Lake, Dennis Van Bramer, Jeff Serafico, Jon Burk, and Josh Van Lieshout were present. Also present were Ken Lynch, Marina View Apartments, Bob Bordeau, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 23, 2014.
4. Elections of Chair and Vice-Chair.
5. Consideration of: Revised plans for Marina View Apartments for previously approved 8-unit multi-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision).
6. Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 238 Thorn Street (Lot 2 of Marina View Subdivision).
7. Consideration of: Proposed plans for Bordeau's Farm Market, 529 N. 8th Avenue.
8. Adjourn.

Carried.

Approval of minutes from June 23, 2014: Moved by Mr. Van Bramer, seconded by Mr. Serafico to approve the minutes from June 23, 2014. Carried.

Elections of Chair and Vice-Chair: Moved by Mr. Van Bramer, seconded by Mr. Van Lieshout to nominate Mark Lake as Chair. Hearing no other nominations, a vote was taken. All ayes. Carried.

Moved by Mr. Van Bramer to nominate Jon Burk as Vice-Chair. Mr. Burk declined nomination.

Moved by Mr. Burk, seconded by Mr. Lake to nominate Dennis Van Bramer as Vice-Chair. Hearing no other nominations, a vote was taken. All ayes. Carried.

Consideration of: Revised plans for Marina View Apartments for previously approved 8-unit multi-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision): Ken Lynch, Marina View Apartments, stated that they would like to turn the building 90 degrees, with the apartments facing Thorn St. It would allow the garage buildings to be spread further apart, and being located behind the apartments would be less visible from Thorn St. The building would also fit better on the lot and would also prevent car lights from shining on the apartment building on Lot 4.

Mr. Olejniczak added that the 5' utility bumpout will also be relocated to the same area as the other apartment buildings. The building and garages comply with all zoning setbacks.

After discussion, it was moved by Mr. Van Lieshout, seconded by Mr. Van Bramer to approve the revised plans as presented. All ayes. Carried.

Consideration of: 8-unit multi-family dwelling for Marina View Apartments, with detached garage buildings, located at 238 Thorn Street (Lot 2 of Marina View Subdivision): Mr. Lynch stated that this apartment building matches the existing 8-unit buildings. There will not be stonework

applied to the building, since it is not facing the waterfront.

Mr. Olejniczak stated that an evergreen hedge will separate the property to the north. This building has been approved by Plan Commission. It meets all setback requirements. Materials are consistent with the other buildings, as well as floor layout.

After a short discussion, it was moved by Mr. Van Lieshout, seconded by Mr. Van Bramer to issue a certificate of appropriateness for the 8-unit multi-family dwelling on Lot #2 as presented, subject to a detention basin be constructed. All ayes. Carried.

Consideration of: Proposed plans for Bordeau's Farm Market, 529 N. 8th Avenue: Mr. Bordeau presented his plans for a 24' x 50' farm market building, with a metal roof and vinyl siding. It would be built in the same area where the current 10' x 40' tent is located. The building would be 14' closer to the street than the tent. The color of the building is undetermined at this time, but he is thinking of possibly red and white, with a white roof.

Board members questioned why it couldn't be placed closer to the street to make it more inviting. Mr. Bordeau responded the property has a hill to the rear and that would not allow parking behind the building.

Mr. Bordeau stated he wants to keep his parking lot as gravel. Mr. Olejniczak mentioned that the ordinance requires blacktop within one year of occupancy. If Mr. Bordeau needed a little more time and had a schedule, it would be within staff's authority to grant an extension on a one-year time period. If he wanted to waive it entirely or maybe pave it in five years or so, it would have to go before the Zoning Board of Appeals, since it is an actual ordinance requirement. The code may possibly be looked at by the Plan Commission in the future. Since it is a small building, only a few parking stalls are required.

Mr. Bordeau added that his business is not open in the winter months, except for selling Christmas trees. Temporary lighting is used at that time. There is no other lighting plan proposed, since the market closes at 5:00 p.m. daily. Also, there are no proposed landscaping plans. Any available space is used for display.

Mr. Van Lieshout stated the building is a great addition to the neighborhood, but would like to see more details on the parking lot. He doesn't think gravel is a good fit. He would also like to see details on signage, with possibly a more "urban" look, and colors of the building.

Discussion continued. Moved by Mr. Van Bramer, seconded by Mr. Serafico to issue a Certificate of Appropriateness as presented, subject to the color scheme be approved by the Chair. All ayes. Carried.

Adjourn: Moved by Mr. Serafico, seconded by Mr. Burk to adjourn. All ayes. Carried. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary