

WATERFRONT DESIGN REVIEW BOARD

Monday, July 13, 2015

The Waterfront Design Review Board meeting was called to order at 12:02 p.m. by Chairperson William Galligan in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members William Galligan, Shelly Phelps, and Dennis Statz were present. Excused: Members Eric Paulsen and James Goodwin. Also present were Bellin Health representative Paul Vlies, Alderpersons Kelly Catarazoli and Will Gregory, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Statz, seconded by Ms. Kerwin to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 22, 2015.
4. Consideration of: Proposed medical clinic for Bellin Health, located at 311 N. 3rd Avenue.
5. Adjourn.

Carried.

Approval of minutes from April 22, 2015: Moved by Mr. Statz, seconded by Ms. Phelps to approve the minutes from April 22, 2015. Carried.

Consideration of: Proposed medical clinic for Bellin Health, located at 311 N. 3rd Avenue: Mr. Olejniczak stated that the proposed building was last occupied by Dollar General. It has now been purchased by Bellin Health for a medical clinic.

Paul Vlies stated that they have done other blighted commercial projects. There is currently a Bellin Health trailer that is located at Bay Ship. The exterior shape of the building will stay the same, but the top three rows of the building will include EIFS enhancements. The front and side of the building facing Palmer Johnsons will be tuckpointed and painted in a taupe color, with a sandstone color window trim, as well as the other two sides being repainted. The landscaping will be improved. The steps located in the rear of the building will be repaired and loading dock removed. He also mentioned that the ground sign is in a state of disrepair. They would like to install an internally lit ground sign.

Board members stated that they would like to see more landscaping in the parking lot.

Mr. Olejniczak added that internally lit signs are not allowed in the waterfront district, but offered other ideas. He also suggested ideas for landscaping, such as cutting out 2-3 feet of asphalt and dressing up the parking lot along the street frontage.

After further discussion, it was moved by Mr. Statz, seconded by Ms. Phelps to grant a certificate of appropriateness for the exterior of the building as presented and discussed. All ayes. Carried. Mr. Vlies will follow up with a landscaping plan and signage.

Adjourn: Moved by Mr. Statz, seconded by Ms. Phelps to adjourn. All ayes. Carried.
Meeting adjourned at 12:29 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary