

**DESIGN REVIEW BOARD
MINUTES OF MEETING
December 14, 2022**

TIME IN: The meeting was called to order at 6:30 p.m.

MEMBERS PRESENT: Robert Anderton, Michael Lynch, Michael Nickoson, Matt Stiffler, Chad Wolniewicz, Rob Stillion

OTHERS PRESENT: Jayna Janson, Auston Bland, John Bland, Chris Winkle, Kathy Young, Todd Farris, Alex Marsh, Tom O'Brien, Jeff Beard, Stephanie Van Bourgondien, Ashley Gaver

APPROVAL OF THE MINUTES: The minutes from the October 12, 2022 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

OLD BUSINESS:

1. **Exterior Plan/Landscape Plan:** To hear an application for a single-family attached residential development (Timberbrook) in the Suburban Residential (SRD) zoning district off of Milford Avenue.

Mr. Bland presented the application to the board; he gave a brief overview and changes that were made from the previous meeting. The developer reduced the overall size of the buildings to meet the twenty-foot distance between buildings; there will be forty one buildings. All landscape requirements have been met. Mr. Lynch requested to add two or three more varieties of shade trees. Mr. Wolniewicz suggested adding vinyl shake siding to the rear facade of the buildings; the applicant agreed.

Motion to approve: Mr. Stillion

VOTE: Mr. Wolniewicz **YES**; Mr. Stillion **YES**; Mr. Anderton **YES**; Mr. Lynch **YES**
Mr. Nickoson **YES**; Mr. Stiffler **YES**

Approved 6 - 0

NEW BUSINESS:

2. **Exterior Plan/Landscape Plan:** An application for a proposed new restaurant (Scooter's Coffee) and associated site improvements located at State Route 31 & Northwoods Drive in the Suburban Commercial (SCD) zoning district.

Mr. Winkle presented the application to the board. This will be a drive thru coffee shop with a walk-up window. The applicant already received the Board of Zoning Appeals variance for the building setback. Mr. Wolniewicz questioned the dumpster enclosure location; the engineer re-worked the site several times, there's no other location. Mr. Walniewicz requested they upgrade the painted CMU block to a painted split face block; the applicant agreed. The applicant will return to the board for the monument sign. Ms. Gaver has some questions regarding the landscape plan; the applicant will work with City staff on changes and additions. Mr. Lynch recommended changing out the Sea Green junipers, which will get very large, to Grey Owl junipers. There is an added window on the drive thru elevation that is nonfunctional; it is needed to meet the zoning code glass requirements. Mr. Stiffler questioned what the nonfunctional window looks into; Ms. Gaver suggested using the 3M film to cover the window.

Motion to approve: Mr. Lynch

VOTE: Mr. Stillion **YES**; Mr. Anderton **YES**; Mr. Lynch **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**; Mr. Wolniewicz **YES**

Approved 6 - 0

3. **Exterior Plan/Landscape Plan** An application for a proposed new independent living community along the North side of Professional Parkway in the Woodside Planned Unit Development

Mr. Farris, Mr. O'Brien and Mr. Marsh presented the application to the board. This will be a three-story active living senior facility. The development has a multi-unit attached building and townhomes with attached garages. This development will have several amenities; a courtyard, pool, pickleball, dog park, grill area, firepit and open space. The applicant provided several building materials and colors on the building elevations. Mr. Wolniewicz questioned the color scheme white, black and gray; the applicant suggested adding an olive color. The applicant will make a few updates to the rendering. Mr. Wolniewicz commented on the slope of the roof and gables. The board discussed the front entrance of the townhomes and suggested a more prominent front door. City staff questioned the drive aisle along the west side of the property; need to reconfigure the layout. The applicant has several changes to make and requested to table the application.

Motion to table: Mr. Stiffler

VOTE: Mr. Anderton **YES**; Mr. Lynch **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**; Mr. Wolniewicz **YES**; Mr. Stillion **YES**

Tabled 6 - 0

DISCUSSION ITEMS: Ms. Gaver explained the Facade Improvement Grant for the Historic Uptown will be available after the first of the year.

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Mr. Stiffler thanked the City Council, City Manager and City Staff for his reappointment to the board.

ADJOURNMENT: The meeting was adjourned at 8:20 p.m.