

**DESIGN REVIEW BOARD
MINUTES OF MEETING
October 11, 2023**

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

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

OTHERS PRESENT: Josie Thal, Don Silver, Kathy Young, Brian Murray, Bob Goins, Jake Reynolds, Stephanie Van Bourgondien, Jeff Beard

APPROVAL OF THE MINUTES: The minutes from the August 9, 2023 meeting were approved as submitted

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

HIRG:

- 1. An application for exterior improvements located at 636 West 5th Street in the Village Residential (VRD) zoning district.**

Ms. Thal presented the application to the board. The homeowner will have the front door hand sanded and refinished to restore the original look.

Motion: Mr. Anderton

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

Approved 6 - 0

NEW BUSINESS:

- 1. Exterior Plan/Landscape Plan: An application for a proposed Performance Luxury located at 730 and 750 Coleman's Crossing in the Regional Mixed-Use (RMU) zoning district, Parcel ID (2900230291200).**

Mr. Murray presented the application to the board. This location will be a luxury car dealership instead of the Indian and Polaris that was previously approved. The color scheme on the exterior of both units will match each other. Most of the changes were approved on the previous application. There will be a commercial garage door added to the front elevation and steel garage doors cut in on the rear of the building. Signage will be presented at a later time. Mr. Anderton questioned the use of the service department; mostly used for oil changes, tire

rotation and alignment. Anything more in depth will be referred to the Honda Dealership.

Motion: Mr. Nickoson

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

Approved 6 - 0

2. Accessory Dwelling Unit Application: An application for a proposed accessory dwelling unit located at 713 West 8th Street in the Village Residential (VRD) zoning district, Parcel ID (2900012240000).

Ms. Young presented the application to the board. She will be demolishing the detached garage and building a new two car garage with an attached one-bedroom apartment. The applicant requested to have a different color roof than what was on the existing house; she will be replacing that roof in the near future.

Motion: Mr. Wolniewicz

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

Approved 6 - 0

3. Exterior Plan/Landscape Plan: An application for a proposed Culver's located at Square Drive in the Regional Mixed-Use (RMU) zoning district, Parcel ID (2900210010000).

Mr. Reynolds and Mr. Goins presented the application to the board. This proposed project will develop two point three acres of eight total acres for a new Culvers location. The applicant updated their landscape plan; City staff will need to review and can work with the applicant on any more changes. Mr. Wolniewicz questioned the pedestrian access from the sidewalk to the building. There was thorough discussion of the traffic flow within the site; suggestions of additional parking lot striping and extending the islands to change the traffic merge from the drive thru. Mr. Wolniewicz requested the applicant add bicycle racks. Mr. Wolniewicz questioned the dumpster location; trash pick up is outside working hours. The applicant will work with City staff on building articulation; possibly bump out the front center columns or entire parapet wall. The applicant will bring back signage at a later date.

Motion: Mr. Nickoson

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

Approved 6 - 0

**4. Certificate of Appropriateness in the Historic Design Review District: An application for exterior projecting signage located at 113 S Main Street in the Uptown Commercial (UC) zoning district, Parcel ID (2900090310000).
(APPLICATION WITHDRAWN)**

DISCUSSION ITEMS: Staff reviewed the 2024 meeting calendar with board members.

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT: The meeting was adjourned at 8:01 p.m.