



**ARC Meeting Minutes  
Thursday, June 27, 2019**

**ARC Members in Attendance:** Jason Bond, Tim Ringger, Council Member Nick Miller, Ron Jones, and Kylie Lance.

**Other's in Attendance:** Kristen Voros representing Ridley's Market. Scott Peterson representing Evergreen Point Townhomes and Orchard Park Twinhomes.

Mr. Bond called the meeting to order at 6:06 p.m.

**Ridley's Market Grocery Store**

An architectural review of a proposed Grocery Store located at approximately 100 N. and 400 E.

Ms. Kristen Voros explained that as previously requested they have removed as much stucco and EIFS (Exterior Insulation and Finish System) material as possible. They have replaced the stucco with split and hone face CMU (Concrete Masonry Units). She reported that they have incorporated board and batten siding on the two entrance panels. She noted that there is still a little stucco in the front of the store, but significantly less than before.

Committee Member Ringger asked which direction the back of the store will face. Mr. Bond explained that it will face north, he clarified that there will be a fence on property line and possible high density housing behind the store. Ms. Voros noted that there will also be 8-foot concrete and CMU walls to screen trucks and trash cans in the back of the store. She stated that they have dressed up the sides of the building with brick veneer and EIFS panels. She explained that pre-cast concrete will be used on the window sills. Ms. Voros stated that they have also added decorative goose neck lighting.

Committee Member Ringger confirmed that according to his review all of the material and percentage requirements are met. Committee Member Lance suggested that a colored band is put along the back to add more interest. Mr. Bond recommended that a darker red CMU is used to provide variation and articulation. Ms. Voros proposed that the decorative cornice at the top of the building could be continued along the back to provide more articulation. The Committee agreed that they liked this idea.

Committee Member Lance asked if the air conditioning units are located on the top of the building. Ms. Voros explained that the units will be on the top of the building, set back and shouldn't be visible. Committee Member Jones asked what the cornice band material will be made of. Ms. Voros answered that it will be stucco with a metal cap.

Committee Member Lance asked about the landscaping plan. Mr. Bond informed the Committee that the landscaping plan has been submitted and meets all of the requirements. He clarified that in relation to the building there is only one spot with landscaping, which is the sitting area for the

fast food restaurant and drive through.

Mr. Bond reported that they are planning to install a gas pump station as well. The architectural elements of the gas station need to match the grocery store and will need to be reviewed. Mr. Bond mentioned that on the East side of the building there is a retention basin that will be surrounded by plants and trees. He noted that there will be trees along both sides of the park strip. Committee Member Lance asked if the stocking bays will be behind a wall. Ms. Voros confirmed that they will be.

Mr. Bond explained that the developer will build a new street which will be named 200 North to provide access. He noted that this access will be required prior to the construction of the building.

Mr. Bond asked how far the awnings will extend. Ms. Voros answered that the awnings project 3 feet, and the trellis projects 4 feet. Mr. Bond asked if decorative lighting could be added between the Ridley's and Ace store fronts. He also suggested that lighting is added on the side by the Ace side entrance, and by the drive through on the opposite side of the building. Ms. Voros indicated that lighting can be added in those areas.

**Motion:** Committee Member Ringger motioned to approve the architectural plans for Ridley's Market Grocery Store with the following conditions: That the requested lighting is added. The rear elevation changes including a colored band along the top and the extension of the decorative cornice are added. And pending that the future pump station is reviewed by the ARC and matches the grocery store. Committee Member Lance seconded. The vote was unanimous in the affirmative.

### **Evergreen Pointe Townhomes**

An architectural review of proposed townhomes located at approximately 300 W. and 100 N. Mr. Peterson clarified that there will be 5, 6 unit buildings for a total of 30 units. Mr. Bond noted that there won't be garages. He explained that all of the buildings will face the street, except for one unit that will face the parking lot.

Mr. Peterson explained that they are proposing a gray and black color scheme that is modern but still meets City code. He stated that the elevation materials will include hardy trim, board and batten siding, minimal stucco accents and stone. Mr. Bond reported that 100% of the main floor needs to be a primary exterior material. He noted that in order to meet this requirement stone is shown around the box windows. Mr. Bond stated that he thinks it's ok to allow stucco around the box windows and asked the rest of the Committee how they feel. Committee Members Ringger and Jones indicated that they prefer stucco around the windows to provide articulation.

Committee Member Lance expressed her feelings that the units need color, even if it's just an accent color. Mr. Peterson agreed with her, but noted that the market is leaning toward grays, and

cool neutrals. Committee Member Lance suggested that a different accent color is added to each building to provide some variation between the units. Mr. Peterson agreed with the Committee, and noted that the color can be easily changed. Committee Member Lance suggested that steel blue, and rust are used as possible accent colors. Mr. Peterson clarified that added color would be an accent to the proposed black, gray and white. The Committee indicated that they are happy with an added accent color to each unit.

Mr. Peterson asked the Committee if the material for the pop outs on the rear can be stucco rather than stone. He also asked if the pop outs are needed on every side, or if they are ok only on exposed ends. It was noted that without the pop outs there is 33.4 feet of area without articulation, where code requires articulation every 30 feet. Committee Member Ringger noted that he would prefer stone over stucco for the pop out. Committee Member Miller stated that he would like the pop outs to be on the two units facing the church. Committee Member Lance asked if hardy board is an approved material that could be used for the pop outs. Mr. Bond answered that the primary materials for main floor include brick, stone, etc. He noted that these units have an approved landscaping plan. Committee Member Jones explained that the purpose of stone is for both the appearance and the quality of the material. Mr. Bond asked the Committee if they are ok with not providing the articulation in between the buildings. Committee Member Miller explained that he wants a good looking project rather than focusing on restrictions. Committee Members Jones and Miller agreed that the masonry should be required for the main level.

Mr. Bond showed the landscaping plan. He noted that the only articulation on the rear is the pop out windows. Mr. Bond suggested that more focus is taken on the backs of the units that face the street. Committee Member Miller asked if there is enough variation on the main floor? Mr. Bond referred to City Code 10-6-6C3 which states:

‘Building Articulation: All exterior walls shall be articulated through combinations of the following techniques: Facade modulation: Stepping portions of the facade to create shadow lines and changes in volumetric spaces. Use of engaged columns or other expressions of the structural system. Providing projections such as balconies, cornices, covered entrances, porte-cocheres, trellises, pergolas, arcades and colonnades. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices, Wraparound porches, particularly on corner lots’

Mr. Bond noted that there is articulation in roof line. He explained that the roof meets the articulation requirement, but the wall doesn't. Mr. Bond explained that the intent of the code is that where visible the back and sides of the buildings should look nice. Committee Member Ringger agreed that the pop outs are needed on any visible building end.

Committee Member Lance asked if a porch can be added along every other unit of the back. Mr. Bond suggested that an awning with corbels over the back doors would work as well. The Committee agreed that the side elevations of the two corner buildings facing 300 West and 100 North need to have the pop outs. They also stated that the back of the buildings facing 300

West and 100 North will be required to have awnings and corbels over the doors to provide the required articulation. Mr. Peterson asked if stone is needed in the gable. The Committee decided that they would be ok with hardy board in the gables, or contrasting stucco.

**Motion:** Committee Member Lance motioned to approve The Evergreen Pointe Townhomes as proposed with the following conditions: That the developer consider adding a splash of color to the units. That the side elevations of the buildings that face 300 West and 100 North include pop-outs and that board and batten replace stone material in the gable area of those pop-outs. That awnings with corbels be required over the doors of the rear elevations for the units facing 300 West and 100 North. The small area around the main floor pop-out windows of the rear elevation be EIFS. Committee Member Jones seconded. The vote was unanimous in the affirmative.

### **Orchard Park Twin Home**

An architectural review of a proposed twin home located at approximately 355 S. and Center Street.

Mr. Bond reported that he has no comments as the architecture is consistent with the previously approved Orchard Hills development. Committee Member Lance asked if the AC will be on the side of the houses. Mr. Peterson answered that they will be located at the rear of houses.

**Motion:** Committee Member Jones motioned to approve the Orchard Park twin home as proposed. Committee Member Miller seconded. The vote was unanimous in the affirmative.

### **High Park North Townhomes**

*Ratifying approval of the High Park North Townhomes located at approximately 300 W. and Main Street.*

Mr. Bond explained that the architecture of these townhomes is consistent with the previously approved High Park South buildings. He clarified that one unit was removed on the rear building, so one building will have 7 units, and the other will have 6 units. Mr. Bond noted that the colors, materials, etc. meet code.

**Motion:** Committee Member Miller motioned to approve the ratification of the High Park North Townhomes Architectural Plans. Committee Member Lance seconded. The vote was unanimous in the affirmative.

### **ARC Business**

Approval of minutes from April 19, 2019.

**Motion:** Committee Member Jones motioned to approve the minutes from April 19, 2019. Committee Member Ringger seconded. The vote was unanimous in the affirmative.

### **Adjournment**

The meetings was adjourned at 7:24 p.m.