

**MINUTES OF THE CITY OF PELLA
COMMUNITY DEVELOPMENT COMMITTEE
FEBRUARY 12, 2020**

Chairperson Brummel called the Community Development Committee to order in the Public Safety Complex at 5:30 p.m. Members present were: Jerry Brummel, Patsy Cody, Linda Groenendyk, Mike Kiser, Lowell Olivier-Shaw, Wayne Stienstra, and Bob Zylstra. Absent: Leah Bokinsky, Susan Canfield, Jody Lautenbach, and Robyn Van Berkum. Staff present: Zoning Administrator Bryce Johnson and Deputy City Clerk Cynthia Vaske. Four members of the public were present.

Annual Elections of Chairperson and Vice-Chairperson

Brummel was elected Chairperson and Kiser was elected Vice-Chairperson for 2020.

APPROVAL OF TENTATIVE AGENDA

Motion by Cody, second by Zylstra to approve the tentative agenda. Motion carried 7-0.

APPROVAL OF MINUTES

Motion by Cody, second by Groenendyk to approve the minutes from the November 13, 2019 meeting. Motion carried 7-0.

NEW BUSINESS

**Consider a Design Permit Application to Construct an Addition to the Residence
Located at 504 Franklin Street**

Eric and Amy Recker have submitted a design permit application to alter the residence located at 504 Franklin Street, which is located within the City's Central Business District (CBD) zoning district. It is important to note that by code single-family residences located in the CBD zone are required to comply with the Dutch Residential (DURE) design requirements. Further, alterations to structures in the DURE District must accommodate design and architectural parameters that are consistent with the heritage of the community. These architectural themes promote Pella as an attractive and unique community. Please note, the applicant must obtain all necessary building permits prior to construction.

A summary of the applicant's design permit application is listed below.

1. Construct an addition to the existing residence. Please note, this addition will essentially double the size of the current structure. Materials include cement board siding, similar windows, similar brick, dark charcoal shingles.
2. The driveway along Franklin Street will be removed.
3. The front façade of the structure (along Franklin Street) will not be modified or altered.

4. The applicant will submit another application to the CDC for their review of the property's light fixtures, fence, and overall color scheme.

In evaluating this design permit, staff believes the application complies with the regulations in the zoning code but fails to comply with the design manual requirements. Therefore, staff is recommending the proposed design permit be approved on the condition that the proposed garage have no more than two doors as required in the DURE design manual.

Eric and Amy Recker, the applicants, were present and spoke in favor of the design permit. Jane Smith, the project's designer, also spoke in favor of the design permit and answered questions from the Committee.

The Committee stated they are okay with the garage having three garage doors.

Motion by Stienstra, second by Olivier-Shaw to approve the design permit as submitted. Motion carried 7-0.

E. Recker told the Committee that the project will likely take approximately eight months to complete.

OTHER BUSINESS / PUBLIC FORUM

Other

Zoning Administrator Bryce Johnson stated that Van Berkum has indicated she will be submitting her resignation from the Committee. The appointments to the Design and Sign Subcommittees will remain the same.

Johnson reported that amendments to the Design Review District Design Manual were approved by the City Council.

The Committee discussed an email they received from Jay and Nicolette Mitchell. Brummell stated that that he would reach out to them to answer their questions about approved exterior paint colors on buildings located in the CBD.

Next Meeting Date

The next regular meeting is scheduled for March 11, 2020.

Adjourned at 5:55 p.m.