

**MINUTES OF THE CITY OF PELLA
COMMUNITY DEVELOPMENT COMMITTEE
APRIL 8, 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, Susan Canfield (via phone), Patsy Cody, Linda Groenendyk (via phone; joined conference call at 6:01 p.m.), Mike Kiser (via phone), Jody Lautenbach (via phone), Wayne Stienstra (via phone), and Bob Zylstra (via phone). Absent: Leah Bokinsky and Lowell Olivier-Shaw. Staff present: Planning and Zoning Director Matthew Lepke and Deputy City Clerk Cynthia Vaske. Due to heightened public health risks associated with the COVID-19 pandemic, accommodations were made to broadcast this meeting via conference call. Three members of the general public attended the conference call.

APPROVAL OF TENTATIVE AGENDA

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

APPROVAL OF MINUTES

Motion by Kiser, second by Canfield to approve the minutes from the March 11, 2020 meeting. Motion carried 7-0.

NEW BUSINESS

Consider a Design Permit Application to Construct an Addition to the Commercial Building Located at 202 South Main Street

Marvin Rus submitted a design permit application to alter the building located at 202 South Main Street, which is located within the City's Gateway Corridor (GC) overlay district. It is zoned CC (community commercial), meaning it is also subject to Design District review, due to its commercial designation. The proposed improvements would expand and enhance an existing auto-oriented business.

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

1. Construct a 1,080 square foot-addition to the existing structure, adding two garage bays. Materials include stucco, brick, concrete masonry unit (CMU), wood framing, asphalt shingles, and aluminum storefront trim.
2. A stepped gable façade is offered for the front of the building.

The items listed below are key criteria to consider when reviewing design permit applications in the DR District.

Façade/Exterior

The applicant proposes a stepped gable treatment on the front of the building, above the main entrance. A traditional-style awning is also proposed for the windows on the south side.

Roof style/pitch

The saddle roof style has an appropriate pitch for commercial Dutch design.

Architectural Colors

Colors shall be chosen from the Pella Color Palette. The applicant proposes two colors, Theisen's/Valspar Midnight Secret and Behr Dusty Brown, as well as off-white trim; the color exhibit is attached.

Staff finds that the application complies with zoning code regulations and the design manual, though a minor design element may be considered for addition to the south side of the building. Staff recommends approval of the design permit.

Klingner & Associates Pella Branch Manager and Chief Architect Kim Mulch, on behalf of the applicant, was present to speak in favor of the design application and to answer questions from the Community Development Committee (CDC).

The CDC discussed potentially having the siding that is under the roof peak on the south side of the structure installed on the east side of the building or having an exterior insulation and finish system (EIFS) installed on the east side. The committee asked Mulch to provide staff with drawings of these two options to be considered by either the Design Subcommittee or by the CDC at a future meeting.

Motion by Kiser, second by Zylstra to table the design permit. Motion carried 7-0.

Consider a Design Permit Application to Alter the Exterior Facades of the Existing Structure Located at 405 Truman Road

Bruxvoort's Decorating Center has submitted a design permit application to alter the building located at 405 Truman Road, known as the former Pella Recreation Center Fieldhouse. The application summarizes the proposed improvements as a new entry, display windows, signage, new loading docks, and a new interior second floor. A summary of the requested alterations is provided below.

Proposed Alterations:

1. New large windows added on the north façade.
2. New overhead doors at loading dock.

3. New stone veneer façade improvements at proposed entrance.
4. New paving and loading areas on north and south sides.

The building is predominantly a sand color, with dark green trim along the bottom. These colors appear to meet the Pella Color Palette requirements.

This site poses a unique challenge. The building was constructed while part of the M-1 (limited/light industrial) zone, but later rezoned to Community Commercial (CC). Per 165.16.7, “[a]ny land rezoned to a commercial zoning district or annexed into the corporate limits as a commercial zoning district shall be concurrently rendered part of the DR Design Review Overlay District.” Therefore, the committee is challenged with the task of giving a metal, machine shed-style building a Dutch architecture treatment.

Staff finds the improvements to enhance the building’s appearance; however, minor Dutch elements may be added, such as changing the proposed entrance façade treatment to a gable design. Faux shutters could be added to the large windows on the north side, as well as the building’s other windows. Staff welcomes the committee’s expertise and suggestions on the proper elements.

Groenendyk joined the call at 6:01 p.m.

The applicant, Jacque Zondervan, the contractor for the project, Curt Hooyer, and Mulch were available by phone to answer questions from the committee and to speak in favor of the design permit.

Stienstra expressed concern with the lack of Dutch elements included in the design application. Cody suggested using an alternative brick with rounded edges instead of the proposed stone on the façade. She also suggested tabling the item for consideration until the Design Subcommittee has an opportunity to meet with the applicant to discuss their options for design further. Mulch said he could resubmit an alternative design to the City within a week’s time. Hooyer indicated he could provide the CDC with samples of building materials for the façade to aid in their decision making.

Motion by Cody, second by Canfield to table the design permit. Motion carried 8-0.

OTHER BUSINESS / PUBLIC FORUM

Other

In response to a question from Kiser, Planning and Zoning Director Matthew Lepke indicated that communication is ongoing between the City and the owners of 408 Oskaloosa Street in regards to their design application.

Next Meeting Date

The next regular meeting is scheduled for May 13, 2020.

Adjourned at 6:36 p.m.