

**MINUTES OF THE CITY OF PELLA  
COMMUNITY DEVELOPMENT COMMITTEE  
MAY 13, 2020**

Chairperson Brummel called the Community Development Committee (CDC) to order in the Public Safety Complex at 5:32 p.m. Members present were: Jerry Brummel, Linda Groenendyk (via phone), Mike Kiser, Jody Lautenbach (via phone), Wayne Stienstra, and Bob Zylstra. Absent: Susan Canfield, Patsy Cody, 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. Four members of the general public attended the conference call.

**APPROVAL OF TENTATIVE AGENDA**

**Motion** by Kiser, second by Zylstra to approve the tentative agenda. Motion carried 6-0.

**APPROVAL OF MINUTES**

In response to a question from Zylstra, Brummel explained that Jacque Zondervan is working on getting a sample of the stone material that is proposed for the façade of Bruxvoort's Decorating Center at 405 Truman Road.

**Motion** by Zylstra, second by Kiser to approve the minutes from the April 8, 2020 meeting. Motion carried 6-0.

**NEW BUSINESS**

**Consider a Design Permit Application to Alter the Exterior Facades of the Existing Structure Located at 408 Oskaloosa Street**

The Well Resource Center (applicant) and PCD Property Management (owner) have submitted a design permit application to alter the building located at 408 Oskaloosa Street, formerly the Dairy Queen. Pursuant to further discussion, the proposed design has been amended to now feature wider fascia and spires.

Proposed Alterations:

1. Repaint entire building using Dakota Woods Green.
2. Windows replaced on the south façade using Pella double-hung vinyl windows in brown. Windows on north, east, and west facades will be replaced using windows that are similar to those existing.
3. Exterior lighting upgrades as shown on the rendering (see attached specification sheets).
4. Install garage door on east façade near the building's southeast corner.

5. Construct a canopy parallel to the east façade with same color as existing roof with cedar posts. Roofing will either be asphalt shingles (Weatherwood) or a steel roof (Pella Brown). Three individual overhangs similar in design and style are also proposed over the new windows along Oskaloosa Street.
6. Small areas of cedar highlights throughout structure.
7. Increase the thickness of the fascia around the perimeter of the building.
8. Add spires to the peaks on the south, east, and north sides.
9. Parking lot will be sealed and striped.

Changes were made to widen the fascia from four to eight inches and add spires to the roof line in multiple places. The existing structure was built on the property lines along South Clark Street and Oskaloosa Street, and the proposed awnings would overhang the public right-of-way. The Public Works Department has authorized these awnings. The applicant has found inspiration from buildings in the Netherlands and applied architectural elements from these to the revised elevation drawing.

The applicant is proposing to use Benjamin Moore Dakota Woods Green for the building and brown for the proposed windows. Neither of the proposed colors is shown in the Pella Color Palette. Staff recommends that the design permit request be approved as revised.

Executive Director of The Well Jayson Henry was present via phone to speak in favor of the design permit application and to answer questions from the Committee.

Several Committee members asked for an opportunity to view the proposed colors for the project in person. After some discussion, Stienstra, Kiser, and Brummel agreed to meet with Henry on site at 408 Oskaloosa Street to see samples of the proposed colors in person.

**Motion** by Zylstra, second by Kiser to approve the revised design permit, pending Design Subcommittee approval of the colors. Motion carried 6-0.

### **Consider a Design Permit Application to Paint Shutters on an Existing Structure Located at 815 Broadway Street**

Amber Lyle (applicant) and Brenda Jones (owner) have submitted a design permit application to alter the building located at 815 Broadway Street. The applicant proposes painting four shutters on the south side of the building, beneath the awning.

The proposed design did not pass unanimously at the CDC Design Subcommittee and is therefore being reviewed by the full CDC. A comment received from the Design Subcommittee was the desire for a more vernacular Dutch color, such as orange.

The building has only two sides with exposure to the public, the east (facing the square) and south (facing the US Bank drive-through) sides. The existing shutter color would be

preserved on the east/front of the building, with the proposal only requesting a change for the structure's south side.

The applicant is proposing to use a lime green for the proposed shutters. The proposed color is not included in the Pella Color Palette. The applicant's business generally uses berry-related colors in its branding, including lavender, lime green, and Kelly green.

The applicant would like to employ a color from the business' identity. Because the originally proposed color did not pass the Design Subcommittee, staff recommends approval of the design permit application after revision to a color the CDC finds suitable.

The applicant, Lyle, was available by phone to answer questions from the CDC and to speak in favor of the design permit. Zylstra suggested using the proposed lime green in signage instead of on the shutters. Lyle explained her plan is to leave the shutters their present color, if the CDC does not support painting them the proposed lime green color.

Lautenbach left at 5:55 p.m.

A quorum was no longer present and, since those CDC members who were present had not indicated support for the design application, Lyle chose to withdraw her application.

#### **OTHER BUSINESS / PUBLIC FORUM**

None.

#### **Next Meeting Date**

The next regular meeting is scheduled for June 10, 2020.

Adjourned at 5:59 p.m.