

**MINUTES OF THE CITY OF PELLA
COMMUNITY DEVELOPMENT COMMITTEE
JUNE 10, 2020**

Chairperson Brummel called the Community Development Committee (CDC) to order in the Public Safety Complex at 5:30 p.m. Members present were: Jerry Brummel, Patsy Cody, Linda Groenendyk (via phone), Mike Kiser, Wayne Stienstra, Caryn Van Hemert, and Bob Zylstra. Absent: Susan Canfield, Jody Lautenbach, 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 Cody to approve the minutes from the May 13, 2020 meeting. Motion carried 7-0.

NEW BUSINESS

Consider a Design Permit Application to Alter the Front Exterior Facade of the Existing Structure Located at 600 Main Street

Melanie Wilborn (applicant) and Dennis Fynaardt (owner) have submitted a design permit application to alter the existing building located at 600 Main Street. The applicant proposes painting parts of the building's front façade, which are currently white. The central part of the building's front façade is brick; it would not be painted. The walls to either side are the portions proposed for painting.

The applicant proposes Sherwin-Williams' Gray Matters, which appears to match multiple gray colors on the Pella palette, including Benjamin Moore's Edgecomb Gray and Sherwin-Williams' Roycroft Mist Gray. Staff recommends approval of the design permit application.

Planning and Zoning Director Matthew Lepke explained the interactions staff had with Wilborn throughout her application process and that, against staff's recommendation, Wilborn painted the structure without the CDC's approval. Cody asked about issuing a fine to the applicant for making design changes without an approved permit. Lepke stated could be an option, but there are questions as to whether the applicant or the property owner would be fined. Brummel explained that he also told the applicant to not paint the building without approval

from the CDC. He said it would be unfair to allow Wilborn to make alterations to her building without CDC approval when other business owners do follow the rules. He said the color choice is not problematic, as he believes the color would likely have been approved through the Design Subcommittee process had the proper permit application and supporting documents been submitted.

Motion by Kiser to deny the design permit. Motioned died for lack of a second.

Stienstra suggested issuing a letter to the applicant explaining that an approved permit is required for the proposed painting, but stated he is not in favor of denying the design permit. Brummel explained that he does not want to set a precedent for allowing design work to happen on buildings before receiving a design permit.

In response to a question from Zylstra, Lepke explained that, should the CDC recommend fining the applicant, staff will consult with the City Attorney to ensure that the proper steps have been taken.

Motion by Zylstra, second by Cody to table the design permit, pending consultation with the City Attorney on whether a fine may be issued to the applicant and then brought before the Design Subcommittee for approval. Motion carried 7-0.

Lepke stated he will email the Committee to apprise them of what he learns after speaking with the City Attorney.

Consider a Design Permit Application to Alter the Front Exterior Façade of the Existing Structure Located at 702-704 Washington Street

Bob Zylstra (owner) has submitted a design permit application to alter the existing building located at 702-704 Washington Street. The applicant proposes painting the building's front façade. A separate application was submitted for a proposed accessory building behind 704 Washington.

The applicant proposes five colors, four of which are in the Pella palette: Benjamin Moore's Georgian Brick, Sherwin-Williams' Classic Light Buff, Sherwin-Williams' Library Pewter, and Sherwin-Williams' Morris Room Grey. The apartment door would be painted Benjamin Moore's Black, in keeping with the appearance of large, dark windows on the building's front façade, and to differentiate it from the main door. Staff recommends approval of the design permit application.

Samples of the proposed paint colors were shown to the Committee. Zylstra answered questions from the Committee and spoke in favor of the design permit.

Motion by Cody, second by Stienstra to approve the design permit as submitted. On roll call the vote was: ayes: Cody, Stienstra, Brummel, Groenendyk, Kiser, Van Hemert; abstain: Zylstra. Motion carried 6-0.

Consider a Design Permit Application to Construct a New Accessory Building Located at 704 Washington Street

Zylstra (owner) has submitted a design permit application to remove the existing garage behind 702-704 Washington Street and replace it with a new one, as well as add a breezeway between the garage and principal building's elevator. The same colors are proposed for the garage as would be used on the front façade of the principal structure.

The proposed building has crossbuck doors with glass. While not a direct example of Dutch building elements, the crossbucks could be adapted and painted to match traditional Dutch door/shutter design. In the alternative, the doors could remain as is, and shutters could be added to the windows on the garage's east side.

The primary structure's front façade will be primarily painted a natural brick color, and the garage will be painted to match. The garage would have a shared wall with the garage to the west of the subject site.

The applicant proposes three colors, all of which are in the Pella palette: Benjamin Moore's Georgian Brick, Sherwin-Williams' Classic Light Buff, and Sherwin-Williams' Morris Room Grey. These colors are also proposed for the front façade of the site's primary structure. Staff recommends approval of the design permit application, with the revision to adapt the doors to match a traditional Dutch door/shutter pattern, or to add shutters to the windows on the garage's east side.

Zylstra answered questions from the Committee and spoke in favor of the design permit.

Motion by Cody, second by Kiser to approve the design permit as presented. On roll call the vote was: ayes: Cody, Kiser, Brummel, Groenendyk, Stienstra, Van Hemert; abstain: Zylstra. Motion carried 6-0.

Consider a Design Permit Application to Install Outdoor Furniture at 629 Franklin Street

The Cellar Peanut Pub (owner) has submitted a design permit application to add three tables, one of which is a picnic bench, and 10 chairs to an outdoor patio behind the business. Because the business is in a design review district, City Code 165.16.2(A) authorizes the Committee to review the proposed outdoor furniture. The tables and chairs do not have a Dutch theme. The Design Review District Design Manual does not address design elements for outdoor furniture. Therefore, staff recommends approval of the design permit application with advice from the Committee on the furniture

Marty Duffy was present to speak in favor of the design permit and to answer questions from the Committee.

Motion by Zylstra, second by Van Hemert to approve the design permit as submitted. Motion carried 7-0.

Consider a Design Permit Application to Add a Building Addition at 629 Opportunity Lane

Dave Hopkins (applicant) and Rave Property Management (owner) have submitted a design permit application to construct a 40-foot by 50-foot addition to an existing building. The same colors are proposed for the addition as would be used on the front façade of the principal structure.

The applicant proposes a two-tone design with beak gable on the end of the building to match that of the adjacent Lely training building, as well as window shutters for the side of the building facing the street. The design is consistent on all three sides. The applicant proposes two colors of steel for the building, Regal White and Charcoal Gray. Staff recommends approval of the design permit application.

Zylstra suggested a faux door or window be placed in the proposed gable. Brummel said he does not object to that suggestion, but stated he is fine with the design as submitted.

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

OTHER BUSINESS / PUBLIC FORUM

Cody said the Sign Subcommittee has denied a sign permit for New Star, which will be coming before the full CDC.

Lepke mentioned that black and white are not included in the approved Pella Color Palette. It was explained that white and black were left off the palette to discourage only black and white buildings, but these colors can be approved by the Committee.

Van Hemert was welcomed to the CDC, as this is her first meeting.

Next Meeting Date

The next regular meeting is scheduled for July 8, 2020.

Adjourned at 6:27 p.m.