



Main Street Design Committee

Minutes

January 18, 2023

8:00AM

Members Present: Connie Thurman, Jayme Chapin, Shawn Davis, Shane Scott, Bill Morris, Shanna Goldenstein

Members Absent: Jennifer Penner

Staff Present: Rob Cooper, City Planner

Members of the Public:

Call to Order: Meeting called to order by Jayme Chapin at 8:00am.

Business Item – 508 State Street / Free Skate Cycle Works

Shawn Davis gave a brief explanation of the scope of the project and the construction timeline. The project involves the remodeling of the front exterior entrance regarding the removal of two (2) existing front facing vertical windows and replace them with a 12-ft. by 9-ft. (108-sq. ft) pull down garage door. The two (2) windows that are being replaced are not part of the original building exterior façade, but are in fact, replacement windows dated back to the early 1990's. The building was constructed in 1911 and used as a commercial downtown row store. Cooper referenced three separate code sections that applied to the project, Section(s) 14-110 / Entrances; 14-128 / Alterations; and 14-133 / Façade Materials.

Bill Morris stated that in general terms he is opposed to the new garage door concept because it takes away from the original historic building façade appearance. However, he is making this project an exception because this particular project involved the previous removal of the original interior transom beam.

Shanna Goldstein made a motion to approve the project, seconded by Shane Scott.
Motion carried without opposition.

Committee then discussed the new amendments.

Jayme Chapin and Bill Morris discussed the items of information and created a list of properties with available square footage for the Building and Business Owner inventory list. Cooper discussed the progress of the city inserting the Certificate of Occupancy inspection and permitting as part of the intake process for new businesses.

Bill Morris led the discussion regarding the suggested changes to the Downtown Ordinance. Section 14-103, “Does the Committee have the expertise to review for building code compliance? Should say: “Complies with this Ordinance”.

Section 14-119, “Defined pole material” must be mounted to the building “above the sidewalk”.

Section 14-120, “No” to internally lit signs. How far can the sign project (encroach) per 14-138...could encroach up to 8-feet...same as awning.

Section 14-121, ~~Sign panels in the window~~ — what is vinyl sunscreen?

Section 14-125, Letter size in scale with the overall façade design.

Section 14-139, It is preferred that paint colors be based on a historic theme, based on the time frame of the architecture of the building. Regardless, the proposed actual color scheme shall be based on the following criteria:

- A. Are the exposed areas of the building visually consistent on all sides?
- B. Do the color(s) tie the building elements together (details, signs, facades, etc.)?
- C. Are the color palettes and paint schemes on adjoining buildings compatible?

Bill Morris led the discussion regarding Murals and presented a Proposed Mural Ordinance, which was reviewed and discussed in depth by the Committee and all members present were in favor of the Ordinance proposal to move forward to the next Committee meeting for a formal vote.

Adjourn:

Shanna moved to adjourn at 9:00AM; Motion was seconded by Shane. Motion carried without opposition.

/s/ Rob Cooper