

Community Development Committee
Regular Meeting Minutes
February 10, 2016

1.) Call the Meeting to Order

The meeting of the Community Development Committee was called to order by Chairperson Patsy Cody at 5:30 p.m. at the Pella Community Center.

2.) Roll Call.

Members Present: Patsy Cody, Linda Grodenendyk, Phil Groenendyk, Mike Kiser, Jody Lautenbach, Lori Parisee, Dennis Vander Beek.

Members Absent: Jerry Brummel, Ginny Moore, Wayne Stienstra, Robyn Van Berkum.

Others Present: George Wesselhoft – Director of Planning and Zoning, Jerry Byers – CDC Secretary, Mike Nardini – City Administrator, Steve Woodhouse – Pella Chronicle, Gary Van Vark, Joan Haman, Libbie Randall, David Benkaln, Doug Van See, Ray Bisbee, Julie Bisbee, Joyce Vander Beek, Wally Pelds, LeAnne Krell, Rhonda Kermode, Dan Vander Beek.

3.) Design Permit Application – Casey’s General Stores

Casey’s General Stores is seeking approval for a design permit application for a new store at 505 – 513 Main Street. (Legal description: Lot 1, except the West 70.00 feet thereof, and all of Lots 4 and 5 in Block 61 in the City of Pella, Iowa 50219).

Chairperson Cody addressed the audience and explained that the Community Development Committee (CDC) job was to review the architectural design of the building and detail presented to the Committee.

She continued by stating that the Committee did not decide if a building came or went, and only addressed what was presented before the Committee and if it met the architectural requirements.

Chairperson Cody opened the floor to Casey’s.

Wally Pelds, of Pelds Engineering, spoke to the Committee and indicated that the Committee had received preliminary designs and received several comments on the original design.

Mr. Pelds continued by stating they were presenting the final design based on the comments received. He explained several elements of the design to the Committee and presented drawings and projected the drawings on a screen for those in attendance.

Chairperson Cody commented that the Committee had made recommendations back concerning the initial design and that she felt they had done a good job with those requests.

Lori Parisee stated she had a design request for the canopy. She said she did not feel that the current design meet the Dutch elements of the community or the heritage elements of the neighborhood.

Ms. Parisee gave the Committee a handout showing possible design element changes to the canopy. She indicated that Casey's had done a good job with the store but that the canopy lacked in design elements.

Mr. Pelds indicated that Casey's will usually try to make the canopy minimal. He continued by saying they could try and dress up the canopy and columns.

He did indicate that there were limits to what he could do that would pass Building Code due to wind loads and shear design.

Mr. Pelds continued by asking for direction on what the Committee would like to see for design elements.

Discussion ensued.

Mike Kiser asked if they could do anything except a flat roof.

Mr. Pelds responded that to do so would change the size and shape of the canopy due to the loads and he would have to check with his engineer. He said they had never done one in 1900 plus stores.

Chairperson Cody told the Committee that they could pass the design of the store and then have everyone come back and vote on a new canopy design at a future date.

Phil Groenendyk stated that as a former business owner, he didn't want the canopy to take away from the store design.

Chairperson Cody asked if the Committee was in agreement that they would act on the design for the main store building and come back and act on the canopy at a future date.

Joan Haman, 707 Union Street, spoke to the Committee concerning the canopy. She stated that it looks like a tin roof and doesn't fit in with the neighborhood.

Dennis Vander Beek spoke that he was the owner of the properties in question and that he would be abstaining from vote.

Mike Kiser made a motion to approve the submitted design for the building as submitted and all accessories except the canopy.

Phil Groenendyk second the motion.

Upon vote motion passed 6 to 0. Dennis Vander Beek abstained.

Mike Kiser made a second motion to review the canopy design after suggested changes have been made by Pelds Engineering. The committee would send back comments and then reconvene at a future date to review the changes and vote.

Lori Parisee seconded the motion.

Upon vote motion passed 6 to 0. Dennis Vander Beek abstained.

4.) Approval of Minutes

Approval of the January 13, 2016 meeting minutes were approved as submitted.

5.) Other Business

There was no other business.

6.) Adjourn

Chairperson Cody adjourned the meeting at 5:57 p.m.

Respectfully submitted.
Jerry Byers
Building Official