

Community Development Committee  
Special Meeting Minutes  
April 25, 2012

1.) The meeting of the Community Development Committee was called to order by Chairman Mike DeWild at 5:35 p.m.

2.) Roll Call.

Members Present: Jerry Brummel, Jo Dorenkamp, Mike DeWild, Mike Kiser, Ginny Moore, Wayne Stienstra, Kathy Jaarsma Tripp, Robyn Van Berkum, Dennis Vander Beek.

Members Absent: Patsy Cody.

Others Present: Jerry Byers, George Wesselhoft, Shelly Riggen (Added Attractions), Chris McGuire (McCon Building Corporation).

3.) Design Permit Application

Design Permit Application was submitted for a Culver's Restaurant at 1512 Washington Street. The application included Building Design, Wall Signs, Drive through Signs, Outdoor Fixtures, Lighting, Awnings, and Fence design elements.

Mr. McGuire spoke to the Committee and stated that Culver's was a nationwide chain of over 450 restaurants in 28 states with Florida being the newest state. He continued by stating they are looking at building the restaurant on the lot East of Applebee's. He commented on the design of the store with the use of stone and cement siding on the exterior, screening of all equipment on the roof, use of an effis architectural detail on the edges of the roof and the use of the solid dark blue for the awnings as indicated in submitted drawings.

Kathy Tripp asked about the lighting in the wall and monument signs as to whether it was going to be lit internally.

Mr. McGuire responded that yes all signs would be lit internally.

Ms. Tripp asked about the color of the back of the parapet.

Mr. McGuire responded that the color would be the same as the exterior and not be white.

Discussion ensued as to what was included in the design permit.

George Wesselhoft, Director of Planning and Zoning responded that the building elements, lighting, outdoor fixtures, dumpster enclosure, bike racks, bollards, tables and awnings need to be addressed. Signage would be handled through sign permits.

Dennis Vander Beek spoke up and suggested that the thickness of the parapets needed to match the corner brick so as not to look like an add on above the roof line. The thickness should match the width of the corner brick.

There was general consensus that this would help the look of the building.

Ginny Moore asked about landscaping.

Mr. Wesselhoft stated there would be shrubs and tulips and parking lot trees as indicated on the site plan.

Mike Kiser asked about the drive through menu board sign being interior lit and facing the street and wondered about the light affecting traffic.

Mr. McGuire showed the Committee a picture of one of the menu board signs at night.

There was general discussion about the menu board sign, its location, and about having a brick base for it.

Mr. Wesselhoft spoke to the limitations of size for ground signs used for the menu board.

Ms. Moore asked about the outdoor tables and umbrellas.

Mr. McGuire indicated that there would be five tables with dark blue canvas umbrellas.

Kathy Tripp made a motion to accept the design with amendment of the roof color to tan, adding thickness to the Dutch Elements on the roof, the color of the menu board sign to be tan with a stone base and the umbrella canvas to match the awning canvas.

Wayne Steinstra seconded the motion.

Jo Dorenkamp - yes, Mike DeWild - yes, Mike Kiser - yes, Ginny Moore - yes, Wayne Stienstra - yes, Kathy Jaarsma Tripp – yes, Robyn Van Berkum - yes, Dennis Vander Beek – yes, Jerry Brummel - no.

Motion passed 8 to 1.

4.) Design and sign permit applications were submitted for Added Attractions at 836 Main Street. The applications included a second new wall design after the initial design was not approved.

Ms. Moore spoke to Shelly Riggen that she was surprised at the submitted design colors as she felt that the Committee had talked about the color options and the use of textures and dimensions.

Ms. Riggen indicated that she had not come away from the first meeting with the same ideas but thought the Committee was looking for a solid color not an animal print. She looked around downtown and found both the pink and purple colors and thought that would be ok to use. She was really looking for a sign that was different from the other half of the building.

Ms. Moore indicated that the colors pink and purple were really accent colors and could be used with a more neutral color background while using several examples based on businesses downtown and referencing the sign code.

There was discussion about the use of pink for signage downtown and the use of bright accent colors.

Kathy Tripp spoke that she felt that the Committee had helped with other options for colors, and the use of a possible crackle finish for use of texture for the sign. She said she was really surprised at the use of pink and purple for the sign and thought that everyone had discussed the use of the tan, dark brown and red of the original sign permit.

Ms. Moore commented on using the tan, dark brown, and red from Ms. Riggen business card and continued that the pink and purple are really “Wow” colors.

Mr. Vander Beek asked what the Committee could do to help the applicant come to an agreement on the situation.

There was discussion about Committee members coming to Ms. Riggen store to help with the design.

Ms. Riggen spoke that she went back to the colors in the color palette and picked a color for the background and looked at pink for the letters and noticed the other signs that had pink in the downtown. She commented that she is not tied to the pink and purple colors but trying to provide a “Wow” statement for her business due to the difficulties and placement associated with the sign.

There was discussion about the use of accent colors and letting applicants know they are accent colors.

Jo Dorenkamp left at 6:10 p.m.

More discussion ensued about possible color options and their location on the sign.

Jerry Brummel made a motion to accept the use of Tan #728, Dark Brown #731, and Red #173 as talked about in the meeting from the color palette

Wayne Steinstra seconded the motion.

Upon vote, motion passed 8 to 0.

#### 5.) Annual Election of Officers

Staff informed the Committee that Mr. DeWild could not be re-elected as he had been Chairperson as long as allowed by Committee rules.

Ginny Moore was nominated as Chairperson by Kathy Jaarsma Tripp and seconded by Mike Kiser.

Patsy Cody was nominated as Vice Chairperson

Upon vote both nominations carried.

With Kathy Jaarsma Tripp stepping down from the Sign Sub-Committee, Jerry Brummel said he would take over the primary position. Robyn Van Berkem said she would be the second for the Sign Sub-Committee.

There were no changes to the Design Sub-Committee with Dennis Vander Beek and Ginny Moore as primaries and Mike Kiser as the second.

#### 6.) Approval of Minutes

Approval of the April 11, 2012 Meeting Minutes. The minutes were approved as submitted.

#### 7.) Other Business:

There was discussion about the need for new members. With Mark Bosscher's position still empty and Kathy Jaarsma Tripp and Jo Dorenkamp leaving the Committee soon, new members are needed.

#### 8.) Adjourn

New Chairperson Moore adjourned the meeting at 6:38 p.m.

Respectfully submitted.  
Jerry Byers  
Building Official