

Community Development Committee
Regular Meeting Minutes
May 8, 2013

1.) Call the Meeting to Order

The meeting of the Community Development Committee was called to order by Chairperson Ginny Moore at 5:32 p.m.

2.) Roll Call.

Members Present: Jerry Brummel, Patsy Cody, Linda Groenendyk (5:35), Mike Kiser (5:37), Ginny Moore, Wayne Stienstra, Robyn Van Berkum, Dennis Vander Beek.

Members Absent: Mike DeWild, Jody Lautenbach.

Others Present: Jerry Byers, George Wesselhoft, Matt Gillam – Vice President of Development, Overland Property Group, Jon Oosterhuis – SVPA Architects, Jack Thomassen.

3A.) Design Permit Application – Reserves at Mill Farms

Design Permit Application was submitted for the Reserves at Mill Farms on West 16th Street, Lot 2, View Pointe, Pella, Iowa 50219. The applications included the construction of two apartment buildings with 16 apartment units each, clubhouse, parking and site amenities.

Matt Gillam, Vice President of Development for Overland Property Group spoke to the Community Development Committee concerning architectural elements of the structures.

Mr. Gillam spoke to the group about working with the City concerning getting the project to the point of meeting with the CDC. He continued by providing color drawings of the design. He stated that this was the standard design they use throughout the country with some local elements thrown in to complement the local architecture. Elements like the barn door, the stone, colors and other elements.

Mr. Gillam showed the Committee the stone samples.

There was discussion about the stone.

Chairperson Ginny Moore commented that she felt they had worked hard at bringing local Dutch elements into the buildings.

Wayne Stienstra asked about the shutters shown on a previous drawing.

Mr. Gillam discussed why they changed the design and took out the shutters or moved them in the design and added other architectural elements.

There was some discussion about the site plan and where and how the buildings sat upon the property.

Mr. Gillam spoke about the clubhouse and what it would entail.

There were questions concerning landscaping, playground equipment, fencing and the dumpster enclosure.

Jerry Brummel made a motion to approve as submitted.

Patsy Cody seconded the motion.

Upon vote, motion passed 8 to 0.

3B.) Design Permit Application – Vermeer Early Learning Center

Design Permit Application was submitted for the Vermeer Learning Center, located on the east side of County Line Road adjacent to the Vermeer Campus in Pella, Iowa 50219. The applications included the construction of a 22,000 square foot building, parking and site amenities.

Jon Oosterhuis of SVPA Architects spoke to the Committee about the Vermeer Early Learning Center. Mr. Oosterhuis showed the Committee some architectural renderings of what the buildings will look like.

He continued by explaining where the structures would be located in reference to the barns located to the south of the proposed building.

Mr. Oosterhuis stated that the Vermeer family wanted to maintain the look of a farm, or barn look, that would blend into the area and with the farm buildings already to the south.

Mr. Oosterhuis continued with more information about the building and materials used as well as site information.

Mr. Oosterhuis showed the Committee the steel for the roof and talked about fencing.

Mr. Oosterhuis walked through the floor plan with the Committee answering questions and explaining the uses of different areas in the buildings.

The Committee talked about the fencing and signs coming back to sub-committee for approval.

There were general questions about the Early Learning Center as well as questions about the Vermeer's intent to open the center to the public.

Patsy Cody made a motion to approve as submitted with the signs and fencing coming back to sub-committee for approval.

Robyn Van Berkum seconded the motion.

Upon vote, motion was approved 8 to 0.

3C.) Jack Thomassen – Outdoor fixture (Awning)

A Design Permit Application was submitted by Jack Thomassen for an awning at his condo residence at 700 Main Street, Pella, Iowa 50219. The application includes an Awning over the patio located on the west side of the Condo at 700 Main St., Pella, Iowa 50219.

Mr. Thomassen spoke to the Committee and indicated that he would like to place an awning on his patio located on the third floor, west side of the Molengracht.

Mr. Thomassen continued to explain the details of the patio as well as information about the awning.

Chairperson Moore asked if Mr. Thomassen had a color in mind.

Mr. Thomassen said he wanted a solid color, no stripes.

There was discussion about the color.

Ms. Cody stated that she felt the Committee should stipulate colors.

Ms. Van Berkum felt there should be only solid colors.

Much discussion ensued.

Ms. Moore indicated the color sand or taupe.

Mr. Thomassen said he liked the taupe or green.

Consensus was for the color taupe.

Jerry Brummel made a motion to approve the awning with taupe as the color.

Wayne Stienstra seconded the motion.

Upon vote, motion passed 8 to 0.

4.) Ordinance Amendment for Banner Signs in the Public Right of Way.

George Wesselhoft, Director of Planning of Zoning, spoke about the Banner Sign Program. Mr. Wesselhoft spoke about the details of the program that need to be cleaned up in the Ordinance for the City. He said things like time limits, insurances, hold harmless, specs for the street lights, meetings with the electrical department that were not in the original code. The proposed amendment would amend the code to simply reference the adopted City Council policy.

Mike Kiser stated that this was just maintenance for the Code.

Mike Kiser made a motion to approve as submitted.

Patsy Cody second the motion.

Motion was approved 8 to 0.

5.) Approval of Minutes

Approval of the minutes of the February 6, 2013 Special Meeting

The minutes were approved as submitted.

6.) 2013 Design and Sign Permit Summaries

The Committee discussed the 2013 permit summaries.

7.) Other Business

Patsy Cody indicated that she had talked to Councilman Larry Peterson about the community entrance sign. He showed her three different options with the possibility of getting a sign on the west side of town.

Mr. Wesselhoft stated the City is working with Iowa Department of Transportation (IDOT) about a piece of property near the off ramp of 163 at the west exit.

Discussion ensued.

There was discussion about construction in the City and what the Committee could expect down the road for meetings.

8.) Adjourn

Chairperson Moore adjourned the meeting at 6:23 p.m.

Respectfully submitted.

Jerry Byers

Building Official