

Community Development Committee
Special Meeting Minutes
April 2, 2014

1.) Call the Meeting to Order

The meeting of the Community Development Committee was called to order by Chairperson Ginny Moore at 5:30 p.m.

2.) Roll Call.

Members Present: Patsy Cody, Linda Groenendyk, Mike DeWild, Jody Lautenbach, Ginny Moore, Wayne Stienstra, Robyn Van Berkum, Dennis Vander Beek.

Members Absent: Jerry Brummel, Mike Kiser, Lori Parisee

Others Present: Jerry Byers – CDC Secretary, George Wesselhoft – Director of Planning and Zoning, Jeffrey Zhu – Yamato Steak House, Li Chen – Yamato Steak House, Kwok Tian – Yamato Steak House, Ron Meinders – Pella Asian Market, Beau Browne – Browne Chiropratic, Dennis Vander Horst – West End Auto, Steve Fopma – Leighton State Bank, Bob Zandi – Kirk Gross Company.

3.) Sign Permit Applications

a. Pella Asian Market

A sign permit application was submitted for the Pella Asian Market located at 724 Main Street, Pella, Iowa 50219. The application was for a 6' by 3' wall sign to be located on the west side of the building. The sign was deferred to full Committee from Sub-Committee for want of a more Old World look to the sign.

The Committee looked at photos of the proposed sign.

Chairperson Moore asked who the sign contractor was for the project.

Ron Meinders answered that they designed the sign themselves.

Patsy Cody said that she was on the Sign Sub-Committee and asked that it come to the full Committee stating that she felt that the sign was lacking in the design that the Committee usually likes to see.

Mr. Meinders asked if the sign needed a border.

The Committee agreed that a border would help as they were looking for more of an “Old World” look.

Chairperson Moore indicated to the applicant that they look at the Design Manual.

Jerry Byers, Secretary to the Committee, suggested to the applicant that they present additional design ideas to the sub-committee for review.

More discussion ensued between the Committee and the applicant.

Wayne Steinstra indicated to the applicant that the lettering standard was not up to the professional standard required by the Committee.

The Committee asked that the sign for the Pella Asian Market be sent back to sub-committee for further review when changes are made.

An invitation to help with any new sign ideas was offered by the Committee.

b. Yamato Steak House of Japan

A sign permit application was submitted for Yamato Steak house of Japan, located at 1590 Washington Street, Unit #104, Pella, Iowa 50219. The application was for a lighted wall sign on the west side of the building. The sign was deferred to full Committee from Sub-Committee due to issues with the sign application.

Ms. Cody stated that she referred this sign to full Committee. She continued by saying that she liked the new photos of the sign much better than the original application photos. She said that in the original application that it was hard to tell what the colors were for the sign.

Jeffery Zhu showed the Committee what the sign will look like lit at night.

Patsy Cody made a motion to accept the sign as submitted.

Robyn Van Berkum seconded the motion.

Upon vote motion passed 8 to 0.

4) Design Permit Applications

a. West End Auto

Design Permit Application was submitted for West End Auto, 1400 Washington Street, Pella, Iowa 50219. The application was for an addition to the northeast corner of the current facility off of West 6th Street.

Dennis Vander Horst spoke to the Committee about the project indicating that the addition would have four service stalls.

Materials and colors would match the existing colors from when they remodeled the front portion, four or five years ago, due to a vehicle running into the building.

A site plan and color elevation drawings were passed around for the Committee to look at.

Mike DeWild made a motion to approve as submitted.

Dennis Vander Beek seconded the motion.

Upon vote, motion passed 8 to 0.

b. Browne Family Chiropractic

Design Permit Application was submitted for Browne Family Chiropractic, 110 E. 10th Street, Pella, Iowa 50219. The application was for enclosing the north side of the building.

Beau Browne spoke about the project stating they were enclosing the drive through portion of the old A&W building. He continued by stating that new windows would be added, stone up the front half with siding the rest of the way on the new part.

Mr. Browne continued with a little history of the building and told the Committee about the current condition of the structure.

The Committee asked that the stone samples to go to the sub-committee.

Mr. Vander Beek indicated that the stone was the same stone as was being used on the affordable housing going up on the west side of town.

The Committee was fine with the brick once Mr. Vander Beek indicated a similar use in the town.

The colors were indicated as River Tan for the siding and Universal Khaki for the trim.

Sherman Williams paint colors are to be used.

Patsy Cody made a motion to approve as submitted

Mike DeWild seconded the motion.

Upon vote, motion passes 8 to 0.

c. Extras

Design Permit Application was submitted for Extras, 719 Broadway Street, Pella, Iowa 50219. The application was for a 24 by 30 detached accessory structure to be located off the alley behind the existing house.

Committee member Mike DeWild represented Extras as their contractor and explained to the Committee what the project was all about.

Mr. DeWild explained that the new structure needed to be five feet off the alley and the old garage was going to go away. He continued by saying the siding was to be a double four siding in white with gray shingles. The garage door and entry door are to be a raised panel with no windows.

There was general discussion about the garage.

The Committee asked about black shutters to dress up the garage. Mr. DeWild asked if the Committee would like shutters on the north end facing the alley.

Mr. Byers confirmed that there were to be two sets of double shutters on the north side.

More discussion ensued.

Robyn Van Berkum made a motion to approve with double four white siding and black shutters.

Jody Lautenbach seconded the motion

Upon vote, Patsy Cody – yes, Linda Groenendyk – yes, Jody Lautenbach – yes, Mike DeWild – abstain, Ginny Moore – yes, Wayne Stienstra – yes, Robyn Van Berkum – yes, Dennis Vander Beek – yes.

Motion passes 7 to 0 with 1 abstention

d. Leighton State Bank

Design Permit Application was submitted for Leighton State Bank, 900 Washington Street, Pella, Iowa 50219. The application was for an addition to the north side of the current bank location.

Bob Zandi from Kirk Gross spoke to the Committee about the addition to the north side of the current Leighton State Bank location. Mr. Zandi indicated that the exterior of the new addition will match the existing bank.

Mr. Zandi showed a site plan and elevation drawings to the Committee of what the project will look like.

The comment was made that if you liked the old building it will just be bigger.

Patsy Cody made a motion to accept the design as submitted.

Mike DeWild seconded the motion

Upon vote, motion was approved 8 to 0.

5.) Approval of Minutes

Approval of the minutes of the February 12, 2014, Regular Meeting

The minutes were approved as submitted.

6.) 2013 Design and Sign Permit Summaries

The Committee discussed the 2014 permit summaries.

7.) Other Business

Mr. Byers told the Committee about banners and signs that do not have permits and that have been informed that they need to go through the sign process. Sites include Designer Images, Sports Page, and Yamato Steak House of Japan.

There was discussion about the art at the old Strawtown location. Mr. Wesselhoft indicated that he had a citizen that approached him about not liking the drapery art.

There was discussion about the fact that the piece went through the process with the design sub-committee and was legal.

The Committee thanked Mike DeWild for making an open sign for the front of Nola Vander Streek's store that is visible from the trail. So thank you Mr. DeWild.

8.) Adjourn

Chairperson Moore adjourned the meeting at 6:32 p.m.

Respectfully submitted.

Jerry Byers
Building Official