

Community Development Committee
Regular Meeting Minutes
August 13, 2014

1.) Call the Meeting to Order

The meeting of the Community Development Committee was called to order by Chairperson Ginny Moore at 5:40 p.m.

2.) Roll Call.

Members Present: Wayne Stienstra, Ginny Moore, Linda Groenendyk, Mike De Wild, Jody Lautenbach (5:37), Jerry Brummel (5:40), Robyn Van Berkum (5:40).

Members Absent: Patsy Cody, Lori Parisee, Dennis Vander Beek, Mike Kiser

Others Present: George Wesselhoft – Director of Planning and Zoning, Jerry Byers – CDC Secretary, Bob Lodel – Excel Engineering - Architect.

3.) Design Permit Application

Design Permit Application was submitted by Winding Landings, Inc. for a Taco Bell restaurant at 1620 Washington Street, Pella, Iowa. The application was for a 2,417 square foot restaurant with drive through.

Bob Lodel, Architect for Excel Engineering from Fond du Lac, WI 54935, spoke to the Committee stating that they tried to embrace the design elements of the City of Pella and the Taco Bell Corporate image while melding the two together.

Mr. Lodel explained that the tower element anchors the building as a focal point while the bell gables highlight elements to the structure while providing architectural elements to all four sides of the building.

Mr. Lodel referenced design boards concerning design elements as discussion continued about the building. He continued by showing samples of the brick, stone, roofing and other exterior materials.

Discussion continued concerning exterior elements.

Wayne Steinstra expressed concern about the roof tower.

More discussion ensued about the roof and the tower element.

Mr. Lodel commented on the dumpster enclosure and signage. There was concern about the sizes allowed for menu boards.

Chairperson Moore asked if there was going to be any outdoor seating. Mr. Lodel said there was not going to be any at this time.

Jerry Brummel expressed interest into making a motion to accept the submitted design.

Mr. Lodel said that there was a twist and went on to explain that corporate expressed interest into making the building look more like Applebee's. He then went onto explain the design ideas about making the building look like its neighbor.

Mr. Lodel went through all of the elements that Taco Bell corporate wished to change with the Committee. He then asked the Committee which design elements the Committee wished to see.

Mike DeWild indicated that he would not have a problem with removal of the shingled room element and extending the walls. He continued by asking for something metal, tile, slate, something other than shingles on the tower roof.

More discussion ensued.

Linda Groenendyk indicated that she likes the tower. She stated that it adds a little variety.

Mr. Lodel commented that it really goes with the design elements of the Design Manual.

Ms. Moore stated that the Committee doesn't necessarily want everyone to look the same.

More discussion ensued over design and roof elements.

Mr. Wesselhoft indicated to the group that there was a time element for approval of a design based on that it all needs to be done before going to Planning and Zoning on the 25th of the month. He stated that a special meeting of the Community Development Committee could be called on Wednesday the 20th for an approved design as P & Z will not entertain a conditional approval. So if the design is not ready to go late next week, the site will get bumped to the September P & Z meeting.

Mr. Lodel asked the Committee about keeping the tower element and the Committee indicated they would like to see that in the design. He continued by asking that the Committee would like to see the taller walls like on the Applebee's, which they agreed.

Mr. Lodel stated that he felt that was a good compromise between the original design and what corporate wished to do.

Jerry Byers told the Committee that there were options on the table for the Committee. The first one would be to approve one of the designs submitted to them. The second one would be to ask Mr. Lodel to submit a new design back to the Committee by the first of the week for a possible approval at a special meeting next Wednesday.

The Committee indicated to Mr. Lodel that they would help in any way that they could, however, they also implied that they were not the ones changing the design at the last minute, placing the entire submittal on a time sensitive approval.

Ms. Moore stated that she had concern about getting the design too cluttered.

Mr. Lodel concurred about trying to keep the designs from getting cluttered. Other Committee members agreed.

The Committee reviewed the options for Mr. Lodel as follows:

- 1.) Approve the original design as submitted.
- 2.) Resubmit a new design based on what corporate wants and Committee input by Monday for a special meeting on Wednesday knowing that by not receiving approval could mean delay in taking the site plan to Planning and Zoning.

Mr. Wesselhoft did state that the Committee and Staff would do the best they could to facilitate the special meeting but to be aware that it does run a risk factor in not being able to make the P & Z meeting on the 25th.

Jerry Brummel made a motion to approve the original design as submitted or redesign and resubmit the secondary design by corporate by Monday based on alternate design concepts offered by the Community Development Committee. All signage submitted, to be reviewed by Sign subcommittee.

Robyn Van Berkum seconded the motion.

Upon vote, motion passed 7 to 0.

4.) Approval of Minutes

Approval of the minutes of the July 9, 2014, Regular Meeting

The minutes were approved as submitted.

5.) 2014 Design and Sign Permit Summaries

The Committee discussed the 2014 design and sign permit summaries.

6.) Other Business

Mr. Wesselhoft mentioned the outdoor seating policy that was approved by City Council for the downtown and also mentioned the Ad Hoc Historic Preservation Committee process which could involve modification to the Community Development Committee design review area.

7.) Adjourn

Chairperson Moore adjourned the meeting at 6:40 p.m.

Respectfully submitted.
Jerry Byers
Building Official