

**MINUTES OF THE CITY OF PELLA
COMMUNITY DEVELOPMENT COMMITTEE
MARCH 10, 2021**

Chairperson Brummel called the Community Development Committee (CDC) to order in the Public Safety Complex at 5:30 p.m. Members present were: Jerry Brummel, Patsy Cody, Linda Groenendyk, Nancy Henry, Mike Kiser, Lowell Olivier-Shaw (via phone), Wayne Stienstra, Caryn Van Hemert, Dennis Vander Beek, and Christi Vander Voort. Staff present: Assistant City Administrator Corey Goodenow, Code Enforcement Officer Jared Parker, and the Deputy City Clerk. Due to heightened public health risks associated with the COVID-19 pandemic, accommodations were made to broadcast this meeting via conference call. Nine members of the public joined the conference call.

APPROVAL OF TENTATIVE AGENDA

Motion by Cody, second by Groenendyk to approve the tentative agenda. Motion carried 10-0.

APPROVAL OF MINUTES

Motion by Van Hemert, second by Stienstra to approve the minutes from the October 14, 2020 meeting. Motion carried 10-0.

NEW BUSINESS

Consider a Design Permit Application to Construct a Drive-Through Coffeehouse at 2010 Washington St.

Scooter's Coffee is proposing a new building at 2010 Washington Street. The building itself has been adapted from the company's standard building design by adding a gable, gooseneck lighting, faux shutters, and ensuring colors match the Pella Color Palette.

The building is predominantly a sandy tone, dark gray, with red highlights. The applicant has stated that they would prefer to use their own standard colors, but the following historic colors are similar:

- Sherwin-Williams' Skyline Steel SW 1015
- Sherwin-Williams' Inkwell SW 6992
- Benjamin Moore's Heritage Red HC-181

These colors appear to meet the Pella Color Palette requirements.

The building's design includes a gable, a set of faux shutters, gooseneck lighting, and has been altered from the company's traditional layout to better comply with Pella's design requirements. In evaluating this design application, staff finds the proposed application meets the

requirements listed in the *Design Review District Design Manual*. Therefore, staff recommends the application be approved as submitted.

Color and material samples were distributed for the Committee's review.

Cody indicated her support for the proposed design. Hood-Rich Architecture Principal Architect Billy Timmons was present via phone to answer questions from the CDC and to speak in favor of the design permit. He explained that the proposed canopy will provide shelter for customers when ordering during inclement weather. Stienstra expressed his reservations about the canopy's design. Van Hemert said she likes the proposed canopy and building design. Henry stated that the proposed canopy appears to fit within the branding of Scooter's Coffee. Cody said she appreciates the applicant's efforts in providing a complete application with the color elevations and material samples.

Scooter's Coffee Construction Manager Dan Forslund was present via phone on behalf of the applicant and spoke in favor of the design permit.

Motion by Van Hemert, second by Vander Voort to approve the design permit as submitted. Motion carried 10-0.

Consider a Design Permit Application to Alter the Exterior Facades of the Existing Structure Located at 405 Truman Rd.

Bruxvoort's Decorating Center has submitted a design permit application to alter the building located at 405 Truman Road, known as the former Pella Recreation Center Fieldhouse. The Committee last reviewed this at the April 8, 2020 meeting where it was referred to an ad hoc subcommittee. Since then, staff has received verbal confirmation that the subcommittee appears to approve of the changes, but the authority for final approval was reserved by the full CDC.

The building is predominantly a sand color, with dark green trim along the bottom with stone accents. These colors appear to meet the Pella Color Palette requirements.

This site poses a unique challenge. The building was constructed while part of the Limited/Light Industrial (M1) zone, but later rezoned to Community Commercial (CC). Per Chapter 165.16.7, "[a]ny land rezoned to a commercial zoning district or annexed into the corporate limits as a commercial zoning district shall be concurrently rendered part of the DR [Design Review] Overlay District." Therefore, the Committee is challenged with the task of giving a metal, machine shed-style building a Dutch architecture treatment.

Efforts have been made on the part of the applicant to comply with design standards, while receiving verbal approval from the ad hoc subcommittee. Staff welcomes the Committee's opinion on the current design of the building.

Stienstra and Cody said the final design looks very nice.

Motion by Cody, second by Henry to approve the design permit as submitted. Motion carried 10-0.

OTHER BUSINESS / PUBLIC FORUM

Annual Election of Officers

On an annual basis, the Community Development Committee is required to select a Chairperson and Vice-Chairperson from its membership. Per 165.16.3 of the Zoning Ordinance, the Chairperson can be reelected each year provided no more than three consecutive years have been served. All members are eligible to serve in these roles.

The current Chairperson is:

- Jerry Brummel (3 years served)

The current CDC Vice-Chairperson is:

- Mike Kiser

CDC Design Subcommittee members:

- Lowell Olivier-Shaw
- Wayne Stienstra
- Caryn Van Hemert

CDC Sign Subcommittee members:

- Jerry Brummel
- Patsy Cody
- Caryn Van Hemert

Committee members will be nominated from the floor. All positions will be held for one year.

Motion by Henry, second by Vander Voort to appoint Cody as Chairperson and Van Hemert as Vice-Chairperson; to appoint Stienstra, Vander Beek, and Vander Voort to the Design Subcommittee; and to appoint Van Hemert, Brummel, and Cody to the Sign Subcommittee for 2021. Motion carried 10-0. The decision was made to also have Henry shadow the Sign Subcommittee and be included in sign permit application distribution emails.

Other

Cody and Van Hemert explained the ongoing signage issues with Vision 4 Less, which shares a building with EyeCare Partners, P.C. In response to a question from Cody, Code Enforcement Jared Parker explained that the number of wall signs for a building is determined based on the number of businesses located within the building.

Next Meeting Date

The next regular meeting is scheduled for April 14, 2021.

Adjourned at 6:05 p.m.