

**MINUTES OF THE CITY OF PELLA  
COMMUNITY DEVELOPMENT COMMITTEE  
APRIL 29, 2021**

Chairperson Cody 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, Mike Kiser, Shelly Riggen, Wayne Stienstra, Caryn Van Hemert, Dennis Vander Beek, and Christi Vander Voort; absent: Nancy Henry and Lowell Olivier-Shaw. Staff present: City Administrator Mike Nardini, Assistant City Administrator Corey Goodenow, Code Enforcement Officer Jared Parker, Building Official Jerry Byers, and Deputy City Clerk Cynthia Vaske. Due to heightened public health risks associated with the COVID-19 pandemic, accommodations were made to broadcast this meeting via conference call. No members of the public joined the conference call and one member of the public attended in person.

**APPROVAL OF TENTATIVE AGENDA**

**Motion** by Van Hemert, second by Stienstra to approve the tentative agenda. Motion carried 9-0.

**APPROVAL OF MINUTES**

**Motion** by Stienstra, second by Groenendyk to approve the minutes from the April 14, 2021 meeting. Motion carried 9-0.

**NEW BUSINESS**

**Consider a Design Permit Application for Smash Park**

Smash Park has proposed a 22,026-square-foot facility on Lot 1 of Prairie Ridge Plat 3. The developer consulted with City staff and Cody for the proposed design for the building. Based on the input received from the City of Pella, the developer has taken Smash Park's standard architectural approach and blended the requirements of the City's *Design Review District Design Manual* (Design Manual) to comply with City Code. Overall, staff believes the proposed building meets the City's design requirements by having a partial brick façade (major element) and mullions (minor element).

The building's proposed materials and colors are the following:

<b><u>Material</u></b>	<b><u>Proposed Colors</u></b>
Brick	Glen-Gery Klaycoat
Exterior Metal Panels	Firestone Omega VR, Classic Unclad, Metal Cityscape
Prefabricated Metal Panels	Cool Zinc Gray
Exterior Composite Wood	Newtechwood, UltraShield Naturale, Roman Antique
Metal Roof	Galvalume
Exterior Painted Metal	Sherwin-Williams' Rock Bottom SW 7062

These colors appear to meet the Pella Color Palette requirements.

SHYFT Collective Senior Project Designer/Director of Business Development Asa Plum was present to speak in favor of the design permit and to answer questions from the Committee. He indicated that Smash Park plans to open in time for Tulip Time 2022. Material and color samples were passed around for the Committee's review.

Cody explained that the developer originally submitted a design option with a stepped gable but, upon meeting with her and others, it was decided that a gable would not be appropriate on this particular building. She stated this is the reason why she had asked the Committee at the last meeting to review modern Dutch architecture and design. Riggen said that, in her research, the Smash Park design has elements of modern Dutch architecture.

Committee members indicated their desire to maintain the historic look of downtown and agreed that other design standards might be appropriate elsewhere in town. Stienstra said the CDC might need direction from the City Council on this matter. Vander Voort suggested the CDC work on preparing proposed updates to the Design Manual for the City Council's review.

**Motion** by Vander Beek, second by Brummel to approve the design permit as presented. On roll call the vote was ayes: 8 (Vander Beek, Brummel, Cody, Groenendyk, Kiser, Riggen, Van Hemert, Vander Voort); nays: none; abstain: 1 (Stienstra). Motion carried.

## **OTHER BUSINESS / PUBLIC FORUM**

### **Other**

Cody mentioned that a bakery may have plans to open downtown in Tamory Hall. She asked staff to ensure no signage is posted for the business until a sign permit has been applied for and approved by the Sign Subcommittee. Staff will look into this matter.

Riggen, Vander Beek, Kiser, and Van Hemert were appointed to a Design Manual Subcommittee to review the Design Manual for potential updates. Cody will be in touch with these individuals to arrange a time and place to meet.

Cody reported that Nana's Table Café & Mercantile and a new boutique, Adorn Clothing Co., have recently opened downtown.

Van Hemert told Plum that the Committee would welcome his input on Design Manual revisions.

### **Next Meeting Date**

The next regular meeting is scheduled for May 12, 2021.

Adjourned at 6:19 p.m.