

MINUTES
DOWNTOWN REVIEW BOARD
March 3, 2010
5:30 P.M. – COUNCIL CHAMBER

MEMBERS PRESENT: Troy Culver (1-0), Timothy Haley (1-0), Vincent Lewis (1-0), Mike Manganaro (1-0), Mark Schmitz, (1-0), Paul Stevenson (1-0), William Cole Woodbury (1-0).

MEMBERS ABSENT: Beth Conway (0-1), Carl Kohler (0-1).

Quorum Present. Five members constitute a quorum.

OTHERS PRESENT: Mike Kellam, City Planner
Vicki Johnson, Assistant City Planner

Chairman Manganaro called the meeting to order.

APPROVAL OF MINUTES – October 7, 2009.

Chairman Manganaro asked for corrections and/or additions to the minutes of the meeting of October 7, 2009. Mark Schmitz made a motion to approve the minutes as submitted. Paul Stevenson seconded the motion.

VOTE: Culver – yes, Haley – yes, Lewis – yes, Manganaro – yes, Schmitz – yes, Stevenson – yes, Woodbury – yes.

Ayes – 7, Nays – 0. Quorum vote is five votes. Motion passes.

Old Business -- None

New Business

ITEM #1 NOR-AM ICE AND COLD STORAGE by Penn Street Signs – 203 Dewey Avenue -- Requesting approval of a Certificate of Appropriateness for placement of two new signs.

Tony Wood, 1205 South 11th Street, Penn Street Signs, appeared to explain this request. Mr. Wood said these are non-illuminated panel signs to identify the building. Mr. Manganaro asked if there are any existing signs on the building. Mr. Wood said no.

Mike Kellam said this request meets the requirements of the Downtown Precise Plan as well as the Sign Code; therefore, staff recommends approval.

Troy Culver made a motion to approve the Certificate of Appropriateness. Vincent Lewis seconded the motion.

VOTE: Culver – yes, Haley – yes, Lewis – yes, Manganaro – yes, Schmitz – yes, Stevenson – yes, Woodbury – yes.

Ayes – 7, Nays – 0. Quorum vote is five votes. Motion passes.

This Certificate of Appropriateness has been approved by the Downtown Review Board.

ITEM #2 TOWER LOANS by Roderick Sign Co. – 621 Francis Street -- Requesting approval of a Certificate of Appropriateness for placement of one new sign.

No one appeared to explain this request or represent the applicant.

Mike Kellam said this sign meets the requirements of the Downtown Precise Plan and the Sign Ordinance. Staff recommends approval.

Troy Culver asked if this has an existing sign behind the glass already. Mr. Manganaro said this is next to that building. Mr. Culver said that sign coupled with the new one seems like a large, if they're using all the glass for their sign. Mike said they are allowed up to 25% of the transparent area for signs on the glass; they are within that limitation. The window sign does not require a permit; only the panel sign over the door requires a permit.

Cole Woodbury made a motion to approve the Certificate of Appropriateness. Mark Schmitz seconded the motion.

VOTE: Culver – yes, Haley – yes, Lewis – yes, Manganaro – yes, Schmitz – yes, Stevenson – yes, Woodbury – yes.

Ayes – 7, Nays – 0. Quorum vote is five votes. Motion passes.

This Certificate of Appropriateness has been approved by the Downtown Review Board.

ITEM #3 CITY OF ST. JOSEPH – 100 South 10th Street (Joyce Ray Patterson Senior Citizens Center) -- Requesting approval of a Certificate of Appropriateness an addition to the exercise room.

Greg Seifert, Creal Clark and Seifert Architect Engineers at 919 Corby. He said he is the architect on this project and will be happy to answer any questions.

Troy Culver asked what kind of roof and material are they going to use. Mr. Seifert said it will be a sloped standing seam metal roof. The color will be dependent on the owner; they hope to keep it complimentary to the existing exterior façade.

Mark Schmitz asked if the Downtown Review Board has jurisdiction over color choice. Mike Kellam said no.

Mr. Manganaro asked if the addition will be elevated. Mr. Seifert said yes. It will be elevated to match the existing finished floors and will be lined up. They will use synthetic stucco around this addition similar to what you see on the building the way it is now. The only difference is there will be no “ribs” as a band like on the existing building. Mr. Seifert explained that there will be a lot of glass facing the west for the exercise area; they want to line up treadmills and have them look out the windows. He said it should be a really nice addition.

Mr. Culver said in the picture, it appears the roofs are at different elevations. Mr. Seifert said there is a height change on the existing building; they are single sloped from the lower section out to the end on the new part of the building. The slope is 2.5/12.

Mr. Woodbury asked if they will lose any parking spaces as a result of the addition. Mr. Seifert said no, just during construction. He said they currently have snow and ice guards as well as a huge gutter to prevent ice from sliding off the roof.

There being no further question, Paul Stevenson made a motion to approve the Certificate of Appropriateness. Troy Culver seconded the motion.

VOTE: Culver – yes, Haley – yes, Lewis – yes, Manganaro – yes, Schmitz – yes, Stevenson – yes, Woodbury – yes.

Ayes – 7, Nays – 0. Quorum vote is five votes. Motion passes.

This Certificate of Appropriateness has been approved by the Downtown Review Board.

ITEM #4 Election of Officers for Calendar Year 2010

Tim Haley nominated Cole Woodbury to serve as Chairman for the calendar year 2010. Mark Schmitz seconded the nomination. There were no further nominations, so Mr. Woodbury has been elected by acclamation.

Mark Schmitz nominated Troy Culver to serve as Vice-Chairman for the calendar year 2010. Paul Stevenson seconded the nomination. There were no further nominations, so Mr. Culver has been elected by acclamation.

ITEM #5 Staff Report

- Mike Kellam said we’ve had some movement of the second phase of the streetscape – on Felix Street. We were being held up by MoDot and at this time, we have received verbal approval for this now.
- The Center Building is moving forward. They have some tenants in their retails spaces now and are hoping to have the restaurant open by mid-March or early April. They are also working to get approval of their streetscape portion by their building.

Mr. Culver asked if their streetscape would go to Felix Street. Mike said it will go along 6th Street from Edmond to Felix Street.

Mr. Culver asked about the city parking lot. Mike said he is not sure but it may start this summer.

Cole Woodbury asked what the plan is for the parking lot and the alleyway between the buildings. Mike said three plans were proposed and the one chosen by Council will use the center alley as a walkway. It will be reconstructed with pavers, landscaping and lighting. The dumpsters will be moved, screened, and located to the rear of the buildings.

Mr. Woodbury asked if there will still be an east/west alley. Mike said that will be part of the driveway into parking lot. The dumpsters will be along there as well. Mr. Woodbury said he has been considering putting a garage door on the back of his building; would that still be feasible? Mike said yes.

There being no further discussion or business to come before this board, Chairman Manganaro adjourned the meeting at 5:50 p.m.

The next regular meeting of the Downtown Review Board is scheduled for April 7, 2010 at 5:30 p.m. in the Council Chamber.