

MINUTES  
DOWNTOWN REVIEW BOARD  
December 7, 2011  
5:30 P.M. – COUNCIL CHAMBER

	<u>Name</u>	<u>Attendance</u> (mtgs attended-mtgs absent)	<u>Term of Office</u>
<b>MEMBERS PRESENT:</b>	Vincent Lewis	(6-3)	3/04/12
	Mike Manganaro	(6-3)	3/04/12
	Cole Woodbury	(5-4)	3/27/12
	Carl Kohler	(6-3)	3/22/13
	Debbie Mahoney	(5-4)	5/21/13
	Mark Schmitz, Chairman	(9-0)	3/10/14
	Roger Baker	(5-2)	3/21/14
<b>MEMBERS ABSENT:</b>	Josh Royle	(7-2)	3/22/13
	Rick Rader	(5-2)	5/16/14

Quorum Present. Five members constitute a quorum.

OTHERS PRESENT: Dustin Smith, City Planner

**APPROVAL OF MINUTES – November 9, 2011.**

Chairman Schmitz called the meeting to order and asked for questions or corrections to the minutes of November 9, 2011. Cole Woodbury made a motion to approve the minutes as submitted. Vincent Lewis seconded the motion.

VOTE: Baker – yes, Lewis – yes, Manganaro – yes, Schmitz – yes, Woodbury – yes.  
Ayes – 5, Nays – 0. Quorum vote is five votes. Motion passes.

*Old Business* – None

*New Business*

**I. ST. JOSEPH NEWS PRESS by Larry Douglas, agent – 825 Edmond Street –**  
Requesting approval of a Certificate of Appropriateness to add an exterior electronic wall sign.

Larry Douglas, St. Joseph News Press, appeared to answer questions about this proposed sign.

[Carl Kohler and Debbie Mahoney arrived]

Chairman Schmitz asked if this is going to be a digital sign. Mr. Douglas said yes. Mr. Schmitz said it looks like it is a good size. Dustin Smith said it is very much undersize. He explained that this sign plus the existing sign do not come near the maximum amount of signage allowed. What is allowed for total signage is 10% of the wall calculated against the first 20 feet in height.

Mr. Schmitz asked what kind of message will be put on the sign. Mr. Douglas said it will have top news stories, highlight different sections of the paper, and other self-promotions but no advertising.

Cole Woodbury asked if it has been put up already. Mr. Douglas said no.

There being no further discussion, Roger Baker made a motion to approve the Certificate of Appropriateness for this sign. Vince Lewis seconded the motion.

No one else appeared to speak in favor of this request and no one appeared to speak in opposition.

VOTE: Baker – yes, Kohler – yes, Lewis – yes, Mahoney – yes, Manganaro – yes, Schmitz – 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. Chairman Schmitz advised Mr. Douglas that he could apply for the necessary sign permit tomorrow or after.

**II. CITY OF ST. JOSEPH** –Requesting approval of an amendment to change the legal description of the P-1 Downtown Precise Plan.

Dustin Smith said the city is the applicant on this. He said there is a pending development plan for the Uptown Development Precise Plan. The property included in the Uptown Development Precise Plan is all owned by Heartland Health System. Dustin explained that there is a small area of the proposed Uptown Development Precise Plan that overlaps the Downtown Precise Plan. That area is shown on the map that was included in the packets. Dustin said we just need to remove from the P-1 that part that overlaps into what will be the P-11 Uptown Development Precise Plan.

Carl Kohler asked if the developer for the Uptown Development would be required to obtain a Certificate of Appropriateness from the Downtown Review Board for new construction if the amendment is not approved. Dustin said yes, they would, but it would be an extra layer of approvals that they do not need. The two precise plans are very similar in terms of the language. Dustin said there is an Uptown Review Board who will do design review for the Uptown Precise Plan area.

Roger Baker asked if the developer for the Uptown is the same developer that was approved several years ago. Dustin said Pioneer Investment from Topeka is the developer; Heartland is the property owner; and Tim Minson is the master developer for a part of the development. He explained that the first phase will be along Faraon to Robidoux, 7<sup>th</sup> to 10<sup>th</sup> Streets and will be mostly single family homes with two or three duplexes mixed in.

Dustin said the entire development is from 7<sup>th</sup> Street along Faraon, then up the alley between 9<sup>th</sup> & 10<sup>th</sup> Street and the northern boundary is at about 9<sup>th</sup> & Church Street and it includes some of the properties along 8<sup>th</sup> Street and on the west side of 7<sup>th</sup> Street. It is not a large area. There is a larger Uptown area that the Uptown Board will present to the City for adoption at a later time. The entire Uptown area is from Faraon to where the old school is at 5<sup>th</sup> or 6<sup>th</sup> & Franklin.

Chairman Schmitz asked if this project is city funded. Dustin said no, it is not. Mr. Baker said they are getting a lot of benefits, though.

Dustin said the Uptown Board does have power of eminent domain, but they have no plans to pursue that at this time.

Mr. Kohler asked if downtown has its own tax district wherein losing this area would cost downtown. Dustin said the CID was recently approved; it was for taxes on retail development within the downtown area. If the Uptown property were to develop commercially, it could have an effect; however, the plan is for the precise plan area to be entirely residential.

Mr. Baker said in the original plan, they were going to donate the Cancer Building to be used as a community center. Dustin said that is still in the plan, but it is not located within the proposed P-11 district.

Mr. Kohler asked if site plans are available for this area. Dustin said yes, they have submitted a preliminary plat for The Quarters which will be located in the area being removed from the Downtown Precise Plan area. Debbie Mahoney asked what high density means in a residential area. Dustin said The Quarters is 5.14 units per acre, which is not really high for an urban area. Some of the other areas may be higher density. There is no commercial that is part of the proposed precise plan.

Dustin said he thinks it may be a good idea for the city to have a seat on the Uptown Design review committee.

Mr. Kohler asked if there is any guarantee that Heartland will develop the entire area as residential. Dustin said that after the precise plan is approved, if they want to change from residential to commercial development, they would have to amend their precise plan which would include review by this board (Downtown Review Board), the Planning Commission, and passage by City Council.

Cole Woodbury asked if there is a good reason not to remove this portion from the downtown precise plan area.

Dustin said staff's report was very heavy on information, including types of units that will be constructed; we don't want suburban "snout" homes. He said we were also concerned that their plan for The Quarters did not have alleys included, but in the end staff agreed. He anticipates alleys will be included in the remainder of the development.

Roger Baker made a motion to recommend approval of this amended legal description and amended P-1 Downtown Precise Plan. Mike Manganaro seconded the motion.

No one else appeared to speak in favor or in opposition to this request.

VOTE: Baker – yes, Kohler – yes, Lewis – yes, Mahoney – yes, Manganaro – yes, Schmitz – yes, Woodbury – yes.

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

This item will go forward to the City Council for final approval with a recommendation of **APPROVAL** from the Downtown Review Board.

### **III. Election of Officers for Calendar Year 2012**

- Chairman: Cole Woodbury nominated Roger Baker as Chairman. Roger Baker nominated Mark Schmitz as Chairman. Vince Lewis made a motion that nominations cease.

VOTE: Baker – 1, Schmitz – 6.

Mark Schmitz has been elected Chairman for the calendar year 2012.

- Vice Chairman: Vince Lewis nominated Josh Royle for Vice Chairman. There being no further nominations, Mr. Royle was elected by acclamation.

### **IV. Staff Report/General Discussion**

- Roger Baker asked if anyone has approached the city about using a TIF for the Uptown P-11 area. Dustin said he does not know but will find out before the next meeting.

There being no further business to come before this board, the meeting was adjourned at 6:02 p.m.

The next regular meeting of the Downtown Review Board will be on January 4, 2012 at 5:30 p.m. in the Council Chamber.