



ARC Meeting Minutes

Tuesday, January 12, 2021

ARC Members in Attendance: Ron Jones (Attending via Zoom), Jason Bond, and Kylie Lance.

Other's in Attendance: Staff Planner Ryan Harris, City Manager Ben Reeves. Jared Mitchell, and Kristen Voros representing Commercial Pad Site C.

Mr. Bond called the meeting to order at 5:35 P.M.

Commercial Pad Site C Architectural Review

An architectural review (including landscaping and a retaining wall) of a 3-unit commercial building located at 450 E. Main Street.

Mr. Mitchell indicated that the tenant on the right will be Little Caesars, and the tenant on the left will be a dental office. He added that a tenant for the middle unit has not been finalized.

Mr. Mitchell expressed that they are trying to maintain synergy with the grocery store and surrounding area. He noted that there will be a 4-foot retaining wall between this building and Main Street. Ms. Voros provided an overview of the different materials that will be used on the building. Mr. Bond asked if the material colors will be the same as the grocery store? Mr. Mitchell confirmed that they will be.

Committee Member Jones expressed concern that the backside of the building will be flat, specifically because it faces Main Street. Mr. Bond noted that Committee Member Ringger (who isn't in attendance tonight) also provided comments stating that the back side of the building will be the most visible and extra care should be taken. Mr. Bond noted that the landscaping will provide buffering. Ms. Voros stated that there will be relief on the back of the building in the way of materials. Committee Member Jones asked that a shade structure be placed along the windows of the South elevation to help provide articulation.

Mr. Bond showed the landscaping plan. He noted that there will be trees and shrubs on top of the retaining wall along the street, which will shield most of the drive through from Main Street. Mr. Bond communicated to the developer that he would like to see future retail pad site B embrace the outdoor open space of the plaza.

Motion: Committee Member Jones moved to approve the architectural renderings for Commercial Pad Site C with the condition that a shade canopy is added for the windows on the South side. Committee Member Lance seconded. The vote was unanimous in the affirmative.

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Motion: Committee Member Lance motioned to approve the minutes from July 29, 2020. Committee Member Jones seconded. The vote was unanimous in the affirmative.

Adjournment

The meeting was adjourned at 6:06 p.m.

Kira Petersen, Deputy Recorder