

I. CALL TO ORDER:

Chairman Baldoni called the meeting to order at 7:00 p.m.

II. ROLL CALL:

Present were Chairman Baldoni and Commissioners Seifert, Davies, Russell and Martin. Commissioners Lemajeur and Camacho were absent. Also present was Community Development Director Timothy Scott and two (2) people in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Russell and seconded by Commissioner Martin to approve the agenda as presented. Motion carried by unanimous voice vote.

IV. APPROVAL OF MINUTES:

Regular Meeting of May 10, 2016

Regular Meeting of June 14, 2016

MOTION: Moved by Commissioner Davies and seconded by Commissioner Russell to approve the minutes of May 10, 2016 as presented. Upon roll call, motion was approved.

AYES: Commissioners Davies, Russell, Martin, Seifert and Chairman Baldoni

NAYS: None

ABSENT: Commissioners Lemajeur and Camacho

MOTION: Moved by Commissioner Martin and seconded by Commissioner Seifert to approve the minutes of June 14, 2016 as presented. Upon roll call, motion was approved.

AYES: Commissioners Martin, Seifert, Davies, Russell and Chairman Baldoni

NAYS: None

ABSENT: Commissioners Lemajeur and Camacho

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS:

A. ARC2016-17 - Consideration of Monument Signs for Heidner Plaza, Located at the Southeast Corner of Routes 72 and 31

Ms. Tara Gruber of Heidner Properties, Inc. and Mr. Mike Burcker of Boldmind, Inc. presented new renderings for two monument signs proposed for the property. The revised designs were based on Village staff's illustrations that reflected ARC feedback.

Mr. Burcker showed samples of the brick and pre-cast stone that will be used in the signs and commented that the materials were selected to match the building's masonry as per the ARC's request. He added that there will be landscaping around the bases of both signs and noted that the placement of the signs was shown, by way of colored squares, on the Land Survey Map.

Ms. Tara Gruber said that the backgrounds of all of the sign panels are white and that three of the spaces on the signs will have a corporate identity (AT&T, Papa Johns, and State Farm).

Commissioners asked about: materials for the sign panels (white background); lighting type (internal lighting by efficient LEDs); illumination level (average once offset by the white background); finish of metal trim (powder-coated or a factory-applied paint for durability); and, panels for vacant spaces (leave tenant panel in place until new tenant comes in).

Commissioners asked about State Farm's signage. It was determined that the tenant would be permitted two signs but that if one were placed on each monument, the existing freestanding would sign would have to be removed.

Ms. Gruber told the Commissioners that cleaning of the building's exterior had taken place resulting in removal of both the efflorescence on the brick and the mold on the awnings. She added that the remainder of the awning cleaning would be completed shortly.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Russell to approve two (2) monument signs at the Southeast Corner of Routes 72 and 31 as indicated by the blue squares on the survey map as presented including a recommendation to add landscaping around the bases of both signs and consider either having the State Farm sign exist as is on Route 72 or be included on the monument signs and removing the free standing State Farm sign. Upon roll call, the motion was approved.

AYES: Commissioners Davies, Russell, Martin, Seifert and Chairman Baldoni

NAYS: None

ABSENT: Commissioners Lemajeur and Camacho

VII. NEW BUSINESS: There was none.

VIII. CHAIRPERSON'S REPORT: There was none.

IX. REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioner Russell asked for an update on Spring Hill Mall and downtown.

Director Scott stated that the pre-cast concrete tilt-up panels were being placed to create Cinemark's theater building and that steel was being erected to frame in the outward-facing retail spaces.

Director Scott briefed the Commissioners on activating the downtown plan including: planned demolition of buildings (those on the south side and fronting Main Street east of First Street, the former Public Works at 98 Oregon, and the former Ace Hardware); planned park space at the southeast corner of First and Main and shoreline stabilization from Main Street south to Oregon for a future river walk); and, interior demolition progress for the planned reuse of the old bowling

alley at 101 South First Street that could include multiple small retail spaces facing First Street with a larger space to the rear/east for a restaurant or large office).

Director Scott also relayed to the Commission that he had met with the owner of the RochHaus (formerly Clearwater Theater) and that plans for rehabilitating the exterior of the RocHaus were forthcoming. He added that the owner's stated ambition is to open by December and that the adjoining building would also be renovated to accommodate potential uses such as administrative offices, a private suite and green room for band members, and retail space for RocHaus-related merchandise.

XI. ADJOURNMENT

MOTION: Moved by Commissioner Russell and seconded by Commissioner Seifert to adjourn the Appearance Review Commission meeting. The motion to adjourn was approved unanimously.

The Appearance Review Commission meeting adjourned at 7:55 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk