

**I. CALL TO ORDER:**

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

**II. ROLL CALL:**

Present were Chairman Tom Baldoni and Commissioners JoLynn Seifert, Joel Davies, Cheryl Alopogianis, Jennifer Russell, Donna Martin and Laura Lemajeur. Also present was Community Development Director Timothy Scott.

**III. APPROVAL OF AGENDA:**

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

**IV. APPROVAL OF MINUTES:**

**A. Meeting of April 10, 2018**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the minutes of the meeting of April 10, 2018. Upon roll call, motion was approved.

**AYES:** Chairman Baldoni, Commissioners Seifert, Davies, Alopogianis, Russell, Martin and Lemajeur

**NAYS:** None

**V. QUESTIONS FROM THE AUDIENCE:** There were none.

**VI. UNFINISHED BUSINESS:** There was none.

**VII. NEW BUSINESS:**

**A. ARC2018-07 801 West Main Street – Discussion and Consideration of the Proposed New Building Signage for Circle K/Shell Gas Station**

Karen Dodge of Municipal Resolutions, representing Circle K and Shell, presented a request for approval of new building signage for the Circle K located at 801 West Main Street. She said the proposal includes replacement of an existing illuminated wall sign and the addition of fascia bands around the store.

Ms. Dodge said the new wall sign depicting the corporate "Circle K" logo will replace the existing letter "K" sign on the north elevation of the store. The text on the sign will be white and the background will be red with a yellow stripe along the bottom. She added that the building fascia will be painted in red with a yellow stripe along the bottom to match the sign panel background and the bottom portion of the building will also be repainted to match Circle K's paint schedule.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to approve new building signage for Circle K located at 801 West Main Street. Upon roll call, the motion was approved.

**AYES:** Chairman Baldoni, Commissioners Seifert, Davies, Alopogianis, Russell, Martin and Lemajeur

**NAYS:** None

**B. ARC2018-08 – 501 West Main Street – Discussion and Consideration of the Proposed Freestanding Signage for Century 21**

Mr. Ron Meyer of Meyer Signs and Lisa Rossow representing Century 21 New Heritage submitted their request for a new freestanding sign panel at 501 West Main Street.

Mr. Meyer said the freestanding sign panel is double-faced, non-electric, and non-illuminated with two (2) existing poles flanking the sign on both sides. He added that the sign will be a sandblasted, non-illuminated panel mounted to existing 4"x4" posts which will be painted buff.

A brief discussion ensued regarding the size of the sign, the caps on the posts (caps will remain on the posts) and a plan for landscaping. It was suggested that the landscaping provide all-season interest and that its mature height fill the area under the sign as well.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the proposed code-compliant freestanding sign for Century 21 at 501 West Main Street as presented. Upon roll call, motion was approved.

**AYES:** Chairman Baldoni, Commissioners Seifert, Davies, Alopogianis, Russell, Martin and Lemajeur

**NAYS:** None

**C. ARC2018-09 –700 South Eighth Street - Discussion and Consideration of the Revised Monument Sign for Casey's General Store & Gas Station**

Lauren Downing, ARC Design Resources, explained the proposed changes for the revised monument sign to include a taller central base and the use of brick for the center of the base and stone for the columns. She said the upper sign remains the same size, however with the fourth fuel product added the displays were scaled up in order to fit the two-by-two format of the price beneath the house logo.

A discussion was held regarding the desire to see the label boxes for **UNL88** and **Diesel** use the same solid backing to match the other two panels, whether or not to have side panels, the height of the flanking columns, preference for Exhibit C, desire for more landscaping possibilities, to use brick for the whole base, and that the sign cap depicting the roof be black.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve a revised monument sign for Casey's General Store with the following modifications, use Exhibit C with all brick on pillars and base, UNL88 and Diesel panels to have solid color background and to confirm the roof cap color on the sign be black.

**AYES:** Chairman Baldoni, Commissioners Seifert, Davies, Alopogianis, Russell, Martin, and Lemajeur

**NAYS:** None

**VIII. CHAIRPERSON'S REPORT:** There was none.

**IX. REPORTS & QUESTIONS FROM COMMISSIONERS:** There were none.

**X. STAFF REPORTS:**

Director Scott said the Lofts 124 are close to being finished and that the four (4) units will present another nice lodging option to the hotels near Route 31 and I-90.

**XI. ADJOURNMENT**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Russell to adjourn the Appearance Review Commission meeting. The motion was unanimous.

The Appearance Review Commission meeting adjourned at 7:52 p.m.

Respectfully submitted,



Barbara Traver  
Village Clerk