

**I. CALL TO ORDER:**

Chairman Baldoni called the meeting to order at 7:01 p.m.

**II. ROLL CALL:**

Present were Chairman Baldoni and Commissioners Davies, Lemajeur, Martin, Russell, and Seifert. Also present were Community Development Director Timothy Scott, Mr. Ron Starrenburg, Property Manager for Mr. Greg Samata, and design professionals from HMD Group Architects, representing their client, Olive Garden.

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the agenda with reordering consideration of Unfinished Business and New Business, so that New Business (Olive Garden) would be handled first. Motion carried by unanimous voice vote.

**IV. APPROVAL OF MINUTES:**

**A. Meeting of January 10, 2017**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Seifert to approve the minutes of the Meeting of January 10, 2017 as presented. Upon roll call, motion was approved.

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

**NAYS:** None

**ABSENT:** None

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

**VII. NEW BUSINESS:**

**A. ARC2017-02 – 800 North Eighth Street – Consideration of Proposed Elevation and Signage Changes for Olive Garden**

The design team for Olive Garden summarized their proposed renovation plan, highlighting their new color palette, the addition of a tower detail, and signage featuring their updated brand identity. Commissioners universally praised the proposal and welcomed the investment and noted staff's recommendation for the ground/monument sign's base. The applicant stated that they would be willing to both clad the sign's base in stone and provide landscaping around it. For the landscaping, it was agreed that the applicant would work with staff on selection of suitable plant material.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve a new color palette, elevation enhancements, and updated signage, with the condition

that stone veneer compatible with the restaurant be added to the monument sign's base along with landscaping.

**AYES:** Commissioners Davies, Lemajeur, Martin, Russell, Seifert, and Chairman Baldoni  
**NAYS:** None  
**ABSENT:** None

**VI. UNFINISHED BUSINESS:**

B. ARC 2017-01 – 107 South Second Street – Discussion of Concept for Demolition of Building and Construction of Outdoor Dining Patio for Francesca's Campagna, 127 West Main Street

Mr. Starrenburg provided an update of the proposed replacement of the existing frame building with a defined patio area for al fresco dining Francesca's patrons. He stated that to their surprise the restaurant was uninterested in sharing in the capital investment, having their rent adjusted to cover the additional space, or even the outdoor dining use at this time.

Commissioners suggested deferring perhaps the most substantial component of the project, hardscape, [paver bricks or concrete (color and stamped)] until the restaurant were interested enough to provide input and collaborate on its design to best suit their needs. Commissioners noted that a landscape-driven solution could provide year-round aesthetic appeal in the near term yet retain flexibility for cost-effective future programming in the event that interest in the space from the restaurant's management did develop.

Commissioners underscored the importance of thoroughly screening blank walls to the north (painting to match building's brick and adding planted trellises) and east (evergreen hedge), thoughtfully softening the south border with suitable plant material (species to be determined), properly retaining grade (durable wall), and providing a strong vertical edge around the perimeter (decorative fence). Expressed again by the commissioners was the desire to see a pergola incorporated into the space at the appropriate time (e.g., once the restaurant committed to its use) in order to provide spatial definition and the additional utility of a partial cover that would reduce the impact of summer afternoon sun. Mr. Starrenburg noted the potential liability of the property owner if this privately-owned space were to function in a public/semi-public way yet be unmonitored.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Russell to approve removal of the building and existing landscaping so that it may be replaced with a landscape-centric space, including: (1) painting the concrete block south wall of the building immediately north (Otto's Shoe Repair) to tonally match the storefront brick; (2) installing and landscaping (e.g., vines) trellises to cover that same wall; (3) installing an evergreen hedge (of an appropriate variety such as Arborvitae) at the eastern edge of the property to visually screen the blank concrete wall of the neighboring building that extends to the south property line adjacent to the east-west drive aisle; (4) installing a durable, high-quality masonry retaining wall to properly address and contain grade; (5) fabricating and installing a freestanding placard/sign/marker with images and copy to celebrate the removed structure's history; (6) installing a permeable setting of crushed stone (e.g., granite, limestone, or similar decorative stone), turf grass, or a combination of the two; and, (7) installing a decorative metal fence as a border to define and potentially control use of the space (with reuse of the existing decorative metal fence intended/hoped for).

**AYES:** Commissioners Davies, Lemajeur, Martin, Russell, Seifert, and Chairman Baldoni  
**NAYS:** None  
**ABSENT:** None

**VIII. CHAIRPERSON'S REPORT:**

With the ARC having requested a history placard/sign/marker at 107 South Second Street, Chairman Baldoni commented on the potential for similar designations at key locations in the downtown area, with commissioners strongly embracing the notion. Director Scott stated he would be on the lookout for fitting examples.

**IX. REPORTS & QUESTIONS FROM COMMISSIONERS:**

Commissioner Seifert commented that the mall owner-operator should consider ways to promote and better integrate the new movie theater with the rest of the mall and recommended that one way this could be accomplished would be freestanding kiosks, perhaps in the mall's central court; these could list current movies and show times and perhaps even double as highly-convenient ticketing pavilions.

**X. STAFF REPORTS:**

Director Scott provided a brief update on the status of development projects throughout the Village.

**XI. ADJOURNMENT**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Martin to adjourn the February 14, 2017 meeting of the Appearance Review Commission. The motion was unanimously approved. The Appearance Review Commission meeting officially adjourned at 8:35 p.m.

Respectfully submitted,



Timothy Scott, AICP, CNU-A  
Community Development Director