

Architecture Review Committee

August 21, 2021

Call to Order

Members present: Shirley Jacobi, Bethany Frost, Barry Wood, Tom Strayer, Errick Peck

Members absent:

Others present: Tonya Galbraith, Ryan Crum, and Jennifer Pack,

Election of Chairperson

Mr. Crum noted that Mike Cousins has stepped down as a member of the Architecture Review Committee, and as he was the Chairperson, the Committee needs to vote for a new Chairperson.

Mr. Wood nominated Bethany Frost to serve as Chairperson. Ms. Jacobi seconded the motion. The motion passed 5/0.

Approval of Minutes

Ms. Jacobi made a motion to approve the June 15, 2021 minutes as presented. Mr. Wood seconded the motion. The motion was approved 4/0/1 with Mr. Peck abstaining.

Old Business:

None

New Business

Request for approval of building design for Al Neyer Industrial Development

Sean Curran with Curran Architecture appeared on behalf of the petitioners. Mr. Crum and Mr. Curran presented the design. The building will be a one million sf industrial building designed for one – two tenants. If the building has two tenants, then the entrances will be on the northeast and southwest corners of the building. The building will be made of precast concrete, have three paint colors, 3rd story windows and knockout panels on the 2nd floor to provide additional windows, if needed. The entry will have a canopy over it with windows above the entryway. This will allow for either a 2-story entry or windows into a room on the second floor. A 5' deep tower-style bump out will be near the entry with additional bump outs on the building.

Mr. Strayer asked if the mechanicals on the roof will be visible. Mr. Curran said no, they are designed to be setback between 20' – 30' from the edge and should not be visible.

Mr. Strayer asked about trash enclosure finishes. Mr. Curran stated that trash enclosures have not yet been designed because they are unsure of the tenants. He assured the Board the if trash enclosures needed to be added they would be made of the same precast concrete as the building.

The Board discussed if the design met the requirements for the number of features at the entrances. Mr. Curran noted that the tower was designed to meet the one of the requirements. While the tower only bumps out 5' from the façade, the front door was pulled into to make the total bump out 8'. He noted that they could add the 3' to the tower, but that would push the tower up to the sidewalk and take out the landscaping that is there. Mr. Peck suggested duplicating the light that was on one side of the corner entrance on the other side. After discussion, the Board decided that the tower met the intent of the ordinance and Mr. Curran agreed to add the light on the other side of the corner entrance.

Mr. Wood asked about the design at the corners without entrances. Mr. Curran stated that the corners would have similar features without the windows.

Mr. Strayer made a motion to approve the design with the condition that the additional light would be added at the entrances and the understanding that the towers meet the third architectural requirement. Mr. Wood seconded the motion. The motion passed 5/0.

Request for approval of model elevation with Game Room Option in Oakcrest

Mr. Crum introduced request. Pulte Homes submitted the model/elevations of Greenfield HR1S and HR1T at previous ARC meetings and these models were approved. Two permits were submitted, HR1S-B and HR1T-B. The difference between what was submitted and what was approved is the addition of a game room that changed the front elevation significantly. Mr. Crum did not believe that the elevation could be approved administratively and needs ARC approval. The elevations have not been reviewed for anti-monotony issues at this point.

Rex Ramage appeared on behalf of the petitioner and noted that the changes to the elevations increase the amount of brick on the front elevations. For the HR1T elevation it is an increase of 14% and an increase of 10% on the HR1S elevation.

Mr. Ramage also noted that the original elevations will not be offered because the game room became such a popular addition.

Mr. Crum noted that the two elevations had not been through the anti-monotony review process and that he would bring them back to the Board next month.

Mr. Strayer suggested only bringing them back only if Mr. Crum spots a problem.

Mr. Strayer made a motion to approve the two elevations as presented. Mr. Wood seconded the motion. The motion passed 5/0.

Announcements

The next meeting will be held on October 19, 2021, if needed.

Adjournment

The meeting was adjourned.