

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, September 28, 2020

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:00 p.m. by Chairperson Mark Lake in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Mark Struck, Dave Augustson, Mark Lake, and Jon Burk were present. Mr. Statz entered the meeting at 6:03 p.m. Excused: Members Cheryl Frank and Cindy Weber. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of Agenda: Moved by Mr. Augustson, seconded by Mr. Burk to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 14, 2020.
4. Consideration of: Accessory buildings for Apple Storage, located at 1427 Green Bay Road.
5. Consideration of: 14' x 155' addition to the 422 Building for Fincantieri Bay Shipbuilding, located at 605 N. 3rd Avenue.
6. Adjourn.

All ayes. Carried.

Approval of minutes from September 14, 2020: Moved by Mr. Burk, seconded by Mr. Struck to approve the minutes from September 14, 2020. All ayes. Carried.

Consideration of: Accessory buildings for Apple Storage, located at 1427 Green Bay Road: Mr. Sullivan-Robinson stated that Apple Storage is requesting approval for the construction of four additional storage buildings to be located to the rear of their property adjacent to a mobile home park. The buildings will range from 40 – 50 feet wide and 150 feet long. They will match the first two buildings that were approved and built in 2018. There are no issues with zoning. The City Engineer has no issues with the stormwater management plan. They should maintain a buffer of arborvitae of some sort between uses to minimize noise, light, etc. The impervious surface will need to be paved.

Renee Borkovetz, representing Baudhuin, Inc., stated that she is a professional engineer that has been helping out on this project. The stormwater detention pond has been installed this summer on the south end of the parcel. The buildings will be located on the south end of the parcel behind the existing buildings and will not be visible from the road. The buildings will be similar to the existing buildings in that they will be unheated, slab on grade foundation, 2" x 6" wood frame construction covered with metal wall panels. The maximum roof height will be 15 feet 7 inches. They will have gray siding with dark gray trim and white doors and white roof. They will be served by underground electric, and will include security lighting, which will be at the ends and sides of the buildings underneath the eaves, and shielded to provide downcast lighting only. The drives and parking lot areas will be initially crushed aggregate with the intention within two years to be paved. Building 3 is planned to be constructed this fall. Buildings 3 and 4 will be at elevation 723 feet and building 5 will be at 722.2 feet. The plan for building 6 is to cut back the existing soil and regrade to flatten the surface to accommodate the building. Some of the vegetation has been cleared out, but there still is a handful of trees and underbrush. The berm of the pond is on the edge of the creek. Between the storage units and the mobile home park there is very little vegetation on the storage unit side, but the neighboring property does have an arborvitae/cedar fence line as well.

Mr. Olejniczak stated that the only property to protect the view of asphalt and buildings is the manufactured home park. By removing a lot of the vegetation, the view opened up. He thought it might be worth considering replacing some of the vegetation along the top of the berm.

Mr. Struck agreed there should be landscaping to buffer the neighboring property.

Ms. Borkovetz added that the mobile home park is fairly level and comparable with the storage building site.

A short discussion was held. Moved by Mr. Statz, seconded by Mr. Struck to grant a certificate of appropriateness as presented, subject to planting some type of evergreen along the southeast berm 8 – 10 feet on-center. All ayes. Carried.

Consideration of: 14' x 155' addition to the 422 Building for Fincantieri Bay Shipbuilding, located at 605 N. 3rd Avenue: Mr. Sullivan-Robinson stated that Fincantieri Bay Shipbuilding is proposing a 14' x 155' addition to their 422 building, with a height of 13 feet, which was the former Palmer Johnson paint facility. He found no zoning issues with the proposal. The same materials will be used, including the roof and siding. There will be a mega door added to the south end of the building, as well as a couple of overhead doors, one on the addition and one on the west side of the existing building. They will also be adding a couple of windows on the east side of the addition. There will be no effect on any view corridors. The addition will be much lower than the neighboring lots to the east. It will also eliminate the boxy look to the existing building. The City is unsure if the existing fence, located on the north end of the building, will be retained or relocated. There is also a retaining wall to the east end of the building, as well as an existing line of cedars and arborvitaes on the east and north end of the building. There should be some type of buffering between the eastern properties and this building. Lighting needs to be kept downward, night-sky friendly.

Fincantieri Bay Shipbuilding representative Ryan Hoernke stated that there is an electrical box that will need to be moved on the northeast corner. There is no plan to adjust the retaining wall since there is enough space within the 14 feet to build. The trees along the building will have to be removed. The scope of discussions with the neighborhood has included the proposed area.

Mr. Olejniczak added that the existing building is ringed with utility easements. The proposed area for the addition is the only area not tied up with easements. There is really no other alternative.

Mr. Augustson suggested to continue bringing the look of the fake windows to the addition and line the proposed windows up with the big stripes. It would look like it was all done at the same time.

Discussion continued. Moved by Mr. Augustson, seconded by Mr. Struck to grant a certificate of appropriateness as presented, subject to incorporating the fake window design on the addition. Landscaping will be tied into Fincantieri's 3rd Avenue plan that will be presented to the City within 6 months. All ayes. Carried.

Adjourn: Moved by Mr. Statz, seconded by Mr. Struck to adjourn. All ayes. Carried. The meeting adjourned at 6:33 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary