

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD  
Monday, February 27, 2023

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

**Roll Call:** Members Rick Wiesner, Nancy Schopf, Thad Birmingham, Mark Struck, and Dave Augustson were present. Member Pam Jorns was excused. Member Kelsey Fox was absent. Staff present were Planner/Zoning Administrator Stephanie Servia and Community Development Administrative Assistant Cindy Sommer.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 13, 2023.
4. Consideration of: Roof-top deck for property located at 129 N. Madison Avenue owned by Jason Estes.
5. List of Certificates of Appropriateness approved by Chair.
6. Adjourn.

All ayes. Motion carried.

**Approval of minutes from February 13, 2023:** Moved by Mr. Birmingham, seconded by Ms. Schopf to approve the minutes. All ayes. Motion carried.

**Consideration of: Roof-top deck for property located at 129 N. Madison Avenue owned by Jason Estes:** Ms. Servia explained this is a request for a roof-top deck for Sonny's Pizza. The owners are looking to remove the roof of the existing tiki bar and replace it with a flat deck. This project is before the Board today because it creates a moderate change to the aesthetics of the existing building. They will use materials that match the architecture of the rest of the building. It meets all setback requirements. Staff recommends approval of the project as presented.

Jason Estes, 4405 Walker Rd, owner of the building, explained they will use the deck for additional seating. It will be accessed by the existing exterior staircase, which was replaced last year, and also from the restaurant. They plan to use exposed LED Edison bulbs for lighting, which match those already being used elsewhere in the building. The railing will be galvanized metal with stainless steel cables. The outside edge of the deck will use materials that match the existing building. There is no need for ADA accessibility in this area.

Mr. Struck motioned to approve roof-top deck design as presented. Ms. Schopf seconded the motion. All ayes, motion carried.

**List of Certificates of Appropriateness approved by Chair:** Mr. Wiesner explained that he has the authority as Chair to approve minor projects that do not have significant impact on the use or aesthetics of the subject property or adjoining properties. The projects must meet all aspects of the zoning or sign codes before he will approve them. The list in the agenda packet shows all items approved by the Chair and is being provided to keep the members informed. A list of projects will be included in future meeting packets.

**Adjourn:** Moved by Mr. Birmingham, seconded by Mr. Augustson to adjourn. All ayes. Motion carried. The meeting adjourned at 6:08 p.m.

Respectfully submitted,

Cindy Sommer  
Community Development  
Administrative Assistant