

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
April 24, 2017**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:00 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse
Ann Schneider
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Tom Micuda, Deputy Director P&CD
Erin Borland, Planner I

Others present:

Matt Beattie, Nelson Architects
Bill Bronson, City Commissioner

MINUTES

Mr. Kraft moved to approve the minutes of the March 13, 2017, meeting of the Design Review Board. Mr. Grosse seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
Westside Family Dental Addition/Remodel
900 10th Avenue NW**

Erin Borland, Planner I, entered the staff report into the record for a proposed expansion and interior remodel of the existing Westside Family Dental office. The remodel will provide additional operatory rooms, office space, a break room for staff and existing door and window replacements with some alterations to the existing interior walls. The property is zoned C-2 General Commercial with an existing building area of 2,000 square feet. The proposed expansion will add an additional 732 square feet.

The addition will consist of hardiplank siding that will match the existing siding with four feet of cultured stone in an ashlar pattern and some warm tone colors for variation. The required amount of parking spaces is in conformance, but the current handicap signage does not meet the height requirements per ANSI standards and will be addressed during building permit review.

Due to the expansion of the building, the planting bed along the east side of the building will be removed and four new trees have been proposed to address the need for landscaping replacement. The applicant is also required to remove the existing rock mulch that is currently in the boulevard between the two driveways and replace the mulch with sod. Ms. Borland noted that that Dave Dobbs, City Engineer, had no issues with the existing site. Staff supports this application and recommends approval with the conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Matt Beattie, Nelson Architects, said Ms. Borland covered everything very well.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Mr. Grosse recommended replacing the missing rails on the fence.

There was discussion on the addition triggering compliance with City Code, and Mr. Vining recommended that a two inch caliper be used for landscaping, as opposed to the 4 inch that is currently included in the landscaping design.

Ms. Grebe recommended removing the three foot fence to improve the site.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the proposed expansion to Westside Family Dental, located at 900 10th Avenue NW, as shown in the conceptual development plans contained within this report and provided by the applicant, subject to the following conditions:

- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the concept development plan as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
- C. The applicant replace the rock mulch with sod.

D. The applicant remove or replace the L shaped fence.

Made by: Mr. Grosse
Second: Ms. Schneider

VOTE: Mr. Kraft abstained from voting. All being in favor, the motion carried.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Mr. Grosse. All being in favor, the meeting was adjourned at 3:14 p.m.