

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
July 9, 2012**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Ms. Jean Price at 3:00 p.m. in the Rainbow Conference room of the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Ms. Jean Price, Chair
Mr. Todd Humble
Ms. Mary Klette
Mr. Jule Stuver

Design Review Board Members absent:

Mr. Bruce Forde

City Staff Members present:

Mr. Michael Haynes, AICP, Director P&CD
Mr. Charlie Sheets, Development Review Coordinator
Mr. Todd Seymanski, City Forester
Ms. Patty Cadwell, Neighborhood Councils Coordinator
Ms. Phyllis Tryon, Administrative Assistant

Others present:

Mr. Gregg Smith, MRO, Inc.
Mr. Jim Page, LPW Architects

MINUTES

Ms. Price asked if there were any comments on the minutes of the June 11, 2012 meeting. Mr. Humble moved to approve the minutes as stated. Ms. Klette seconded, and all being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS
Palace Casino – Roofed Addition
626 10th Avenue South

Mr. Charlie Sheets, Development Review Coordinator, reviewed the staff report on the application for the Palace Casino to construct a roofed (smoking) shelter addition on the front façade of the existing legal nonconforming casino. Mr. Sheets stated he was entering the staff report into the record.

Mr. Sheets explained that the existing structure was constructed as a convenience store in 1979 and is approximately 2,400 s.f. in area with a box awning extending 6 feet over the front entry and windows. The property was renovated for the casino in 2001. The exterior finishes for the proposed project will be similar materials to the existing structure. Although additional landscaping is not required by City Code, additional landscaping is proposed on the east side of the building between the building and the City public sidewalk.

The applicant is proposing to locate the addition under the existing box awning and extending the addition ± 2 feet, 6 inches beyond the awning, as well as covering a portion of the store front. There are no proposed changes in the existing signage, entrance, or exterior lighting. With the addition of the proposed landscaping along the east elevation, the handicap accessible parking stall will be relocated to the front of the building.

Mr. Sheets noted that proposed plans are in compliance with local zoning codes. However, the proposed improvements have not been reviewed for Montana Clean Indoor Air Act compliance and may be subject to enforcement of the prohibition on smoking in enclosed places under that Act. Mr. Smith stated they are currently in litigation with the County Board of Health on the issue of the definition of enclosed public places.

Mr. Page said the existing handicap parking space is being moved to the front of the building, and landscaping will be added where it currently exists. Mr. Page noted that mechanical requirements for a smoking lounge will be met. Ms. Price asked about plantings surviving Montana winters, and Mr. Seymanski said they will. Mr. Stuver inquired about a 5-foot stoop outside the exit door of the proposed addition for ADA requirements. Mr. Page will check on requirements.

Public Comment

There was no public comment.

Board Discussion and Action

MOTION: That the Design Review Board approve the Design Review Application of Kenneth Palagi, Palace Casino, addressed as 626 10th Avenue South, as shown in the conceptual development plans contained in the staff report and provided by the Owners' Agent, subject to the following conditions:

1. The proposed project shall be developed consistent with the conditions in the staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. 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.

Made by: Mr. Humble
Second: Ms. Klette

VOTE: All being in favor, the motion passed.

Mr. Sheets explained the next procedural steps for the applicant.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The next regularly scheduled meeting of the Design Review Board is July 23, 2012. Mr. Sheets stated there are two applications currently on hand for that meeting. Mr. Humble and Ms. Klette will probably not be available for that meeting. The meeting was adjourned at 3:19 p.m.