

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
August 13, 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
Mr. Jule Stuver
Mr. Bruce Forde

Design Review Board Members absent:

Ms. Mary Klette

City Staff Members present:

Ms. Wendy Thomas, Deputy Director, Planning & Community Development
Ms. Jana Cooper, Planner II
Mr. Dave Dobbs, City Engineer
Mr. Todd Seymanski, City Forester
Ms. Patty Cadwell, Neighborhood Councils Coordinator

Others present:

Mr. David Stelling, Dairy Queen
Ms. Nicholette Stelling, Dairy Queen
Mr. Del Trost, Hessler Architects
Mr. Phil Faccenda, local architect

MINUTES

Ms. Price asked if there were any comments on the minutes of the July 23, 2012 meeting. Mr. Stuver moved to approve the minutes as stated. Mr. Forde seconded, and all being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS

2901 10th Avenue South Dairy Queen

Ms. Wendy Thomas, Deputy Director of Planning & Community Development, reviewed the staff report on the application by Steve and Shelly Stelling for the renovation of the commercial Dairy Queen building at 2901 10th Avenue South. Ms. Thomas stated that no information on building materials or colors was submitted with this application; however, the architect was providing that information at this meeting. The exterior of the building will look similar, with minor changes to the windows. The access to the parking lot and through the lot will remain the same.

Ms. Thomas said there were no additional requirements to the landscaping generated by this application, but the applicant had proposed removing the existing foundation plantings on the east, west and south facades. Ms. Thomas said she met on-site with the City Forester and discussed the possibility of keeping the existing planters on the east and west facades, which are attractive and meet City Code landscaping requirements. The original plans for this building also included flower beds on these elevations. Ms. Thomas said that Mr. Trost has explained to her that the flower beds may potentially damage one of the walls, and may also need to be removed as a part of the proposed exterior renovation. The City Forester was of the opinion that with proper lining and drainage holes in the planters, these could remain on site without impacting the building.

There is a planter on the south elevation which is not visible due to a juniper bush and which is also currently without plantings. Mr. Stelling said attempts to grow anything in that planter have not been successful. Ms. Thomas said staff recommends that the applicant apply for a Design Waiver to eliminate this planter, because the intent of the City landscaping code, to provide some greenery and soften the building, is met by adjacent planting areas.

Ms. Thomas said there are some rooftop mechanical units visible from 29th Street South, and the architect has stated there will be no additional parapet. No outdoor lighting changes or changes to parking are triggered by this application. Ms. Thomas noted there is no dumpster enclosure on site, and staff is recommending an enclosure. Currently there are three dumpsters sitting in parking spaces on the site. With the closure of the City waste recycling center, there is "phantom dumping" now beginning to occur at accessible commercial dumpster sites. An enclosure would help prevent this from occurring.

Ms. Thomas said that per City Code, there is a tree missing on the site which should be replaced as part of maintaining the property. Also, the City Engineer noted a sidewalk going through the driveway on 29th Street South needs replacing. Ms. Thomas concluded her review of the staff report.

Mr. Trost said that what has started out to be a façade upgrade has turned into, it seems to him, a whole-site endeavor. He said most of the proposals are beyond his scope, and that it seems the owner is being tasked with several thousand dollars of additional work. He explained that the mansard façade will be removed and hopefully a fiber cement paneling can be installed on the main building except the drive-through canopy. The framing will remain on the drive-through canopy, and will be over-framed vertically with fiber cement paneling. There will be a new sign structure, which will require the removal of one window, plus there will be a window next to the door on the west side removed to accommodate some interior equipment. Mr. Trost said the cement paneling will be painted and there will be a stone finish on the front of the chimney. The

drainage on the back dropped parapet will be framed as a level parapet and scutlers will be used for drainage.

Mr. Trost said it was originally intended that they remove and not replace the planters, because they have caused moisture damage over the years. He said the owner would like to put portable planters in that area instead of replacing the current planters, but apparently that is not possible with current staff recommendations.

Mr. Trost explained the color scheme. He answered various questions from the Board on materials and painting. Mr. Stelling said that Dairy Queen provided color schemes and material information. Mr. Forde inquired about free standing planters as compared to what is currently on site. He noted a moisture barrier would be required if the planters are re-attached, and that he thought free standing planters would look nice. Mr. Trost inquired if staff was recommending a gated, roofed dumpster enclosure. Ms. Thomas said a gated and locked, not roofed, enclosure was being recommended.

There was discussion about removal of the current planters and replacing them with free standing planters. Ms. Thomas said the Design Waiver application should state the number and size of free standing planters to be added to the plans. Mr. Stuver asked if the Design Waiver is required even if the Design Review Board approves the free standing planters. Ms. Thomas said it is required to show Dairy Queen has been relieved of the City Code requirement. Mr. Stuver said he agreed that free standing planters would be acceptable.

Mr. Stuver asked if there were other allowable materials for the dumpster enclosure. Ms. Thomas suggested wording on a recommendation stating that other materials allowed by City Code could be used. Ms. Thomas explained that the original approved site plans included a dumpster enclosure and it is the owner's responsibility to maintain the site. Mr. Trost asked if the neighboring properties were going to be required to enclose their dumpsters. Ms. Thomas explained that the focus at this meeting is the application on hand. She also stated it would be beneficial to this application to require the dumpster enclosure be replaced per original approved plans.

Mr. Stelling said he doesn't see a dumpster enclosure as a benefit but as a revenue loss, and it will not attract any additional customers to his business. Mr. Forde said it will make the site more attractive. Mr. Stuver suggested that any acceptable building material be allowed for the dumpster enclosure, but if CMU is not used, bollards should be installed. There were questions on wording of the Conditions of Approval, and it was noted the City will require the conditions per compliance with City Code.

MOTION: That the Design Review Board approve the Design Review Application of Dairy Queen located at 2901 10th Avenue South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the follows conditions:

1. 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.
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.

3. The applicant will design and construct a gated dumpster enclosure of sufficient size to enclose the dumpsters on site. The enclosure shall be constructed of any allowable building materials, but if CMU or another similar sturdy material is not used, bollards shall be added.
4. The applicant will install the missing landscaping (tree) on the west property line, per the approved landscape plans, per Title 17.44.1.030 (B).
5. Free standing planters, which match the building, shall be installed and placed so as not to obstruct walk-in traffic.
6. The damaged sidewalk on the driveway approach on 29th Street South shall be repaired.

Made by: Mr. Humble
Seconded: Mr. Forde

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Mr. Humble moved to adjourn the meeting, and Mr. Stuver seconded. The meeting was adjourned at 3:39 p.m.