

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
June 22, 2015**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair David Grosse at 3:01 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

David Grosse, Chair
Dani Grebe
Mary Klette
Tyson Kraft

Design Review Board Members absent:

None

City Staff Members present:

Charlie Sheets, Development Review Coordinator

Others present:

Timothy Peterson, LPW Architects
Kara Julian, LPW Architects
Mike Platt, representing Ameline Dental
Kevin Miller, Guy Tabacco Construction
Brad Livingston, City Commission candidate

MINUTES

Ms. Klette moved to approve the minutes of the June 8, 2015 meeting of the Design Review Board. Mr. Kraft seconded, and all being in favor, the minutes were approved.

ELECTION OF VICE CHAIR

Eric Peterson having been Vice Chair and having resigned from the Design Review Board, Chair Grosse opened the floor to nominations for election of a new Vice Chair for the remainder of the calendar year 2015. Ms. Klette nominated Mr. Kraft and Ms. Grebe seconded. There were no other nominations. All being in favor, Mr. Kraft was elected Vice Chair.

**NEW BUSINESS
DRB2015-21 Victory Church
3001 13th Street South**

Charlie Sheets, Development Review Coordinator, presented the staff report for the application for the Victory Church to be located at 3001 13th Street South. Mr. Sheets entered the staff report into

the record. Mr. Sheets said this project has been in the works for a couple of years. The subject property was annexed in 2011 and the tract of land is 10 full acres. The portion of the subject property being developed is about 3 acres for a worship facility. The facility is about 15,000 square feet, with a 3,000 square foot sanctuary to seat 250. There will be 72 parking stalls, 3 of which are ADA handicap accessible. This is phase one of a three-phase long-term plan. This first phase includes the sanctuary, gathering/narthex space, classrooms, offices and a small kitchen. Future phases will expand the sanctuary, classroom and narthex space.

Mr. Sheets reviewed details of the building design and materials as stated in the staff report. The City Forester requested the applicant to consider alternative trees to the red maple and ash trees, as they have not fared well in Great Falls.

Mr. Sheets said that when this project was originally started, infrastructure improvements were deferred until the plan moved forward. There will be a separate meeting with the City Engineer to discuss infrastructure improvements.

PETITIONER'S PRESENTATION

Tim Peterson with LPW Architects said that phase one of this project will comprise the same area as phase two. The design of the building uses shed roofs to slope water away from future phases. There is some park land designated, which will also provide neighborhood use. Woith Engineering is working on the detention pond area. The owner wanted an industrial look, but the design incorporates earth tones to blend into the neighborhood. The green ash is switched to a linden, and the red maple is now Japanese tree lilac, which should survive the winds and climate of the area.

BOARD DISCUSSION AND ACTION

There was a question about where the mechanical units will be on this project. Mr. Peterson said they will be screened rooftop units.

Motion: That the Design Review Board approve the Design Review Application of Victory Church located at 3001 13th Street South, as shown in the conceptual development plans contained within the staff report and provided by the project representatives, subject to the following 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 shall develop plans and specifications in conformance with the relevant requirements of Title 15 – Building and Construction, of the Official Code of the City of Great Falls.
4. The applicant shall provide sidewalks along 13th Street South and 29th Avenue South as required by City Code and as directed by the City Engineer's Office.
5. That the red maple and green ash trees be replaced with a more hardy species per the City Forester.

6. The design team will meet with the City Engineer's Office on infrastructure improvements.

Mr. Kraft said the applicant has already adjusted the type of trees on the landscaping plan as per the City Forester.

Made by: Mr. Kraft
Second: Ms. Klette

VOTE: All being in favor, the motion carried.

**DRB2015-22 Ryan's Station
721 6th Street Southwest**

Mr. Grosse said that this item is for discussion only and there will be no Board action on this item. Mr. Sheets noted the reason this is a non-voting item is that there is no Board quorum for a vote. He presented a review of the staff report for the application for Ryan's Station exterior renovation located at 721 6th Street Southwest and entered the staff report into the record.

The applicant is proposing a renovation to provide additional space for new tenants in the building. The exiting casino will be relocated to the center of the building and new vestibules will be added to the other components of the building. There will be additional recessed lighting at the new entrance, but there are no landscaping changes. Mr. Sheets reviewed basic design details as provided in the staff report.

PETITIONER'S PRESENTATION

Ms. Klette, Nelson Architects, said they are working to provide updates while maintaining existing design features and staying cost effective. She said there may changes in the entrances as well as the site layout. Should that be the case, they will resubmit the design.

There were no questions from the Board and no further discussion.

**DRB2015-23 Ameline Dental
613 Park Drive South**

Mr. Sheets presented the staff report for the application by Ameline Dental for an exterior renovation of the commercial building located at 613 Park Drive South. Mr. Sheets entered the staff report into the record. He said the existing building has been hammered by woodpeckers, and the proposed project would alleviate that problem by applying corrugated metal on the outside of the building. Mr. Sheets reviewed details of the design elements as provided in the staff report. There will be no changes in parking.

PETITIONER'S PRESENTATION

Mike Platt presented details of the proposed project and explained the ongoing issues with the woodpeckers. He said there have been over 30 holes repaired, and it is difficult to match the existing materials. He said it is a recurring and expensive problem.

There was a question on whether the window above the entryway would remain. Mr. Platt said it will be covered, and the canopy above the door will also be removed.

There were further questions on the color of the materials being used for this project, and the reason for removing the window above the entrance. Mr. Platt said there was moisture leakage with the window. Discussion followed about the area of the entry face being very plain, and it was suggested that in the future there could be new signage in that area on the building.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Board Application for the renovation of Ameline Dental located at 613 Park Drive South, as shown in the conceptual development plans contained within the staff 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 approved 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. That the Applicant look at the potential of signage on the building above the entryway in the future.

Made by: Ms. Klette
Second: Mr. Kraft

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Ms. Grebe moved to adjourn the meeting, seconded by Mr. Kraft. All being in favor, the meeting was adjourned at 3:25 p.m.