

Montpelier Design Review Committee
June 23, 2009
City Council Chambers, City Hall

Subject to Review and Approval

Present: Stephen Everett, Chair; James Duggan, Vice Chair; Eric Gilbertson, Guy Tapper and Jay White.
Staff: Clancy DeSmet, Planning and Zoning Administrator

Call to Order:

Stephen Everett, Chair, called the June 23, 2009 meeting of the Montpelier Design Review Committee to order at 5:30 P.M. Mr. Everett explained the advisory role of the Design Review Committee to the Development Review Board. The Committee votes on each application as presented or with any modifications that may arise and then the application goes to the Development Review Board for final approval.

I. 110 East State Street – HDR/DCD
Applicant/Owner: Philip Dalsimer
Rear Deck.

Mr. Dalsimer explained there was a back deck on this house at one point and there are still three sonnet tubes in the backyard from the existing deck. He plans to use the sonnet tubes to build a back deck in that location and also extend it a little farther with a 6' x 12' additional back deck to reach the kitchen door and connect through the kitchen. He also plans on putting a little 4' x 6' connector deck around to the side of the house as well as stairs to access the backyard. He also plans on putting in a little smaller work deck for storage of bicycles, kayaks, etc on the lower deck area.

Mr. Everett inquired if the lower deck was right at grade.

Mr. Dalsimer replied it was. Mr. Dalsimer said 110 East State Street is the house on the College Green next to the New England Culinary Institute's offices on College and East State Street. As you start heading down East State Street from College Street, it is the next white house from the corner. It is right next to Gary Schy's apartment building. He said the backyard drops off substantially.

Mr. Everett inquired if there was additional detail on the railings and balusters.

Mr. Dalsimer responded he was doing them to code with a 4 inch opening as the drawing shows. It's a vertical 2' x 2' railing. The railing will be 42 inches.

Mr. White said he often finds that people prefer a 36 inch high rail and do a cap at 42 inches because it is easier to see out. He said his whole view will be blocked at 42 inches. They need to be that high to meet the code, but if he makes the vertical part 36 inches high and then do a hand rail 6 inches above that it will be a little less expensive and it will be more enjoyable. He said that would propose that be a design change he would recommend.

Mr. Dalsimer said he could accommodate that.

Mr. Everett said it isn't a requirement but would be an option for the application.

Mr. Dalsimer said as he started putting it together he doesn't have anything worked out for the style of the cap. He has done a number of decks and this will be something that is going to be beautiful and appreciated by anyone who sees it.

Mr. Everett said it would have a lower horizontal rail.

Mr. Dalsimer said he likes to use cedar on parts people are touching as opposed to pressure treated lumber. He is thinking about using white cedar for the decking material. He prefers the white cedar.

Mr. Everett inquired if the stairs would also be made of wood with wooden treads.

Mr. Dalsimer responded that is correct. He is using wood stringers and wood treads. He would probably use pressure treated lumber for the stairs.

Mr. White said the DRC is reviewing the application for the aesthetics and design, but it needs to be clear that they are not reviewing it for structural integrity. That has to be the responsibility of the owner.

Mr. Everett inquired if Mr. Dalsimer was adding any light fixtures by the deck. Mr. Dalsimer responded by saying by the door he will probably have an exterior light and perhaps one in the back corner.

Mr. Everett added that wall mounted lighting fixtures might be considered. The two light fixtures with compact fluorescents or incandescent light sources might be added to the rear of the building by the side of the kitchen door and at the eastern most corner of the property. A clarification would be that the deck railing design will incorporate a lower horizontal rail and upper horizontal railings with 2 x 2 balusters and 4 inch centers per the building code.

The Design Review Committee reviewed the evaluation criteria and found the application acceptable on a vote of 5 to 0.

II. 116 Main Street – CB-I/DCD

Applicant: Tregan Bevan – (Adorn)

Owner: Raymond Alvarez

Sign.

Ms. Bevan said the picture says it all.

Mr. Duggan inquired if the letters were individual letters.

Ms. Bevan said they are cut out of the material and there is a schematic drawing. The letters are cut out of the copper material and the backing of the sign is going to be a bronze of the same material. It will be a three dimensional look. The sign is lit with a couple of gooseneck lights on the corners above the sign.

Ms. Bevan said the lights have to be to the side of the sign because of the window. The sign is 30 inches.

Mr. Duggan said 30 inches is the maximum height allowed for the sign band.

Mr. Everett said it is a nice looking sign.

Ms. Bevan said there is a sign in Barre that uses the same materials.

Mr. White said he thinks the sign looks nice.

Mr. Everett said it is basically an aluminum sandwich with some vinyl application. He said the Committee will make a note on the adjustments to the scope of the proposal that per cityscape the height of the sign will be reduced to 30 inches.

Mr. Gilbertson said they should include that the lights be turned towards the sign so they are facing down so you can't really see the bulbs. They have specified wattage before, and she won't need very bright bulbs for the sign.

Mr. Everett said it is usually 60 watts depending on the type of bulb she is losing. He inquired if the lighting fixtures were going to be black in color. Ms. Bevan replied yes. Mr. Everett said they should stipulate that a maximum of a 60 watt bulb but he would like to suggest 40 watts.

Mr. White said because the sign is metallic the light is actually going to look brighter.

Mr. Gilbertson said he thinks 40 watt maximum is plenty there.

Mr. White said he agrees with 40 watts, and if for some reason it looks too dim they could go to a 60 watt.

Mr. Duggan inquired if the sign was going to be centered under the window or over the store window.

Ms. Bevan said it would be centered over the store window which is where the previous sign was.

Mr. Everett said the sign is compatible with other signs on this building and in the district. The sign conforms to the requirements in cityscape.

The Design Review Committee reviewed the sign standards and found it acceptable on a vote of 5 to 0 as proposed.

III. 9-11 West Street- HDR/DCD

Applicant: Marcel Rocheleau/Susan Kimmerly – The New School

Owner: RKG, LLC

Multiple Exterior Renovations

Ms. Kimmerly said the renovations are really in particular to 11 West Street. There are three sections to the application. One is to amend a permit they have had two years ago for a ramp. They wanted to change the plans a bit and simplify it. They were going to move half of the ramp to go to the front of the building on to West Street. For several reasons it seems to make more sense to keep the ramp where it is and replace the door which is not handicapped accessible. They want to replace the door so there will be a 34 inch opening. They already had permission to put stairs in. One of the reasons they wanted to make the change is because the stairs previously didn't work the way they originally requested.

Mr. Everett asked if both doors would be matching. Instead of having glass in the door it would be a solid panel like the other one.

Ms. Kimmerly said her understanding is they both would have glass.

Mr. Gilbertson asked how much wider they would have to be.

Ms. Kimmerly said right now a wheelchair has gone through the door and that is 32 inches. It is supposed to be 34 inches, and it is the interior where they can make that change. It is her understanding they don't have to change the framing of the door.

Mr. Duggan asked if the door had to be widened doesn't the frame also have to be widened.

Mr. Gilbertson said they could widen the jam. A 36 inch door normally has an opening of 36 inches to allow for the hinge. They actually make an offset hinge so when you open the door if there is clearance to the wall as you open the door it moves out of the way to allow the full opening width. That is a possibility as well.

Ms. Kimmerly said it says enlarging the entry door and hallway to make the space usable for a wheelchair.

Mr. Duggan asked if this was the only accessible entrance.

Ms. Kimmerly replied yes.

Mr. Duggan said he has an issue with removing both of the doors. It says that one of their goals is energy efficiency. Have they had Efficiency Vermont or anyone do an energy audit. He believes with some weather stripping or a storm door would help with this. The door she is proposing he doesn't feel is a suitable match, especially if they are going to remove that door. He doesn't feel the door they are proposing is acceptable because of its aesthetics and design. There is really a high styled door they are proposing to remove here.

Ms. Kimmerly said that one reason they want the window in the door is because it is like a dungeon when they go inside the door. There is no natural light whatsoever. The front door is handicapped accessible which is why originally they wanted to move the ramp.

Mr. Duggan asked why they aren't pursuing that option now.

Ms. Kimmerly said it is a bigger deal because it is cutting the ramp in half and redoing it. Then, the stairs they wanted to put up by the current door there were issues with having stairs there without the ramp, or so what their contractor told them when they were getting ready to do it. He was involved when they got the permit two years ago and said it doesn't make any sense.

Mr. Gilbertson said he would rather have the ramp stay on the side of the building.

Mr. White said they are replacing the door with one that would match, and the DRC's issue is they don't need to match.

Mr. Duggan said to achieve better energy efficiency they could have someone put in the proper weather stripping and also install a storm door. He thinks they would have a much better performance with a 100-year old solid wooden door than anything they are going to buy right now.

Mr. Everett asked if there was anything wrong structurally or cosmetically with any of the doors, or are they still structurally solid.

Ms. Kimmerly said she believes they are both still structurally solid. They currently close and lock.

Mr. Everett said if they look at both of these doors, if they are structurally solid and the width has to be changed for the accessibility, if they chose to leave these doors and remachine and take out the center style and wood panels they could replace that with a piece of insulated glass.

Mr. White said they could make that door a little wider with insulated tempered glass in it to give the energy efficiency and the safety with the tempered glass, and for less money than buying two doors.

Mr. Everett said he would just put two windows in where the panels are and not take the center piece out.

Mr. Duggan said the idea would be to preserve. It is a pretty elegant detail with the house, and he would hate to see it go.

Mr. Duggan said while they are on this section of the proposal he doesn't have a problem with the stairs but he does have a problem with the materials. They are suggesting the same materials that are out back. This is precast concrete and they only really approved that because it is down below grade and in the back of the house. On East State Street with the rear porch there is some nice stone steps, so if they wanted to keep them as masonry he would prefer to see the sawn granite with a rock faced granite that is on the back rather than this material. This is the original granite steps on the back porch. He thinks that will look a lot better.

Ms. Kimmerly said there is a huge price difference.

Mr. Duggan said for that matter they could build it out of wood. He wouldn't have a problem with that since the railing is wood, too, but he doesn't think this particular material would be real suitable.

Mr. White said his feeling for this important house they should be either true granite or wood. He would be a little concerned about how well the precast concrete steps would hold up with the salt and the weather we have here.

Mr. Duggan said the metal railing that is behind there is a gooseneck that comes out at the termination of the inner railing which will obstruct anyone coming up the stairs and going to the door. There might be a minor adjustment there.

Mr. White inquired if there were going to be railings on the stone steps as well. Ms. Kimmerly replied yes.

Ms. Kimmerly said the next section of the proposal is to get rid of the path to nowhere and reseed it.

There are windows in the basement all around; some are boarded over and some are not. They want to fix them all up. They want to replace with the windows that are on the East State Street side which then has the cross ventilation with the parking lot side. One needs repair. On the West Street side there is some damage, and they wanted to close these up because there isn't cross ventilation on the other side.

Mr. Gilbertson said he would rather see the openings remain defined. It is going to look like it is filled in anyway. If they fill it in with a brick material it keeps the definition of the window. They are suggesting brick rather than granite foundation.

Mr. White said he sees what Eric is saying about keeping it defined. He doesn't think they need to make it stand out as boldly as brick would and he could see material the same color as the foundation could actually be a concrete finish.

Mr. Duggan said more of an issue in the corner is the down spout. That PVC pipe is broken off. Ms. Kimmerly said it was being repaired. It is part of the repair plan. Mr. Duggan said just a simple white aluminum down spout would work better.

Ms. Kimmerly asked if that would be something they would need approval here or just a suggestion.

Mr. Duggan said he thinks the reason they are having the problem is because the PVC pipe failed.

Mr. White said copper would be a little bit more and lasts longer, but he thinks with all the rest of the trim on the house that white aluminum would be fine aesthetically. The PVC pipe is always going to be a problem because it is very brittle in the winter and gets full of winter and freezes, expands and breaks.

Ms. Kimmerly said she wanted to go back to the key definition of the windows.

Mr. White said it would brick or concrete color to match the granite.

Ms. Kimmerly said on the lower parking lot side of the building, at the very top there is one window and they want to add a window. They are using that space as a storage area now. They are looking at using it differently and wanted a little more natural light.

Mr. White said he thinks it is important that it be symmetrical on that façade.

Mr. Everett inquired if they would be a pair of one over one windows.

Ms. Kimmerly replied yes.

Mr. Everett said the recommendations regarding the doors, steps, etc. will be modified leaving original design in tact and increasing the width of the door for accessibility requirements. The upper panels of the solid door may be replaced with glass to match the adjacent door. The steps are recommended to be constructed of wood or granite material to match the existing steps. The PVC pipe shall be changed to white aluminum in place of the PVC. Foundation infill is to be a compatible solid masonry material. The rear upper story window will be replaced with two one over one wooden window units framed and placed to match the other window detail on the third floor gable on the building.

Mr. White said he would rather see the infill in the foundation be the foundation color.

The Design Review Committee reviewed the design review criteria and found the application acceptable on a vote of 5 to 0.

IV. 5 High School Drive – GB/DCD/FP

Applicant: Montpelier Recreation Department

Owner: City of Montpelier

Reconstruction/Relocation of Tennis Courts

Interested Parties: Dana McCarthy, Didi Brush & Don Marsh

(Friends of Central Vermont Tennis)

Mr. Gilbertson inquired how much they were changing the location.

Mr. Marsh said it is about 8 feet with the southwest corner near Route 2 being fixed, the corner closest to Green Mountain Drive and it rotates so that the northeast corner is rotating.

Mr. Duggan asked if that was because it infringes upon the right-of-way of the railroad.

Ms. McCarthy replied yes.

Ms. McCarthy showed a drawing of what they hope the tennis courts will appear like with plants that will be appropriately marked by their landscape architect Didi Brush.

Mr. Duggan inquired what the element in the center is.

Ms. McCarthy said that would be the seating area where you could wait because they hope they will direct traffic to people who are waiting for a tennis court to meander down the path and congregate rather than in the parking area. They hope this will be the main entrance of the courts so that people won't plod across all four courts to get down to the end court.

Didi Brush said the center area is going to be a possibly naming opportunity for the people who gave money and this will be just a concrete terrace area with detail of a rimmed edge that would be brick concrete pavers that will encircle the named opportunity. The benches will be coming through a catalog and be metal. It is up to the Recreation Department as to whether they are permanent or get taken in each season.

Ms. McCarthy said some of this is going to be dependent upon what they end up with for funding. Right now the funds they have raised are paying for the reconstruction of the courts. There will be ongoing funding and grants. Hopefully, they will have an inkling as to grant money to do the landscape work. There is some money to get them started with it, but for the completion they don't have enough money currently. As the money comes in it will dictate the exact detail of what it is they can do. With the federal money they had a key element of that was green landscaping. In order to get that money they had to be able to say they will improve the area with landscaped work. They have to make that promise and come through with it in some fashion.

Mr. Gilbertson asked if the chain link was going to be about the same as what is there now.

Ms. McCarthy said it will actually improve that and be vinyl coated so it will last a little bit longer.

Mr. White asked if they had to move their lighting.

Ms. McCarthy said there won't be any lighting, not immediately.

Mr. White asked if there wasn't lighting previously.

Ms. McCarthy said there used to be a long time ago. The poles no longer exist.

Ms. Brush said the other portion of the project which is a fairly significant change is there are several dead spruce that are next to Green Mountain Drive. They are proposing they be removed with a row of tilias planted there and some steps that allow a lot of people arrive to various sporting events from this drive. They thought it would make some sense to actually have some steps that are safe. There is a fence here now and they could create a small gate through that to allow people access.

Ms. McCarthy said they have already talked about that with the Athletic Director in the school.

Mr. Everett asked if they had any idea what the material for the steps might be.

Ms. Brush said given the budget they would probably do something very affordable, and they don't know whether that would be railroad ties, which wouldn't be her first choice. A lot will be driven by the budget. It would be terrific if they could have poured concrete with nice wooden rails. There is a swale here now so they would need something that bridges the swale and stepping stones to the gate. She did not specify material because this is obviously phase II. The courts are the priority right now. If they could it would be wonderful to have beautifully done stone steps.

Mr. Everett asked if there was any chance of having lighting in the near future.

Ms. McCarthy replied no. They thought about putting the conduit underneath in and phase the lighting in, but they have learned subsequently that the equipment needed to go into the courts later on would ruin the courts to do that. There are lights on the Elm Street courts. The amount of use that nighttime tennis gets that is adequate, so there won't be lights here.

Members of the Design Review Committee commented they thought the project looked good.

The Design Review Committee reviewed the criteria and found the application acceptable on a vote of 5 to 0.

V. 22 State Street – CB-I/DCD/FP

Applicant/Owner: Carlo Rovetto (Positive Pie, Inc.)

Outdoor Seating, Awning and Signage.

Mr. Rovetto said he is trying to create outdoor seating in front of the restaurant with four tables, ten chairs with awnings and a bulletin display case. He is just trying to create a better aesthetic for the front of the building. It is bare right now. There used to be awnings out there. They were ragged so they took them down. It was approved once already, but the two years have gone by and they just want to make it happen again. He talked to Tom McArdle in Public Works and he gave him the information about what needed to happen. He said there has to be 7 feet for the sidewalk.

Mr. DeSmet reminded Mr. Rovetto that issue is for the City Council. The DRC only deals with design review and not jurisdictional issues. This is about the sign and the materials he is using for the outdoor seating.

Mr. Duggan asked if there was a picture of the awning.

Mr. Rovetto said they have proposed a sign here that says pizza, pasta, full bar, live music and lounge. He wanted to change it to Italian Restaurant instead of pizza and pasta. It would read "Italian Restaurant, full bar, live music and hand tossed pizza."

Mr. Duggan asked how the awning was different from an umbrella.

Mr. DeSmet said the issues with the other ones it was going to be corporate logos. That is what he understood the issues to be.

Mr. Duggan said there are only two other awnings with text. One is Zutano and the other is Restaurant Phoebe.

Mr. White said he thinks the text adds to the economic vitality of the business and we should approve it.

Mr. DeSmet said the reason it is here is because it is a sign. The two statements on the left would be Italian Restaurant – Full Bar, and on the right would be Live Music and Hand Tossed Pizza.

Mr. Duggan inquired where the menu board would go.

Mr. Rovetto said it would go on the sides. Right now it is just scotch taped to the window.

Mr. Everett inquired if he was proposing any lighting.

Mr. Rovetto said there is no lighting.

Mr. Gilbertson said there is actually a light over each doorway anyway.

Mr. Duggan said the space draws enough attention to itself from the inside.

Mr. Gilbertson said he obviously will move the tables in during the winter.

Mr. Rovetto said nightly because they are the stanchions and have the double straps.

Mr. White inquired if there would be a railing around the seating area.

Mr. Rovetto replied yes.

The Design Review Committee reviewed the criteria and found the application acceptable on a vote of 5 to 0.

The DRC considered the sign and awning and found both acceptable on a 5 to 0 vote.

VI. 101 Northfield Street – CB-II/DCD

Applicant: Anil Sanchdev

Owner: COPS, Inc.

Demolition of two buildings and multiple renovations of remaining site.

Interested Party: Thomas Leytham

Mr. Leytham said the proposal is to demolish the two southerly buildings at 101 Northfield Street which is now the Economy Inn and turn it in to an Econo Lodge franchise motel. They are going to remove the two buildings and parking lot and turn it back into lawn. There is quite a bank but they hope to keep as many trees as possible. They are going to renovate the 42 unit motel by taking the center section of the building and turning that into the office and close the balconies so they become porches. They are going to put a new soffit on. They plan to install a sprinkler system in the building, emergency lighting and a new entrance awning. There is now one existing yard light and the proposal is to put some up/down cans on the building, approximately 10. The existing is 40,000 square feet and they are removing 18,000 square feet of construction. When they finish the gross will be 22,000 square feet.

Mr. Leytham said the exterior is going to be stucco and a red colored clapboard band.

Mr. Gilbertson asked if there was any change in the signage.

Mr. Leytham responded by saying not right now. They will have to come back for that. The franchise gave them so much time to deal with the demolition.

Mr. Duggan said currently there are the windows of the units. He asked if this was all going to be enclosed with glass.

Mr. Leytham replied yes.

Mr. Everett said under the glass windows it says field fabricated frames. Are these wood or metal frames?

Mr. Leytham said they are wooden frames.

Mr. Everett asked if there was any detail at the top.

Mr. Leytham said it would be a 2' x 6'.

Mr. Everett asked if the applicant had any color chips for the stucco.

Mr. Leytham replied they were included.

Mr. White said there is the red awning in the front centerpiece and the rest is mostly brown and glass. Mr. Leytham replied that was correct.

Mr. Everett asked what type of lighting goes into the exterior levels.

Mr. Leytham said he believed they were fluorescents.

Mr. White said the major difference would be the lighting the enclosed corridor.

Mr. Leytham said right now they are compact fluorescents.

Mr. Gilbertson inquired about the roof. Mr. Leytham said it is going to pitch to the back. As it is set up now the existing roof dumps right in front of where the proposed front door is. It is going to be a flat roof draining to the rear. It will maintain the same height.

Mr. Everett inquired about the condition of the existing office and abandoned units.

Mr. Leytham said the abandoned units don't have any doors on them. The other one has had several fires in it and the roof has been leaking. It's junk. He wonders about the foundation.

Mr. DeSmet said they ran propane lines underneath the carpet and wiring underneath the carpet in the restaurant which violated a lot of codes.

Mr. Leytham said somebody said the problem is that the police aren't going to have a place to hide to catch speeders.

Mr. White asked if with the parking lot removed they would still have enough places to park if the motel was filled.

Mr. Leytham said they need 42. Right now there are 54 spaces.

Mr. White said he thinks it is a good improvement to that building. He asked if the new glass in the corridor is insulated glass.

Mr. Leytham replied no.

Mr. Everett said regarding landscaping he put any landscaping in addition to the restoration of the lawn is commendable. The proposed light fixtures are acceptable.

Mr. Leytham said he thinks the proposed project will clean up the building a lot. The franchise wanted the stucco.

Mr. White said he didn't think the stucco is a bad choice for that type of building. It is much better than the clapboards.

The Design Review Committee reviewed the criteria and approved the application on a vote of 5 to 0.

VII. 1 National Life Drive – OP/DCD

Applicant/Owner: National Life Insurance Co.

Construction of a 1,020 foot entry.

Interested Party: Sarah Thyng, Engineering Ventures, Inc.

Sarah Thyng, one of the civil engineers on the project, said the proposal is redoing one of the entrances into the National Life building. The north wing is the newer part of the building than the south wing is. This is the entrance where the security guard sits. There is a walkway that leads from the parking area into the building which is where the state offices are located. They are going to be removing the concrete work. The entrance into the building also has a little side where a picnic table and some bike storage is. They are going to put in a canopy and enclosed walkway into the building and relocating the picnic tables to the south and the bike storage up to the north. There will be some new landscaping.

Mr. Duggan asked if there were sliding doors here now.

Ms. Thyng replied there are.

Mr. White said the proposal is to add sliding doors and there will be a glass enclosure on both sides. Is that correct?

Ms. Thyng said that was right. There will also be a handicapped ramp.

Mr. Everett asked if there was going to be any lighting or utilities added.

Ms. Thyng said there will be some recessed lighting in the pavilion out at the front. It will be set up in the fans in the ceiling.

Mr. Gilbertson asked if there was going to be any additional lighting on the outside.

Ms. Thyng said there will be one light that will be relocated, but there won't be any new lighting.

Mr. Everett remarked that the general construction pretty much matches what is there.

Ms. Thyng said one of the goals is to make it look like it has been there and blend into the existing building.

Mr. Gilbertson said he sees the membrane roof designed as a future rain roof. Are they going to plant grass up there?

Ms. Thyng said they are going to try and do a green roof.

Mr. White said he thinks the proposal is good. He thinks the elevations look very good. The 112 ramp is as steep as the ADA allows and there seems like it would be the ability to make it less steep and bring it up a little closer to the front so it would be easier for people in wheelchairs. He doesn't know if it meets the current ADA codes for a ramp 36 feet long.

Ms. Thyng said she believes 50 feet is the maximum. They haven't done a final grading. They are looking at raising the pavilion to improve some of the drainage.

Ms. Thyng said there is landscaping proposed. It is basically going to be around the new bike storage and around the new picnic tables.

The Design Review Committee reviewed the criteria and found it acceptable on a vote of 5 to 0.

Approval of June 9, 2009 Minutes:

The June 9, 2009 Minutes of the Design Review Committee were approved on a vote of 4 to 0 with minor changes.

Other Business:

Mr. White said he has a complaint of the way the tiles were repaired in front of the Police Station. Before there was some missing grout on the tiles in front of the Police Station. Now instead of matching the other grout it has been calked with an interior white vinyl calking and looks absolutely terrible. He thinks it should be taken out and grout put in to match the existing grout as they have required of other applicants. He would ask that Clancy pass that on.

Mr. Duggan asked Clancy to see if 81 East State Street has been to the Design Review Committee or not.

Adjournment:

The Design Review Committee adjourned.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator

Transcribed by: Joan Clack