

A. ROLL CALL

1. *Roll Call of Committee Members.* Chair Pierce called the meeting to order. Those present were Lee Pierce, Victoria Vayda Hammond, Shane Weltikol, Mitch Bitz, Jordan Singer, Jarek Wigness, Madison Cermak, Andrew Stromme, Shasta Reindl, Kari Schmidt, Matt Ervin, Chris Tritsis, Richard (Ben) Holmes, Jason H

B. MINUTES

1. *Consider approval of February 13th MARC Minutes.* Building Official Singer moved and Vayda Hammond seconded to approve the minutes as presented. Roll Call vote: Aye 6, Nay 0, Absent Caldwell, Angel, Rennich. The motion passed.

C. OLD BUSINESS

D. NEW BUSINESS

1. *Proposal for The Avalon at 1300 Collins Ave NE.* The applicant presented a request for a parking variance for the property located at 1300 Collins Avenue NE. This is a 25-unit building, with up to three bedrooms and is ADA-compliant. This property includes a community room and a leasing office. The exterior includes: composite asphalt shingles, navy blue siding, white trim, gray doors and leather-wrapped stone along the bottom part of the building. There is also an additional metal roof over the exterior doors for protection from inclement weather. Garbage and other outdoor enclosures will match the aesthetic of the building.

The applicant presented a request for a parking variance through Planning & Zoning due to a tight site and tight grade with easements. The applicant requested this so they could use exterior parking as a buffer. They are four stalls short of the code requirement of the required 50. Asked about the distance from the street to handicapped spots. Situated on the east end, in front of ADA units on the corners of the building, tucked in on the east side. The fire department addressed the need for trucks to be able to turn around. Also asked if it is a fully sprinkled building. It is not and the applicant believes for the type of building that it is that it does not need to be fully sprinkled. Access requirements need to be met all around the building if not fully sprinkled. Chair Pierce asked if there was a landscaping plan or proposal around neighbors. Building Official Singer responded that Collins Avenue is front loaded with landscaping. Wigness mentioned he would need an official analysis for review of the stormwater plan. The applicant said he could submit these items.

Public Works Director Bitz moved and Vayda Hammond seconded to approve with contingencies for a stormwater plan. Roll Call vote: Aye 6, Nay 0, Absent Caldwell, Angel, Rennich. The motion passed.

2. *Proposal by Richard Holmes for a new coffee shop located at 2701 Memorial Hwy SE.* Holmes will be requesting a parking variance through Planning & Zoning to allow an abundance of access in and out of the new commercial property located at 2701 Memorial Hwy SE. This new business will include a double-sided drive-thru, which can stack four to five cars on each side. The exterior includes foam board EIFS and an aluminum awning. The exterior is also surrounded by three inch foam with a vegetation appearance on the back of the building. A metal sign will be glued and stapled with fiberglass and a sealant along the back side of 24th Avenue. Chair Pierce asked if any other signage was planned. A sign is planned to be installed on a freestanding taller pole in front of the property and also a

potential sign on 3rd Street that is approximately knee-high. Interior materials include porcelain walls for easy wipe down and manageable wear and tear. This business is drive-thru only, no sit down or inside space for customers. It will have a walk-up window which will be beneficial for the anticipated foot traffic in the summer months. Chair Pierce asked if there were any concerns about traffic stacking. Utilizing the double window will help with the speed of customers. Chair Pierce asked if there were any other questions or concerns from the committee. It was mentioned that a landscape and stormwater plan is needed.

Weltikol moved and Public Works Director Bitz seconded to approve with contingencies of landscape and stormwater plans. Roll Call vote: Aye 6, Nay 0, Absent Caldwell, Angel, Rennich. The motion passed.

E. OTHER BUSINESS

F. UNFINISHED BUSINESS

G. ADJOURN There being no further business, the meeting is adjourned.