

**Design Review Board  
Minutes of Meeting**

**November 1, 2006  
9:00 A.M.**

Present: Cheryl McGuire, Bob Turgeon, Joann Baierlein, Judy Hamilton,  
Tim Berres, Tim Hart, Paddy Mudd  
Absent: Jim Goldsmith  
Town Staff: Carol Rollins and Gayle Curry

The meeting was called to order at 9:00 a.m. by Cheryl McGuire, chair.

Everyone stood and said the Pledge of Allegiance.

**South Centennial Building 3, 105 Centennial Street**

The Central Business District Community Design Guidelines apply to this project.

The applicant has submitted a master sign plan and sign details for review and approval.

The Design Review Board approved Building 3 in May 2005, and it is under construction at this time.

The master sign plan appears to contain all the required elements including font, colors, and placement of signs. No detached signage is being proposed at this location.

Phil Mueller and Veronica Atkinson of Facchina Construction and Matt Culp, Arizona Pizza were present for this meeting.

Mr. Turgeon wanted to know if Arizona Pizza logo federally registered?

Councilwoman Mudd wanted to know where the curb-side parking will be.

Mr. Turgeon wanted to know where the signs for curb-side parking will go.

Mr. Culp stated that there will be 3 portable signs for the curb-side parking. They are the ones that you can take out and put away everyday.

Mr. Turgeon noted that Roman number 5, last sentence is missing a period and that they should make that change to the Master Sign Plan.

Mr. Berres made a motion to approve the master sign plan as presented. Councilwoman Mudd seconded the motion. Board approved.

**Arizona Pizza, 107 Centennial Street**

The Central Business District Community Design Guidelines apply to this project.

The applicant has submitted a design review application, sign permit and building elements showing the proposed signage.

The applicant is requesting approximately 65 square feet of attached signage. (Details attached)

Logos on awnings 6 @ 0.5 sq. ft.	3
Awnings at entrance	46
Project sign	<u>16</u>
Total	65 sq. ft.

Detached signage is requested for curbside takeout parking signs at 1.5 sq. ft. each.

The proposed signage is code compliant.

Mr. Turgeon made a motion to approve the signage for Arizona Pizza. Mr. Berres seconded the motion. Board approved.

**Rosewick Crossing, Crain Highway & Rosewick Road**

The Commercial Highway District Community Design Guidelines apply to this project. In addition, the annexation agreement effective July 28, 2006 places additional requirements on the property owners.

The applicant has submitted a design review application, site and landscape plans, building elevations, and written response to the guidelines for your review and comment. This same site development plan will be presented to the Planning Commission on November 7, 2006 for their review and comment.

The purpose of this presentation is to review the site plan, then to review the architecture and building materials of Building 3. After Building receives approval, the same features will be applied to the remaining buildings in this development.

A master sign plan will be prepared by the applicant for discussion at the next Design Review presentation.

Steve Wenderoth, Faison Group, Pat Faux, Faison Group and Chris Cowey of Cowey Associates Architect were present for this meeting. They came to get approval for Building #3 only today.

Mr. Hart likes the site plan. The back of buiding 3 needs to show berm, landscaping, etc.

Mrs. McGuire asked if the gas pumps had been approved. Mrs. Rollins stated that they would have to get a special exception for that.

Mr. Turgeon was concerned about large trucks going up the middle of the entrance.

Mrs. Baierlein stated that it looks great! She likes parking, landscaping.

Councilwoman Mudd also stated it looks great! The whole thing looks good! She would like it if they would encourage trucks not to use the main entrance for loading and unloading.

Mr. Berres questioned about the water retention pond. He was also concerned about the Pharmacy drive-thru - accident waiting to happen.

Mr. Wenderoth stated that the water retention pond will be going away.

Mrs. Baierlein was concerned about siding - there's a lot of it. She asked if they could incorporate some "slip-face" into it. She likes it overall.

Mrs. McGuire likes it as well. She thinks it looks good.

Mr. Hart stated that there is substantial landscaping that will need maintenance and upkeep.

Mr. Hart also stated that he remembered that there was to be a sign on 301 that said "Welcome to La Plata.

Mr. Wenderoth stated that they will not be doing that. They contributed some monies to the "General Fund" for that purpose.

Mr. Wenderoth stated that in the Annexation Agreement they agreed to put together a Business Association for that purpose.

There was no decision made on this today. They will be coming back with a master sign plan, come back with building 3 and possibly another building as well as bring back some pictures of different awnings.

Mr. Berres made a motion to adjourn the meeting. Mrs. Baierlein seconded the motion.

Meeting adjourned at 10:26 a.m.