Date: April 17, 2017  
Place: City Hall Council Chambers  
Time: 7:00 P.M.

Board Members Present: David Meyers-Chairman, Kim Spurgeon, Michael Chiodini, Mark Campbell, Don Anderson

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes April 3, 2017 –Kim Spurgeon made a motion to approve as submitted. Mark Campbell seconded motion. Unanimously approved

Sign Review - New Business

**Case No. 14-17S – 201 N. Kirkwood Rd – Maxwell’s Interiors and Gifts, Zoning B-2** – A-1 Sign Co., applicant. West Jefferson Properties, owner. One (1) wall cabinet sign, 24.5” x 84.625” Total signage 14.3 sq. ft. Michael Chiodini made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved

**Case No. 15-17S – 11135 Manchester Rd – SSM Health, Zoning B-3** – Pete Hatcher/Warren signs, applicant. Bassert Enterprises Inc., owner. Front wall sign (E-1) 32 ½” x 140” = 31.60 sq. ft., East wall sign (E-2) 32½” x 140” = 31.60 sq. ft., Front window sign (E-3) 25.5” x 18.875” = 3.34 sq. ft. Total signage 66.54 sq. ft. Mark Campbell made a motion to approve for final review with the following required change: 1) Remove proposed phone number from door. Michael Chiodini seconded motion. Unanimously approved

**Case No. 16-17S – 201 S. Kirkwood Rd – SSM Health, Zoning B-2** – Warren Sign Company, applicant. Savoy Properties, owner. Entry awning sign 25 11/16” x 96” = 17 sq. ft., Side wall sign 20” x 87” = 12 sq. ft., Front wall sign 22 5/8” x 327 1/8” = 51.7 sq. ft. Total signage 80.7 sq. ft. Michael Chiodini made a motion to approve for final review with the following required change: 1) Remove proposed phone number from the door. Kim Spurgeon seconded motion. Unanimously approved

Residential Review – Old Business

**Case No. 52-17R – 630 Dougherty Ferry Rd. – Zoning R-4** – All Current Electric, applicant. Chandra Shekar, owner. Solar panel system. Michael Chiodini made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved

Residential Review - New Business

**Case No. 56-17R – 405 N. Geyer Rd. – Zoning R-4** – Mark Manlin with Dyquem 913, LLC, applicant/owner. New single family residence Kim Spurgeon made a motion to continue with the following required changes: 1) Add lites to front facing garage door. 2) Remove shutters from paired windows. 3) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 4) Grills to be consistent on all four (4) elevations. 5) All windows to have sills and aprons with minimum 3 ½” trim. 6) Add foundation under chimney 30” below grade. 7) Add windows to right and left elevations to break up large amount of siding. 8) Divide picture window into a (2) single or double hung windows. 9) Turn the stone veneer around corner 24” 10) Add trim around gable vents to match window trim. 11) Add trim board to left side and rear elevation at overhang for siding to properly terminate. Mark Campbell seconded motion. Unanimously approved to continue
Case No. 57-17R – 913 Black Twig Ln. – Zoning R-3 – Scott Barnes applicant/owner. Second floor addition and kitchen expansion on existing one-story ranch. Kim Spurgeon made a motion to approve for final review with the following required changes: 1) All windows in horizontal siding to have sills and aprons. Mark Campbell seconded motion. Unanimously approved.

Case No. 58-17R – 307 W. Essex Ave. – Zoning R-4 – Pat Walsh, applicant. Mike Fontana, owner. New single family residence. Kim Spurgeon made a motion to approve for final review with the following required changes: 1) All windows to have sills and aprons. 2) Add foundation under chimney that is projecting into the side yard. 3) If chimney is a taper design, use stucco exterior. If chimney is a straight up vertical design, use siding to match rest of house. Mark Campbell seconded motion. Unanimously approved.


Case No. 61-17R – 521 Scott Ave. – Zoning R-3 – Lewis Homes, applicant. Todd Westphalen, owner. Room addition. Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Recess north wall of new addition 4” inward from the existing exterior wall. 2) Remove vertical siding indicated in the gable and continue horizontal siding up to the roof. 3) Soffits, overhang and window trim of new addition to match existing. Mark Campbell seconded motion. Unanimously approved.


Case No. 64-17R – 605 Rosewood Ln. – Zoning R-4 – Kingbridge Homes, LLC, applicant/owner. New single family residence. Michael Chiodini made a motion to approve for final review with the following required changes: 1) Turn stone around corner on right side of garage 24” and to pilaster on left side corner or utilize a “super-corner” to terminate. Kim Spurgeon seconded motion. Unanimously approved.

Case No. 65-17R – 940 Evans Ave. – Zoning R-4 – James Cierpiot, applicant/owner. Front porch renovations. Don Anderson made a motion to approve for final review with the following required changes: 1) Paint railings and posts white to blend with house. 2) The height of the header for the new French doors, to match transom height. 3) Submit revised plans to the Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved.

Commercial Review – Old Business


Commercial Review – New Business


C: Bill Bensing, Director of Public Services, Betty Montaño, City Clerk, Tim Griffin, Mayor, Paul Ward, Liaison Donna Poe, SBD, Beth Von Behren, PIO, Jonathan Raiche, City Planner, Amy Lowry, Landmarks Liaison.