

**Old Town Design Review Committee
Minutes
February 25, 2008**

1. Call To Order And Announce That a Quorum Is Present.

The Old Town Design Review Committee meeting was called to order by James Crockett at 4:05 p.m. with the following members present:

James Crockett
Larry Smith

Sarah Jo Jackson
Bill Peck (non-voting)

Absent: Michael Duval, Sharon Ellis

Staff member Sarah McLain was present.
Dan Lyons and Justin Chandler were also present.

2. Approve the Minutes from January 14, 2008.

Larry Smith moved and Sarah Jo Jackson seconded that the minutes be approved from January 14, 2008. The motion passed 3-0.

3. Consideration of a Letter of Design Approval for Renovations at 126 S. Mill Street as Requested by Jeff Harrison of Sonic.

Staff presented all components of the renovation to the Committee. Staff explained that panelized brick is not an allowable material in the Old Town Center District; however panelized brick is not addressed as a prohibited material for the Old Town Design District. The Committee felt that the material was acceptable on the basis that the building is in the Old Town Design District and that the building is not a historic building. Dan Lyons with Avant Design Group and Justin Chandler of Sonic were present and answered questions from the Committee. Mr. Lyons explained that the LED lighting on the awning would appear like neon lighting and was chosen over neon for reasons of energy efficiency.

Staff brought to the Committee's attention that the half circles to be installed around the existing legal nonconforming story board signs are constructed of vinyl. Staff recommended that the half circles be constructed of hardie board instead since vinyl is not an allowable material for buildings in Old Town. Mr. Lyons and Mr. Chandler stated that the half circles are standard to all Sonic renovations and are pre-fabricated. Staff and the Committee discussed whether the vinyl half-circles would be considered a part of the sign or a part of the building. Staff explained that if the half circles were considered part of the building the applicant would need to apply to City Council for a variance for

building material in Old Town to allow the vinyl. If the circles are to be considered part of the sign, the applicant would also need to request a variance to allow for number of signs on the building. The Committee expressed that they did not have an objection to the vinyl half circles on the building since they are standard to all the Sonic renovations and since the use of the building is for a drive-up fast food restaurant. The Committee stated that they liked the design of the renovations for Old Town.

Sarah Jo Jackson moved and Larry Smith seconded that a Letter of Design Approval be granted for the proposed renovations at 126 S. Mill Street provided that City Staff meets with City Management to determine whether a variance is required to allow the story boards on the building. The motion passed 3-0.

4. Consideration of a Letter of Design Approval for a New Sign at 310 S. Mill Street as Requested by Rebecca Behnke.

Staff reviewed the item for the Committee. Staff explained that the contractor indicated that he could notch the shape of the sign if requested by the Committee. Staff also explained that Ms. Behnke's sign will need to be separated from the existing sign of the other tenant so that it can be permitted separately. The Committee expressed concern that the white metal of the sign display surface might be too glossy for Old Town. The Committee also expressed concern that the red lettering in combination with the white background and green border are too bright for Old Town. The Committee discussed alternate shades of red that would still achieve Ms. Behnke's desired look and agreed that the color *Holly Berry* would be an acceptable alternative.

Larry Smith moved and Sarah Jo Jackson seconded that a Letter of Design Approval be granted for the proposed sign at 310 S. Mill Street provided that the shape of the sign be notched at the corners, that the sign face be a matte finish and that the red lettering be a color similar to that of *Holly Berry*. The motion passed 3-0.

5. Other Business.

There was no additional business to be discussed.

6. Adjournment.

Larry Smith moved and Sarah Jo Jackson seconded that the meeting be adjourned. The motion passed 3-0.

The Old Town Design Review Committee approved these minutes on March 10, 2008.

Respectfully submitted,

Approved,

Sarah McLain
Economic Development Specialist

James Crockett
Chairperson