CALL TO ORDER

Vice Chairman Ulrich called the meeting to order at 3:58 p.m.

APPROVAL OF MINUTES

Clonts made a motion, seconded by Bullock, to approve the April 23, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

CERTIFICATES OF APPROPRIATENESS

A. Jennifer Boyle, property owner requests approval of new fencing at the property located at 905 Main Street. (TMS # 123-14-06-001 / PIN # 33813910033)

Jennifer Boyle stated her name for the record.

Leinwand said this property was at the corner of Tenth Avenue and Main Street. He said it was in the Main Street Historic Design Review District. He said it was in the Upper Main Street Overlay District as well.

Leinwand said the applicant requested to install a 4’ tall fence along Tenth Avenue and 6’ tall along the opposite side of Tenth Avenue based on map provided. He said it was a picket-type fence, which was recommended in the guidelines. He said staff’s recommendation was for both pieces of the fence be the same color. Boyle said the fencing would be white.

Cecil asked Boyle about the fencing for the front of the property, which had been discussed at a previous meeting. Boyle said it was off the table for the time being.
Cecil made a motion, seconded by Bullock, to approve the requested fencing. The vote in favor was unanimous. The motion carried.

IV. CONCEPTUAL REVIEW

A. Tom Anderson, applicant, requests conceptual review of exterior improvements to the property located at 209 Laurel Street.
   (TMS # 137-06-19-011 / PIN # 3684020067)

Leinwand said he would get everyone oriented to where this location was. He said it was the rear area behind Hedgespath and Associates on Laurel Street. He showed a photograph of the exterior of the building as it is now as well as a rendering of what was proposed.

Anderson said this was going to be an internet grocery store. He said each week the grocery items would be different depending on what was locally in season and available. He said it would effectively give Conway a farmers market 6 days a week. This location would be open Monday through Friday and the current Farmer’s Market would still be open on Saturday’s.

Clonts asked if there would be daily deliveries. Anderson said that was correct. He said it was not food items that were the best deal, but instead the best quality.

Ulrich asked if the doors would be on the slider that was currently there. Anderson said that was correct. Anderson said there was already a track. He said they would recycle the doors and hang them.

Clonts asked how large the space was. Anderson said it was approximately 1,400 square feet. He said they were going to build a new fire wall between this space and Conway Glass.

Anderson said there would be a walk-in cooler/freezer inside for meats and fish.

There was discussion about the exterior of the building. Anderson said the existing single door had been a window at one point. He said they would be putting a matching door on the other side of the building where there currently was a window. He said both doors would have a transom above. The sliding doors would be red in color and look like barn doors. There would be gooseneck lights above the single doors.

Leinwand asked if this was just conceptual or to be approved today. Anderson said it was all happening fast and he would like approval.

Leinwand asked what the material for the sign would be. Anderson said it would be in accordance with whatever was required. Cecil asked if they could approve the building and Anderson could come back with more details on the sign later. Leinwand said they could do that or approve as presented as long as it met the requirements.
Leinwand asked Anderson if he would be applying for the tax incentive. Anderson said he was not sure. Cecil said he would then have to come back with more details.

Leinwand said the lights were similar to those in the guidelines. Anderson said there would also be lights above the sign as well.

Bullock asked who was opening the market. Anderson said her name was Kim Bussey. Clonts asked about the hours. Anderson said he did not know. Anderson said it was not really for stopping by. He said it was more for going on the website and ordering what was in stock that day. He said he was sure she would not discourage people from dropping by. Bullock suggested she also sell flowers.

Leinwand asked Anderson if he was reusing the sliding door. Anderson said it was a wooden door with a metal skin. He said they would use the bones, but he would use 5/16 hardi plank and put something thin on it to give it the shape. He said if they used treated lumber it would dry out in the sun. He said he had run into that problem at the Farmer’s Market.

Cecil made a motion, seconded by Clonts, to approve the sketch and the lights above the sign and to approve the sign as long as it met the city’s requirements. Ulrich reiterated the motion by saying there had been a motion to approve the sketch as presented with the building being painted white, the addition of the single door, the transoms over the two single doors, the barn-style doors for deliveries, as well as the sign so long as it met city requirements, and the gooseneck lights above the single doors and above the sign. The vote in favor was unanimous. The motion carried.

V. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:20 p.m.

Approved and signed this 11th day of June, 2014.

George Ulrich, Vice Chairman