

Architectural Review Committee MEETING MINUTES



June 3, 2024 - 5:00 PM
Conference Room A/B
3805 S. Casper Dr.

Please note: Minutes are unofficial until approved at the next scheduled meeting.

MINUTES

1. CALL TO ORDER

Commissioner Felda called the meeting to order at 5:00PM

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Commissioner Felda took the roll call as follows:

Present: Commissioner Felda, Commissioner Anderson, Commissioner Schulpius, Director of Community Development Kessler

Staff Present: Deputy Director of Community Development Nikki Jones, Principal Planner Kristen Hogan, Principal Planner Kelly Wall, Community Relations Specialist Joelle Erickson

A quorum was established and the meeting was properly noticed.

3. APPROVAL OF MINUTES

A. May 6, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Anderson
Second by: DCD Director Kessler
Motion Passes 4-0

4. NEW BUSINESS

A. (2) NJ UA-2202320 Tsunami Express Car Wash (formerly SilverStar Car Wash – 15301 W. Coffee Road – Use, Site and Architectural Approval for a car wash - Request to amend the approved architecture - only change is to modify the red architectural metal panel to a blue architectural metal panel. *(Approved 4/13/23)*

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passes 4-0

Nikki Jones introduced this item to the Committee. The Committee reviewed the use, site and architectural plans for the Tsunami Express Car Wash. The committee reviewed the change of color for the metal panel.

B. (3) NJ UA-2400303 – Charles Bleck with Bleck & Bleck Architects on behalf of UPI – 2180 S. Springdale Road (Tax Key #: 1175.995.001) – Use, Site and Architecture Approval to construct an 8,400 sq. ft. building.

MOTION: Motion to Approve As Presented

VOTE: Motion by: Commissioner Schulpilus
Second by: Commissioner Felda
Motion Passes 4-0

Nikki Jones introduced this item to the Committee.

This item was moved and discussed last (5th) at the meeting.

- C.** (7) KW UA-2400703 Yanni Haros with Alpha Motors - 18580 W. National Avenue (Tax Key: 1262.992.001) - Use, Site, and Architecture for a second story addition.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Schulpilus
Motion Passes 4-0

Kelly Wall introduced this item to the Committee. The Committee reviewed the use, site and architectural plans for Alpha Motors. The following changes were made to the initial proposal:

- Color: Custom Match to Existing Building - Gray (Behr)
 - Base: B3704 / CLRNT: 384th / BL: 56 / CL: 9 / LL: 48
- Roofing – Color to match existing roof

The item was moved and discussed second (2nd) at the meeting.

- D.** (7) KW CU-2400701 Elite Exteriors - 17400 W. National Avenue (Tax Key - 1236.998.002) - Conditional Use Permit for Elite Exteriors to construct an office/service commercial building.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpilus
Motion Passes 4-0

Kelly Wall introduced this item to the Committee. The Committee reviewed the Conditional use of this property. The following changes were made to the initial proposal:

- Siding: James Hardie Night Gray Lap Siding
- Trim, Soffit, Facia, and Corner Boards: James Hardie Arctic White
- Stone Base: Natural Stone Veneer – Sycamore (Halquist)
- Gutters and Downspouts – Black
- Shakes: James Hardie Cobblestone Straight Shakes
- Main Roof: GAF Appalachian Sky Timberline HDZ Shingles
- First Story Roof / Awning – Black Standing Seam Metal Roof
- Doors: White
- Deck: TimberTech Ashwood (Legacy Collection)

The item was moved and discussed third (3rd) at the meeting.

- E.** (5) NJ UA-2400449 Austin Workman with Workman Enterprises LLC - 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) - Use, Site and Architecture to construct a 2,500 sq. ft. office building and outdoor storage areas.

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MOTION: Motion to Approve

VOTE: Motion by: DCD Director Kessler
Second by: Commissioner Schulpilus
Motion Passes 4-0

Nikki Jones introduced this item to the Committee. The Committee reviewed the use, site and architectural plans for Workman Enterprises LLC. The following change(s) were made to the initial proposal:

- Stone is Greymont castle rock

- Owner to provide name of the paint color for the siding

The item was moved and discussed fourth (4th) at the meeting.

5. PENDING

None

6. ADJOURN

MOTION: Motion to Adjourn at 5:40PM

VOTE: Motion by: DCD Director Kessler
Second by: Commissioner Schulpus
Motion Passes 4-0

*Respectfully Submitted,
Joelle Erickson, Community Relations Specialist*