

MINUTES MEETING OF THE ARCHITECTURAL REVIEW BOARD

Friday, September 23, 2016
3:00 P.M.

Town Council Chambers
157 NW Columbia Ave, Chapin

Members Present: Chairman Ken Loveless, Gerald Meetze, and Harmon Reed

Members Absent: Jason Mack and Bryson Tucker

Staff Present: Zoning Administrator Chris Clauson and Town Clerk Julie Hammond

Guests: Derrick Boyte, Joey Fischer, Larry Kogut, Matthew Marcom, and AC Greene

Call to Order: 3:14 p.m.

Approval of Minutes: The Architectural Review Board reviewed the August 11, 2016 Work Session and Regular Meeting Minutes. Chairman Loveless requested a change to page 1, second paragraph under Review of Article 7 of the Work Session Meeting Minutes from “cement block” to “concrete block.” Member Reed moved to approve the minutes with the noted change. Member Meetze seconded the motion. All were in favor, motion carried.

Color Palette Discussion: The color palette discussion was deferred until after the Review of Proposed Palmetto Bone and Joint development.

Review of Proposed Palmetto Bone and Joint Development: The ARB tentatively approved plan documents at the August 11, 2016 meeting.

Administrator Clauson presented the drawings for the exterior elevations pertaining to dumpster and generator enclosures, landscape, staking, and the overall roof plan “Exhibits A-D.” He asked that LTC Associates add revision numbers on the plans to show the latest revision, this request would be included in the approval letter.

Discussion included the complete covering of the generator set and muffler, sidewalk installation on Columbia Ave (which would probably be bonded for reimbursement since it would be torn out during widening of the road) and Ellet Rd, and landscaping including tree line set back for additional easement right of way.

Member Meetze moved to approve plans as submitted with the condition that the landscaping is staggered for and along Columbia Ave and moved closer to the building a little further off the 15’ setback; the quantity of trees is sufficient with addition along the south-east corner, add one small tree in the island in the parking lot, and additional medium height to lower shrubs along Columbia Ave and Ellet Rd to meet the current landscaping requirements; generator screen is built to hide the top of the generator including the muffler; the elevation on Columbia Ave as submitted; and all drawings to be dated September 23, 2016. Pending changes are to be submitted to Administrator Clauson and Member Meetze for acceptance. Member Reed seconded the motion. All were in favor, motion carried.

Follow-up questions included: Providing a letter for the bank showing approval so funds could be released which Administrator Clauson would provide next week. Also, a date for sidewalk installation which could be discussed at a later date.

Color Palette Discussion: Representatives from Pelican Snoball were present to discuss color palette requirements. Administrator Clauson introduced the guests along with images/pictures of possible locations and color schemes.

The ARB Board reviewed the information and suggested using the bold colors (light blue, dark blue, and pink) of the franchise as accent colors in signs and outside furnishings (picnic benches, umbrellas, etc).

Mr. Marcom and Ms. Greene were very receptive to the Board's input and would be in contact with the Town if they decided to move forward with their venture.

Actions: Add to the next agenda: Election of a Vice Chairman.

Adjournment: Member Meetze moved to adjourn the ARB meeting. Member Reed seconded the motion. All were in favor, motion carried. Meeting adjourned at 4:20 p.m.

ARB APPROVED: _____ November 10, 2016