

**CITY OF DE SOTO  
PLANNING COMMISSION**

City Hall, 32905 W. 84<sup>th</sup> Street  
May 6, 2004 – 7:30 A.M.

**MINUTES**

1. The meeting was called to order at 7:30 a.m. by Chairman Honomichl.

2. Roll Call:	Templin	Absent	Pannell	Present
	Moberly	Present	Canaan	Present
	Friday	Present	Honomichl	Present
	Lavenburg	Present		

3. General Business:

A. Approve Planning Commission agenda.

Motion by Chairman Honomichl to approve the agenda as written with the removal of item 3B as the minutes were not included in the packet; second by Moberly. All Commission approved by “ayes”.

4. Call to Public:

Members of the public who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Any presentation is for information purposes only. No action will be taken. There is a four-minute time limit.

None appeared.

5. New Business:

A. Consider revisions to the Site Plan for Lexington Center, 33255 Lexington Ave.

Chairman Honomichl discussed the history of the site plan. The approval process was lengthy and mainly dealt with the issues of architectural details and right-of-way vacation. Many revisions were required for the plan to have appropriate variation of the building materials and breaking up the long horizontal lines of the building. The roof was changed from metal to composite shingle, brick and shutters were added, and the metal siding was to be painted several colors for contrast. The roofline was articulated with a variation in height and recessed entryways with columns were added. The final site plan was approved July 30, 2002.

City Engineer Mike Brungardt stated that in addition to replacing the metal siding with stucco, the shutters have now been replaced with raised strips of stucco around the windows. Coining, raised stucco resembling cornerstones, will be wrapped around the

corners. An eight inch trimming strip of stucco will be added to the east and west elevations. The recessed entryways and columns have been removed altogether.

The applicant, Joe Rawie, 8468 Timber Trails Dr., stated that he would like to change the building from steel to stucco. He thinks this will improve the look of the building and is an improvement. Commissioner Pannell said that stucco is what they had wanted originally. Commissioner Friday suggested that the coining should be of a different color. The remaining Commission agreed that the stucco was acceptable.

Motion by Chairman Honomichl to approve an amendment to the Lexington Center site plan to change the areas previously indicated as steel siding to stucco with the coining indicated with the drawing that was submitted and recognizing that the coined areas will be painted a contrasting color; second by Canaan.

All Commission approved by "ayes".

Rawie stated that the coining and raised stucco details will be of a different color. There will be three colors on the façade and two textures of stucco. Chairman Honomichl asked about the louvered areas above the entranceways. Rawie responded that a prospective tenant has indicated that they would interfere with their signage. Honomichl expressed his concern that Rawie was removing the items which were added for visual interest and replacing them with stucco alone. Commissioners Canaan, Moberly, Pannell and Lavenburg voice their approval of these changes. Commissioner Friday stated that he prefers the shutters. He noted that the windows on the plans are different than how the building is actually being constructed. Honomichl stated that glass is considered an alternative material, and can offset the removal of the shutters.

Rawie asked if the prospective tenants wanted to reconfigure the doorways or garage entrances, would that need to be approved. Chairman Honomichl responded that they would because of access and screening concerns. Building Official Larry Baxter said that when calculations were performed on the trusses, the recessed entryways couldn't handle the weight distribution. Brungardt noted that the construction documents submitted with building permit are substantially different than the approved site plan and more closely resemble what has actually been constructed. Honomichl stated that as a matter of process, when construction drawings are substantially different than a site plan they should come back before the Commission.

Motion by Commissioner Canaan to approve the requested changes provided that the applicant is requesting the elimination of the shutters and louvers in exchange for coining and contrasting colors of stucco and in recognition of the additional glass in the front of the building; second by Lavenburg.

Commissioner Canaan amended his motion to approve the requested changes provided that the applicant is requesting the elimination of the shutters and louvers in exchange for coining and contrasting colors of stucco, and in recognition of the additional glass in the front of the building, and that the deletion or addition of garage and pedestrian entrance doors can be made to accommodate prospective tenants, and future changes may be made with staff approval; second by Lavenburg.

All Commission approved by "ayes".

The Commission discussed the removal of the recessed entryways. Chairman Honomichl noted that the columns in the plans were designed to bear the weight and they were signed and sealed by an architect. He takes some exception to Baxter deciding that they wouldn't carry the load. Rawie said that he was under the impression that the columns were fake and were not meant to support the building. The recessed entryway can be added in again. Commissioner Moberly said modifications to the foundation would probably be needed.

Honomichl voiced that the Commission can accept it as is, or they can have the applicant talk to an engineer and determine the feasibility of recessing the entryway or extending the dormer out to the front. Commissioner Friday said he is absolutely opposed to leaving it the way it is and accepting the removal of a key issue in the site planning process. There are some acceptable trade-offs, such as adding glass and removing shutters, but the flat front is significantly negative and needs to be fixed.

Commissioner Moberly said he has mixed feelings. Changing it would look better, but could be very difficult at this point. Commissioner Lavenburg stated that constantly making exceptions is not the intention of having regulations. The Commission doesn't have enough information to make this decision without the assessment of an engineer. Rawie agreed to try to have the assessment for the Site Plan Review Committee meeting on May 11, 2004. The matter will then go before the Commission at their May 25<sup>th</sup> meeting.

Motion by Commissioner Moberly to ask the owner to have his architectural and engineering consultant provide an assessment by May 11, 2004 to provide alternatives to the north elevation; second by Lavenburg.

Commissioner Moberly amended the motion to ask the owner to have his architectural and engineering consultant provide an assessment by May 11, 2004 to provide alternatives to the north elevation, and that the assessment be based on Article 11 Subsection 7.N of the De Soto Zoning Regulations; second by Lavenburg.  
All Commission approved by "ayes".

Baxter asked if the applicant can continue construction. Honomichl said yes, but that the front elevation is at risk of being modified.

Motion by Commissioner Moberly to adjourn at 8:49 a.m.; second by Canaan.  
All Commission approved by "ayes".

Respectfully submitted:

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Kim Gordanier  
Planning Coordinator