



**HERITAGE PRESERVATION COMMISSION
DESIGN REVIEW MEETING AGENDA**

Wednesday, February 10, 2016
Special meeting
5:00 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL**

_____ Co-Chair Vujovich
_____ Co-Chair Randers
_____ Commissioner Cox
_____ Commissioner Bolton-Iverson
_____ Commissioner Stern

3. **APPROVAL OF AGENDA**

A. Approval of Agenda for February 10, 2016 special meeting

4. **APPROVAL OF MINUTES**

A. Approval of the minutes of the January 20, 2016 meeting

5. **BUSINESS**

A. Design Review for Nature's Trees Proposed Building at the northeast corner of the property on Hudson Road with PID#06.028.20.24.0002

6. **ADJOURNMENT**

A quorum of the City Council or Other Commissions may be present to receive information.

HERITAGE PRESERVATION COMMISSION
DESIGN REVIEW
City of Afton, Minnesota

MEETING MINUTES
January 20, 2016

- Item 1. CALL TO ORDER:** The meeting was called to order at 5:05 pm.
- Item 2. ROLL CALL:** Present: Commissioners Randers, Cox, Stern, Bolton-Iverson
City Officials: Bill Palmquist, Councilmember Ward 1

Absent: Commissioners Vujovich
- Item 3. APPROVAL OF AGENDA:** A motion was made by Cox to amend the Agenda by adding Item C - Industrial Zone - Save-a-Tree project.

Seconded by: Bolton-Iverson
Vote taken: Vote: Yes - 4, No - 0, Motion carried

A motion was made by Bolton-Iverson to approve the January 20, 2016 Amended Agenda.

Seconded by: Stern
Vote taken: Vote: Yes - 4, No - 0, Motion carried
- Item 4. APPROVAL OF MINUTES:** A motion was made by Bolton-Iverson to approve the December 16, 2015 Minutes.

Seconded by: Randers
Vote taken: Vote: Yes - 4, No - 0, Motion carried
- Item 5. BUSINESS:**
- A. Local Designation of Properties Update:

Commissioner Cox did a pre-review of the Bonine property with Mike Koop, SHPO, who determined that too many alterations were made to make it eligible for local designation, so we are back to 12 properties on our list and will proceed to locate one more property.

Discussion: The Bonine property is a great example of an Owner renovating and restoring an old farmhouse. They will be recognized along with the other properties being worked on during the month of May (National Preservation Month).

Tom Zahn & Associates will have a draft submission of their research plan for us to review in February.

B. Vacant Properties in the VHS:

Vacant properties were discussed including the importance of encouraging owners to sell or renovate their properties before the completion of County Road 21 (Mainstreet) in 2017 (see attached handouts Commissioner Cox acquired at the Little Falls, MN Historic Preservation Conference in September 2015).

The Commissioners will contact and meet with local property owners to encourage them to have their buildings operational when Mainstreet is complete. Commissioner Randers will write a positive/persuasive letter to the owners that will stress how important it is to the community to get their property occupied.

Commissioner Stern suggested distributing handouts, etc. to property owners that describe the importance of getting their buildings operational.

C. Industrial Zone ~ Save-a-Tree project:

Bill Palmquist reported that the City Council approved the side yard setback variance for Save-a-Tree at the 1/19/2016 City Council meeting. The CC also requires Save-a-Tree to re-design the building façade to meet the City's ordinance as now modified. A Special HPC meeting may be required to accommodate the project review in early February (possibly February 10, 2016 at 5:00pm).

D. Other: N/A

Item 6. ADJOURNMENT:

A motion to adjourn was made by Bolton-Iverson

Seconded by: Cox

Vote taken: Vote: Yes - 4, No - 0, Motion carried

The next DR/HPC meeting will be: Wednesday ~ February 17, 2016 @ 5:00pm

Attachments: Article: Vacant Storefronts
Article: Demolition by Neglect

Design Review/Heritage Preservation Commission Memo

Meeting: February 10, 2016

To: Design Review/Heritage Preservation Commission Members
From: Ron Moorse, City Administrator
Date: February 5, 2016
Re: Design Review for Nature's Trees Proposed Building at the Northeast Corner of the Property on Hudson Road with PID#06.028.20.24.0002

Background

The City Council, at its January 19, 2016 meeting, adopted the attached resolution approving a variance application for the Nature's Trees proposed building at the northeast corner of the property on Hudson Road with PID#06.028.20.24.0002. The conditions of approval included Nature's Trees preparing a revised building design that meets the conditions set out in the resolution and the review of the building design by the Design Review/Heritage Preservation Commission. Attached for the Commission's review are the colored site plan, the building elevations and a rendering of the building with the revised exterior materials.

Due to the short timetable for the submittal of the materials, the applicant has indicated they will make some corrections as well as prepare an additional rendering angle for the February 10 meeting. The colors currently in use are placeholders. The applicant expects to have further color discussions with the Commission's input at the meeting. The revised building design is attached for the Commission's review and recommendation to the Council.

Commission Recommendation Requested

Motion reflecting the Commission's recommendations regarding the building design for the Nature's Trees' proposed building at the northeast corner of the property on Hudson Road with PID#06.028.20.24.0002.

RESOLUTION 2016-10

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION GRANTING THE NATURE'S TREES APPLICATION FOR A VARIANCE TO LANDSCAPE BUFFER YARD WIDTH AND GRANTING IN PART THEIR APPLICATION FOR A VARIANCE TO ALLOWED EXTERIOR BUILDING MATERIALS AT THE 5.9 ACRE PARCEL ON THE NORTHEAST SECTION OF THE PARCEL ON HUDSON ROAD WITH PID 06.028.20.24.0002

WHEREAS, the City of Afton is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Afton has adopted zoning, subdivision, and building regulations as part of the Afton Code of Ordinances, to promote the orderly, economic, and safe development and utilization of land within the City; and

WHEREAS, Nature's Trees has submitted a variance application for the parcel on Hudson Road with PID #06.028.20.24.0002; and

WHEREAS, the application proposes a landscaped buffer yard 25 feet in width when the requirement is 50 feet in width along industrially zoned property and 100 feet in width along residentially zoned property, and a building with steel siding when metal siding is not an allowed exterior building material; and

WHEREAS, City staff reviewed the request and drafted a report for consideration; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting of January 4, 2016 and recommended DENIAL of the landscaped buffer yard variance a vote of 6-2-0, and requested an opinion from the City Attorney regarding the application of an ordinance amendment that excluded metal siding from the list of allowed exterior building materials; and

WHEREAS, in 2009 a court settlement between the City of Afton and the owner of all property in the I 1 c Industrial Zone in which the applicant's parcel is located prohibited all use of exterior steel siding in the I 1 c zone, but this prohibition was not included in a subsequently adopted codification of Afton's ordinances which did allow up to twenty percent use on exteriors, subject to certain restrictions; and

WHEREAS, the City Council heard the request at its regular meeting on January 19, 2016, at which it considered all of the comments, concerns and recommendations of the Planning Commission and Zoning Administrator and the applicant;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Afton does hereby GRANT the Nature's Trees application for a variance to landscape buffer yard width requirement and does GRANT the variance to the 2009 ordinance prohibiting ANY use of exterior steel siding, but denies a variance to the requirement of the current code which allows a maximum of twenty percent exterior steel siding at the parcel on Hudson Road with PID #06.028.20.24.0002 based on the findings of fact and conditions listed below:

Findings of Fact Regarding the Granting of the Landscaped Buffer Yard Variance

1. The large existing utility easement for a power line on the adjacent parcel to the east, along the entire eastern boundary of the subject parcel, which is also the boundary between the I.1.c zoning district and the Rural Residential zoning district, mitigates the impact of the reduced buffer
2. The desire to preserve topographic features such as the wooded hills and existing wetlands limits the building location
3. The orientation of the front of the building toward Hudson road, necessary septic locations and the preservation of natural features combine to create the buffer limitations.

Conditions of Approval of the Landscaped Buffer Yard Variance

1. The applicant shall provide and install a landscape plan that provides year round screening at 95% opacity
2. The applicant shall maintain the landscaping so that it continues to provide 95% opacity.

Findings of Fact Regarding the Approval in Part of the Exterior Building Materials Variance

1. The ordinance amendment that totally eliminated metal siding as an allowed exterior building material was adopted in 2009.
2. In 2010 the City adopted a recodification of its code that failed to include the complete prohibition of metal siding as an allowed exterior building material.
3. The applicant relied on the current code during its planning and design processes
4. At the time the applicant was informed of the ordinance amendment, the applicant had determined the size of parcel to be created for its facility, developed a site plan for the facility and developed a design for the building in reliance on the provision regarding steel siding contained in the version adopted when the ordinances contained in the 2010 codification were adopted..
5. To require the applicant to meet the requirements of the 2009 ordinance amendment that the city had in error omitted from the ordinances adopted in would be unfair and could understandably present the applicant with practical difficulties not of its own making.
6. The 2010 code relied upon by the applicant requires that steel, aluminum or fiberglass siding be faced with non-steel, aluminum or fiberglass materials, with the exception of a maximum of twenty percent which may remain exposed if architecturally made similar to the building frontage.

Conditions of Approval of the Exterior Building Materials Variance

1. The building design shall be reviewed by the Design Review/Heritage Preservation Commission and their recommendation shall be brought to the City Council for final approval
2. The color of the building shall be darker earth tones to fit more naturally into the preserved wooded areas surrounding the building
3. The covered entrance shall be enhanced, either by providing an enclosed entrance area or by incorporating post supports.
4. As provided in Afton City Ordinance Section 12-143 D 5, all exterior walls shall "be faced with brick, wood, stone, architectural concrete cast in place or precast concrete panels on wall surfaces abutting public rights of way, a residential zoning district, or public areas. The required wall surface treatment may allow a maximum of twenty percent (20%) of the metal or fiberglass wall to remain exposed if it is coordinated into the architectural design and is similar to the building frontage. Said requirement shall apply to all exterior walls."

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 19TH DAY OF JANUARY, 2016.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moorse, City Administrator

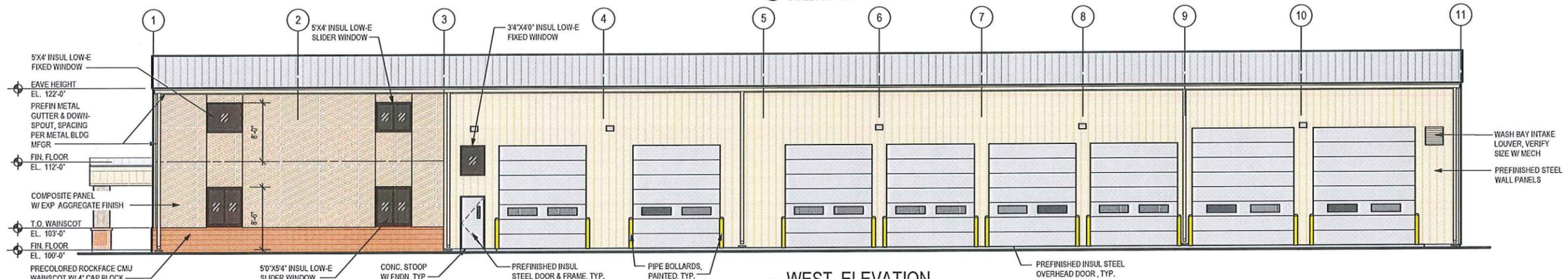
Motion by: Palmquist
Second by: Nelson
Palmquist: Aye
Richter: Nay
Ross: Aye
Nelson: Aye
Bend: Nay



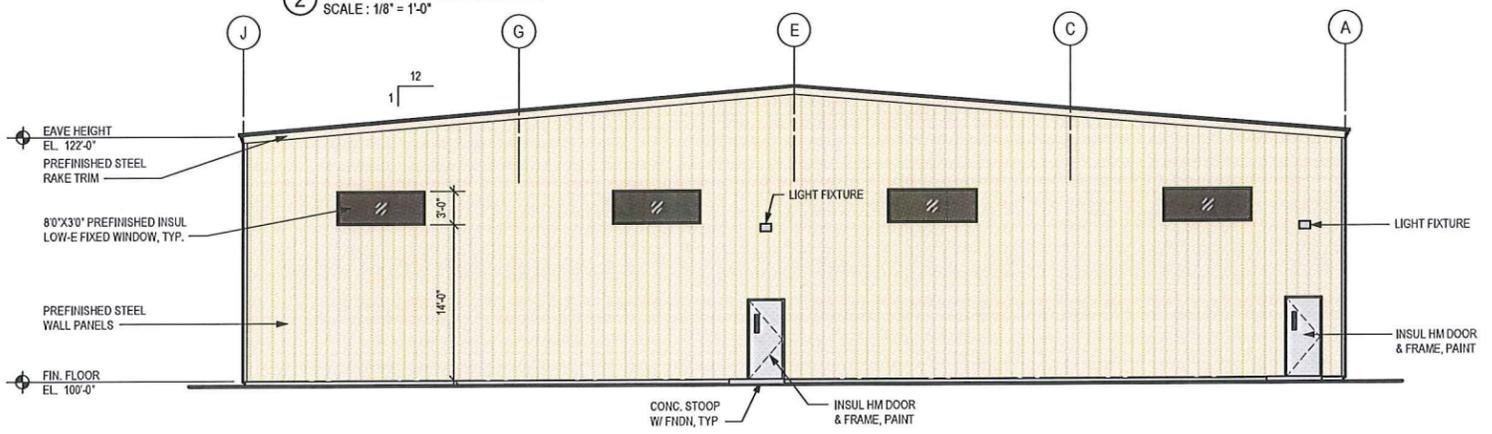


1 NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

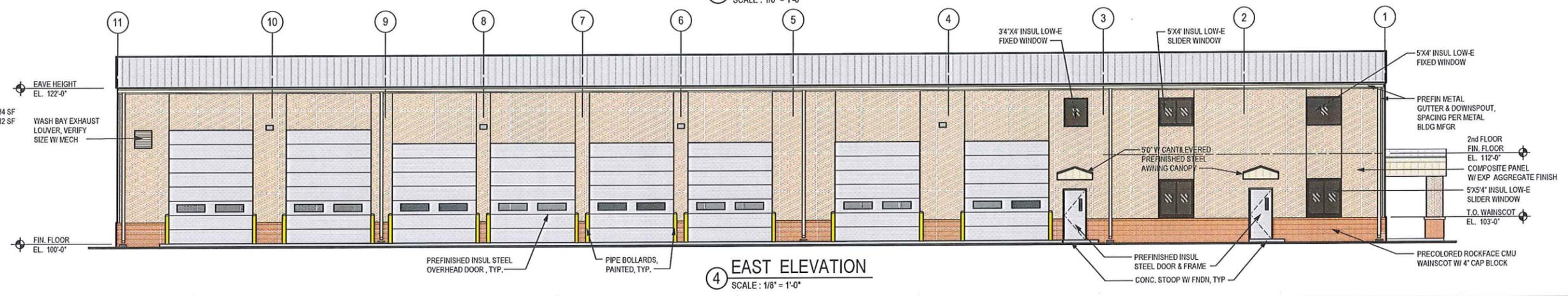
METAL CURTAIN PANEL ABOVE WINDOW HEAD = 393.9 SF
 METAL CURTAIN PANEL @ CANOPY FACE = 73.6 SF
 TOTAL METAL CURTAIN PANEL (INCLUDES RAKE TRIM) FRONT ELEVATION = 467.5 SF (19.3%)
 20% ALLOWABLE METAL CURTAIN WALL PANELS = 483.4 SF
 NORTH (FRONT) ELEVATION TOTAL SURFACE AREA = 2417 SF



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

METAL FASCIA PANEL = 134 SF
 (2) CANOPIES OVER SERVICE DRS = 12 SF
 TOTAL METAL PANEL @ EAST ELEV = 146 SF (5.7%)
 20% ALLOWABLE METAL CURTAIN WALL PANELS = 510.6 SF
 EAST (SIDE) ELEVATION SURFACE AREA = 2553 SF (DOES NOT INCLUDE OVERHEAD DOOR AREAS)

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Revisions	
Drawn	C.A.W.
Checked	L.M.
Date	2-5-16
Job Number	1547
Sheet	
P4	