

I. CALL TO ORDER: The meeting was called to order at 5:10p.m.

II. ROLL CALL:

- A. Present
 - 1. Mark Swierenga
 - 2. Kathy McGeehin
 - 3. Bill Hart, Building Commissioner

III. SITE PLAN AND ARCHITECTURAL REVIEW

- A. In-Play Drystock Building – 100 S. Route 12
- B. George Reese of JVC Builders and Steve Emerson of Aspect Architecture introduced themselves and gave presentation with provided drawings of the dry storage facility.

The dry storage building and showroom is the first leg of the In-Play project. The building will be set back from Route 12 approximately 20 feet. It will be split faced masonry with larger windows. At this point this building is on a separate parcel, but will become part of the entire P.U.D. project.

IV. BOARD QUESTIONS:

- A. Mark Swierenga asks the overall height of the building is 50 feet to the ridge?
 - 1. Mr. Emerson states that it is 50 feet to the ridge minus the 12 feet so it's 43'9" to the ridge
- B. Kathy McGeehin asks and the other side would be how tall?
 - 1. Mr. Emerson states it falls off a couple more feet, so it's about 41 feet. The backside is the full 51 feet. The tallest side is away from Route 12.
- C. Mark Swierenga asks is there any office space in this building?
 - 1. Mr. Emerson states initially, no. It is just purely dry storage and then whenever we do a showroom, it would be on the south side.
- D. Kathy McGeehin asks if it is going to be a separate building?
 - 1. Mr. Emerson states that it would butt up against this wall, so we would extend this elevation but it would be set back and the building would be made larger to accommodate a showroom. (references drawings)

- E. Kathy McGeehin states so there is no showroom in this building at all, this is dry storage and that is it?
1. Mr. Emerson states that yes, it is contextual from the rest of the site plan. This is the prototype for the Holiday Inn Express.
- F. Mark Swierenga asks Mr. Emerson to do a quick site plan so they can understand the layout.
1. Bill Hart explained the site plan and stated that all Architectural Review is looking at is the dry storage facility.
- G. Mark Swierenga asked what kind of masonry is on the street elevation?
1. Mr. Emerson stated it will be split faced concrete block in two different colors.
- H. Kathy McGeehin asked if there is any landscaping planned for this building? There is a lot of metal on both sides of this building and it is rather unsightly.
1. Mr. Emerson stated that the landscaping will develop with the sight plan.
- I. Kathy McGeehin asks what is your timeframe for adding the showroom to it?
1. Mr. Emerson states we are trying to get the dry storage up this year. The showroom is more dependent on the developers.
- J. Kathy McGeehin asks: On the south elevations, are these two things fuel pumps?
1. Mr. Emerson states no, they are actually doors entering in. There will be a service door on each side for fire exiting. We are trying to create a tie-in there so that when the showroom comes, we have a nice easy connection. We are waiting for fire code analysis for where they are needed for exiting purposes only.
- K. Kathy McGeehin asks so there is no entrance that faces Route 12 at all?
1. Mr. Emerson states that is correct.
- L. Mark Swierenga asks how do the boats get access to the overhead door if they are coming off of Route 12?
1. Mr. Emerson states that the boats do not get access off of Route 12. The boats are taken off the slip and stored in there, so it's all towards the back.
 2. Bill Hart explains that the access off of Route 12 is going to be the entrance to Watts marina and it will go across the front of this building to get to the hotel. The building sits 90 feet off the water and 20 feet from Route 12.

- M. Kathy McGeehin asks where is the parking for the showroom that you are planning?
1. Mr. Emerson replies that the parking will be on the south side of the building.
- N. Mark Swierenga and Kathy McGeehin make comment that it would be easier to envision if they had a site plan and they could make a recommendation subject to review of the site plan.
1. Mr. Emerson states that they could get those in to the village electronically right away.
 2. Bill Hart explains that their landscape design and the rest of their site plan will come in with the P.U.D.
- O. Mark Swierenga asks if this building is on a separate parcel?
1. Bill Hart states that it will become part of the P.U.D. project, but at this point it is on a separate parcel.
- P. Kathy McGeehin asks if this building will be replacing any of the buildings at Watts? Are there any buildings that will be coming down?
1. George Reese, JVC Builders, states that the one sales office in the front will come down.
- Q. Kathy McGeehin asks why 50 feet tall? Even if it is 39 feet, that is a four story building 20 feet from Route 12.
1. Mr. Emerson states the 50 feet is determined purely function of the racking system that's in there, and we are still not getting the boats that the developer was looking to get in there, so we are going four racks total in height and still not being able to get the boat numbers that they are asking for. We are trying to keep the footprint small and as we said, we have had some site issues and actually trying to fit it on the site itself.
 2. Kathy McGeehin states, so it is about 12 foot a rack.
 3. Mr. Emerson replied with the structure up there it's more like 10-11 per rack.
- R. Kathy McGeehin asks, "Have you considered using any other materials on the west and east elevations (going off your drawing)?"
1. Mr. Emerson replies it is the south and east and the entire building itself comes as a package of the structure in steel and we're covering up the east with the masonry. We would consider other materials, but obviously we would like to stay away from ethis or any other masonry whether its brick or block. I think that will show better on Route 12. We could do some wainscoting on the south side that might break up that elevation.

- S. Kathy McGeehin asks is this where your hotel and In-play are going? Where is the entrance to the hotel in perspective to this new building? Where's ingress and egress?
1. George Reese, JVC Builders, gives explanation (off microphone and undeterminable) Mr. Reese states the hotel entrance is actually facing away from the lake. The entrance is in the back because that is where the parking is for both the hotel and In-play. Part of that will be parking for the drystock storage also. It will be on the backside, so that both the In-play and the hotel will be close to the lake.
 2. (Referring to the drawings) Kathy McGeehin asks if additional parking will be here and this area is proposed for future residential?
 - a. Mr. Reese replies yes to both questions and states that there will be some parking there for the sales area too.
 - b. Kathy McGeehin states so you are building all around the Ford dealership and the inlet is here.
 - c. Mr. Reese replies that is correct.
- T. Kathy McGeehin replies: We're not seeing anything on the south side and then on the Ford dealer lot faces the north side of this building. What kind of buffer are you doing between the Ford Dealer and this building? Are you doing some landscaping, putting in trees?
1. Mr. Emerson states that we are using the different color masonry to try to break it up and put the larger windows to reduce the scale of the building itself, because it is a fairly massive wall, so we are trying to make it look like a three-story structure. In that area, we have discussed landscaping buffer between those because he has a very open area with just a car lot. That is in the development with all the site work.
- U. Kathy McGeehin asks Mr. Emerson if he knows when he thinks the landscape plan might be ready and when are they hoping to start construction.
1. George Reese replies that the landscape plan should be ready within a month, by the next meeting and Mr. Emerson states that they would like to start construction as soon as possible.
- V. Kathy McGeehin states that she would like to make some suggestions for what is labeled on the drawing as the east and west elevation involving some kind of masonry or different material to dress up the sides of the building. She states that this is the gateway to your project and what is going to be visible from Route 12. She also expressed her concerns in regards to the height of the building and suggested they try to do something about that. Kathy also stated that trees were needed on all three sides to soften the building.
- W. Mark Swierenga stated that he would like to see some face brick on the front and split face brick on the sides would be fine. Mark states that if they would like to vary the color of the face brick or if you want to do a combination of your split face and masonry that would be fine. Mark also suggested some entry doors on the front to make it look like a building that belongs.

1. Mr. Emerson replied that on the east side, maybe instead of a fire exit they could have it as a patio with double doors and some sort of awning that is extended up so maybe it's at sixteen feet. Trying to do things at a larger scale to make it seem shorter even though it is not. So it has the appearance of an entrance. Mr. Emerson agrees with the masonry suggestions and will also look into the landscape plan. Mr. Emerson states that with these recommendations he can address the drawings in a PDF file and mail them back to the village.
- X. Mark Swierenga recapped the discussion. There will be split face masonry in two different colors on the north and south elevations (the long elevations), entrance doors or dressed up entrance with canopy or portico for the front elevation, brick on the front elevation in varying colors or combination of split face and brick and lowering the height of the building. Based on those recommendations, I will entertain a motion.

1. AUDIENCE COMMENTS:

Jeff Ross made comments referencing the lot-clearing permit that was previously issued and the lack of control for the lot clearing. Mr. Ross also stated that he did not like the fact that the project was broken up into portions. He would prefer to see what is going to happen with the whole project.

- a. Mark Swierenga advised Mr. Ross that his points are well taken and that this meeting was for Architectural Review of the dry storage facility and he should address his comments to the village board.
 - b. George Reese, JVC Builders, gave an apology for the lack of control over the lot clearing. He stated it was not a planned event to happen the way it did. Mr. Reese suggested that they put together a committee of some of the homeowners, and maybe Bill Hart as a representative of the city. Mr. Reese stated that they would like to put together a plan to clean up your homes, yard, vehicles, fix windows, and whatever else. We do apologize.
2. Female Audience Member made comments referencing the animals that habited that property. She states there was never an endangered species assessment of the property and there was never an environmental impact study of that property. Now it's too late.
- a. Mark Swierenga made comment that everybody's points are well taken, but this is architectural review and it is not part of this meeting to be discussing all these other issues. Mark states he thinks that a separate session should be established so that everybody can discuss these kinds of issues, outside of architectural review. Architectural Review has no comments or recommendations on the items that the audience is discussing.
3. Male audience member made comments that they would like to make a recommendation that no more approvals or permits be released until a meeting

between the owners for the project and city officials meet and all issues are discussed and handled.

4. Bill Hart made a comment that the State did not shut the project down, he did. Bill stated that the silt fence and the riffraff would be installed immediately before anything else is done. Bill Hart stated that we have a complete report from the arborists that was provided by the ordinance. It lists the species and size of the tree. The replacement is based on the species and size of tree. Anything 8 inches requires one tree and you go up from there requiring more trees. Those will be brought back as part of the landscape plan. They call for two or three inch trees. The ordinance is there to make them replace the trees.
5. BOARD COMMENTS: None
6. MOTION:
 - a. Kathy McGeehin made a motion to recommend that we accept the Drystock Building plan as presented with the following exceptions:
 - i. The materials to be used on the north elevation per our information here will be brick.
 - ii. There will be doors with some type of portico structure/patio on the west side.
 - iii. Split face win two colors or some type of colored masonry bands.
 - iv. Lower the height of the building.

Seconded by Mark Swierenga with the named conditions.

All members present were in favor.

Motion to approve passed on July 2, 2007.

7. APPROVAL OF MINUTES: None
8. OLD BUSINESS: None
9. NEW BUSINESS: None
10. ADJOURNMENT @ 6:08 p.m. motion by Kathy McGeehin, seconded by Mark Swierenga and approved by all members present.

Tina Williams
(Typed from taped recording)