

**Architectural Review Board Meeting  
June 28, 2017 3:30 PM  
MINUTES**

**MEMBERS:** Ed Johnson, Georgene Brazer, Shannon Baughman, Jon Seagraves

**STAFF:** Scott Allison, Randy Dykes, Amanda Styer

**GUEST:** Randy Richter, Bobby Gordon

**APPROVAL OF MINUTES:**

1. **Approval/Disapproval of the meeting minutes from the May 24, 2017 ARB meeting. Georgene Brazer made a motion to approve the minutes from the May 24, 2017 ARB meeting; motion seconded by Shannon Baughman and carried by all.**

**SIGN REVIEW:**

1. **Himalayan Curry Kitchen-** Review of the building sign to be located at 10074 Ford Avenue.

Bobby Gordon with Double Star Graphics explained the sign will be channel letter attached to a raceway which will be painted to match the building. He added that he references the CMYK code for a red color that is shown on the approved sign color chart. Mr. Gordon explained he will be placing a clear vinyl on top of the red vinyl in order to mute the color.

Georgene Brazer was concerned about there being insufficient gaps between the text on the sign and Mr. Gordon replied he brought the text closer together in order to not exceed the maximum square footage allowed for the building sign.

Assistant City Manager Scott Allison explained if he created gaps between the words it would make the overall square footage of the sign space larger, resulting in the need for a variance.

Ed Johnson asked if it would be possible to reduce the size of the channel letters and Mr. Gordon replied that the letters could not be less than two inches in height.

Mr. Gordon stated he could reduce the sign of the "Curry Kitchen" sign located under the channel letters in order to meet the maximum square footage regulation and the board agreed that would be best.

**Jon Seagraves made a motion to approve the Himalayan Curry Kitchen building sign with the condition the “Curry Kitchen” sign along the bottom is reduced in size, allowing sufficient gaps between the channel letter text without exceeding the maximum square footage allowed; motion seconded by Georgene Brazer and carried by all.**

### **LANDSCAPE REVIEW:**

**1. Brisbon Road Townhomes-** Review of the updated landscape plan. Item was tabled at the May 24, 2017 ARB meeting. Minutes attached.

Assistant Planning and Zoning Director Randy Dykes explained the landscape plan was previously tabled and the applicant has updated the plan after completing a tree survey as the ARB recommended.

Mr. Dykes explained the red ink on the plan represents existing trees on the property and Georgene Brazer asked what kind of trees they are. Mr. Allison replied mostly Oak, Maple, Gum, and Pine. Mr. Dykes explained the majority of trees are located in the right-of-way.

Ed Johnson asked about fencing and Mr. Richter replied there will be a trail around.

**Georgene Brazer made a motion to recommend approval of the Brisbon Road Townhomes landscape plan; motion seconded by Shannon Baughman and carried by all.**

### **NEW BUSINESS:**

**1. ARB discussion on possible changes to their meeting schedule.**

All board members expressed they would prefer meeting once a month. There was a discussion on which day would be best for all involved.

**Jon Seagraves made a motion to change the ARB regular meeting day to the 1<sup>st</sup> Tuesday of each month moving forward, beginning August 1, 2017; motion seconded by Shannon Baughman and carried by all.**

**Jon Seagraves made a motion to close the meeting; motion seconded by Shannon Baughman and carried by all.**

**Meeting closed at 4:02 pm.**

Respectively submitted by,



Amanda Styer  
Zoning Administrator