

**Design and Review Board  
Meeting Minutes  
Thursday, July 12, 2018**

1. Call to Order/Roll Call: The meeting was called to order at 6:00 p.m. Present were Paul Barker, Jennifer Taylor and Matt Wolfe. Staff present: Brian Herr.
2. Approval of the meeting minutes from June 14, 2018: Tabled.
3. Review and recommendations for the following applications:
  - I. **2035 Hiawatha Ave.-REVISED-room addition:** Barbara Garcia, Keith Garcia and Mark Brandon presented plans and photos of the proposed room addition. Matt Wolfe asked about the trim around the windows. Mr. Brandon indicated that trim would be used versus just öjö channel. Jennifer Taylor asked about the siding color. Matt Wolfe asked about continuing the siding over the foundation on the left elevation. Mr. Brandon indicated that it will continue to within 8ö of grade. Paul Barker motioned to approve with the following stipulations: Trim around the windows and bring siding or stucco to within 8ö of grade, seconded by Matt Wolfe and the board approved.
  - II. **2024 Bellevue Ave.-room addition:** Ed and Ann Imgrund presented plans and photos of the proposed addition. Matt Wolfe asked about the siding color. Mr. Imgrund indicated a dark green and provided a photo showing the siding started on the south side of the house. Jennifer Taylor added that the color and the trim around the window looked good and asked about the garage door. Mr. Imgrund indicated that a typical raised panel door would be used. Paul Barker motioned to approve, seconded by Matt Wolfe and the board approved.
  - III. **3518 Greenwood Ave.-Just Practice Yoga-window display sign:** Pamela Schulte presented photos and a rendering of the proposed sign. Matt Wolfe asked about the logo. Ms. Schulte described the color and shape of the signs. Paul Barker motioned to approve, seconded by Jennifer Taylor and the board approved.
  - IV. **2750 S. Big Bend Blvd.-Taco Bell-wall signage & pole sign:** Joe Phillips presented photos and a rendering of the proposed signage. Jennifer asked about the pole sign height. Mr. Phillips indicated that the pole sign had been modified from the original submittal to comply with the ordinance height above grade and overall height. Paul Barker motioned to approve, seconded by Matt Wolfe and the board approved.
  - V. **7355 Manchester Ave.-Schnucks-wall sign & ground sign:** Sue DeMond presented photos and a rendering of the proposed signage. Matt Wolfe asked about painting the storefront where the Shopön Save sign was. Ms. DeMond indicated that the recessed area would be painted. She indicated that the *Fresh Foods* would be replaced with *since 1939*. Jennifer asked if a new rendering could be sent out via email. Paul Barker motioned to approve with the following stipulations: Repainting wall and providing clearance at ends of lettering, seconded by Matt Wolfe and the board approved.
  - VI. **2150 Yale Ave.-Messenger Church-wall sign:** John Rhodes and Troy Wood presented photos and a rendering of the proposed signage. Mr. Rhodes also mentioned that the brick building will be a grey color. Matt Wolfe asked about any accent colors. Mr. Rhodes indicated that a darker grey trim with a different color door. Paul Barker asked about a frame around the sign. Mr. Rhodes said he could add a frame. Jennifer Taylor mentioned that the text is too large for the

size of the sign. Paul Barker motioned to approve with the following stipulation: Painted door to match red on sign, seconded by Jennifer Taylor and the board approved.

- VII. **7469 Manchester Rd.-Total Access Urgent Care-new building:** Mark Harriman, Steve Feeler, Mike Lehr presented a rendering, plans and a site plan of the proposed building. Matt Wolfe asked about the return on the east side of the tower. Mr. Lehr indicated that the return would not be necessary due to site lines. Mr. Harriman provided a revised elevation with full brick including the tower. Mr. Lehr indicated the preferred locations of the signs. City staff indicated that wall signs are only permitted on sides of the building fronting streets. Mr. Feeler provided brick samples of the red, buff and stone shown in the rendering. Mr. Lehr said that they need to rethink the wall signage due to visibility from Manchester and Big Bend. Mr. Harriman stated that they may reconfigure the building as to gain the most visibility. Jennifer Taylor motioned to approve with the following stipulations: Raise parapet height, material, windows, colors ó conceptual approval only, seconded by Paul Barker and the board approved.
- VIII. **7326 Manchester Ave.-Chateau Maplewood-window display sign:** No one was present. Matt Wolfe asked if the old J&E Office sign was to be removed and if the building could be repainted where the finishes beneath the sign would be of a different color. This item is tabled.
- IX. **3620 Big Bend Ind. Ct.-St. Louis Paving-wall sign:** No one was present. Jennifer Taylor motioned to approve with the following stipulation: Provide a frame, seconded by Matt Wolfe and the board approved.

4. Other Business: None.
5. Adjournment: The meeting adjourned at 7:30p.m.

Respectfully submitted,

Brian Herr  
Building Official/Fire Marshal