



BELLE PLAINE DESIGN COMMITTEE  
NOTICE OF REGULAR MEETING AND AGENDA  
CITY HALL, 218 NORTH MERIDIAN STREET  
PLEASE USE THE NORTH ENTRANCE

**MONDAY, FEBRUARY 3, 2020**  
**5:15 P.M.**

5:15  
P.M.

**1. CALL TO ORDER. 1.1. Roll Call.**

**2. ELECTION OF OFFICERS**

**3. APPROVAL OF AGENDA.**

**4. APPROVAL OF MINUTES.**

3.1. Regular Session Minutes of November 4, 2019.

**5. BUSINESS.**

5.1 Façade Design Review: 301 Meridian Street South – Berger Interiors

**6. ADMINISTRATIVE REPORTS.**

6.1. Commissioner Comments.

6.2. Upcoming Meetings.

1. Next Regular Meeting: As Needed.

**7. ADJOURNMENT.**

There may be a quorum of the Belle Plaine City Council present at the meeting.



## MEMORANDUM

DATE:	February 3, 2020
TO:	Chairperson Krant, Design Committee Members, and Administrator Meyer
FROM:	Cynthia Smith Strack, Community Development Director
RE:	Item 5.1 Façade Design – 301 Meridian Street South Berger Interiors (formerly Hubers)

### REQUEST: Approval of Proposed Façade

#### GENERAL INFORMATION

Berger Interiors has purchased the former Huber's grocery store at 301 Meridian Street South. Berger's proposes a wholesale update of the façade abutting Meridian Street South. The applicable zoning classification is B-2 Highway Business.

Proposed façade updates include:

1. Changing the front entry of the building to Meridian Street from current location facing the parking lot.
2. Increasing parapet height to reshape roof outline.
3. Adding decorative pillars (painted white) to frame the new front entry and building corners.
4. Adding several openings to the façade including eight (8) windows and a new entry vestibule.
5. Adding decorative stone wainscoting.
6. Residing with horizontal siding, potentially smartside wood fiber siding.

Illustrations of the proposed façade update and proposed materials are attached.

#### Design Principles Discussion

It would appear appropriate for the DC to consider at a minimum the following design principles when reviewing the proposed storefront update.

- A. Context: Look beyond the building to envision how the proposed storefront design and materials will fit with adjacent buildings and uses.
- B. Hierarchy: Consider what elements of the façade will dominate and which will recede. Simplicity is preferred.
- C. Color: Proposed exterior building material colors and other finishes are evident in the information attached. Light colors reflect light; dark colors absorb light.

#### Design Manual Guidelines Discussion

The DC is to consider design guidelines contained in the 2016 Design Manual applicable to properties in the Highway Business District. Design guidelines as contained in the manual are attached to this memo.

- A. Lighting: *Lighting should serve to illuminate facades, entrances, signage, and provide an adequate level of personal safety while enhancing the aesthetic appeal of buildings.* Information on lighting was not included in the application although the Applicant has noted decorative wall mounted light fixtures are being considered.

- B. Color: *Buildings should use primarily earth tones with light and bright colors used only as minor accents. The accent colors should complement the primary color.* The Applicant proposes horizontal lap siding in “Dovetail” gray exterior paint, black metal cladding on windows/doors, natural stone (color sample attached), and decorative pillars painted white.
- C. Landscaping: *Landscape treatments should be used to enhance the pedestrian experience and complement architectural features.* Treatment of the foundation of the building abutting Meridian Street is not addressed in the plan set. The DC may wish to receive additional information.

## **RECOMMENDATION**

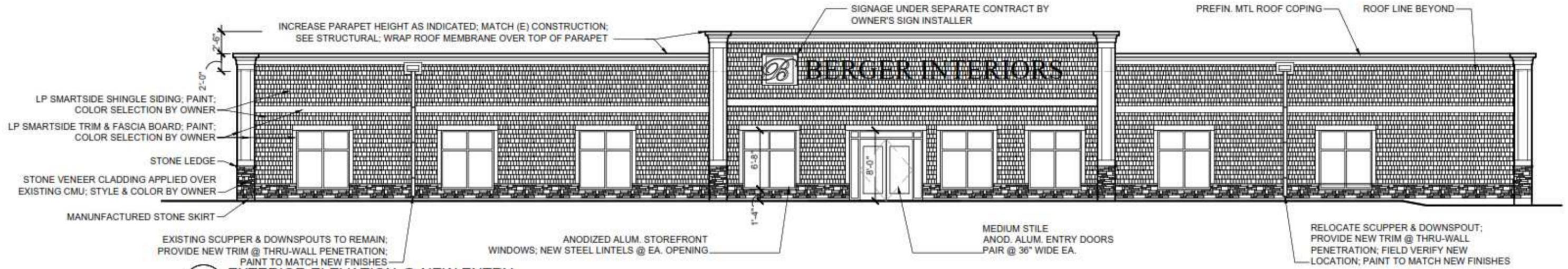
Staff has discussed façade design with the Applicant. Additional discussion pertaining to decorative lighting and foundation treatment is recommended.

## **ACTION**

Approval of proposed façade changes at 301 Meridian Street South.

## **ATTACHMENTS**

- Applicant’s proposed storefront façade
- Street view of west side of building (faces Meridian Street) currently.
- Photograph samples of materials proposed



2  
1/8" = 1'-0"

**EXTERIOR ELEVATION @ NEW ENTRY**

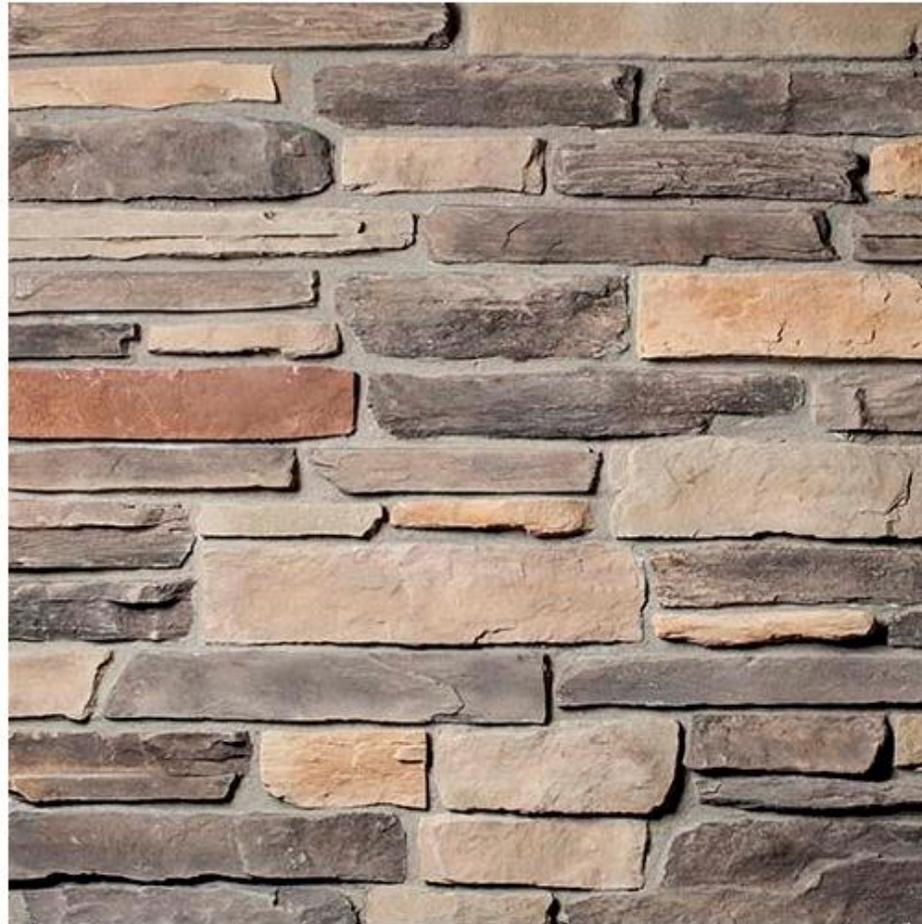


# BOULDER CREEK STONE: CLIFFSTONE (MONTOUR)

MONTOUR

S5185-4

x



DESCRIPTION: Linear and jagged appearance with longer horizontal stones



**Legend**

- City Limits
- Parcels (5/7/2019)
- Lot Lines
- Minnesota River
- Protected Waters
- Public Water Basin
- Public Water Wetland
- Protected Waters - Watercourse

**Map Name**



**Disclaimer:**

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

0 33 Feet



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DOVETAIL

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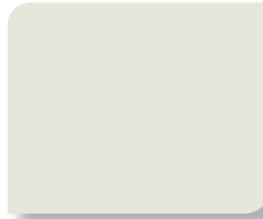
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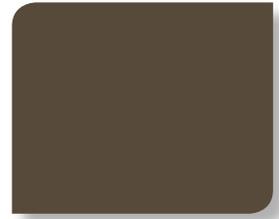
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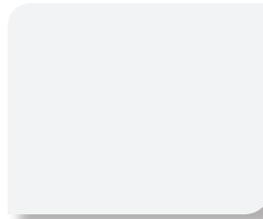
White (30)



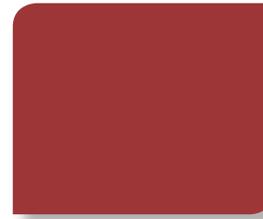
Zinc Grey (29)



Burnished Slate (49)



Bright White (39)



Red (24)



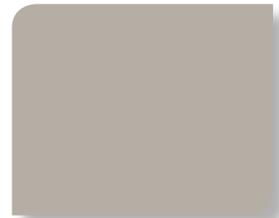
Forest Green (26)



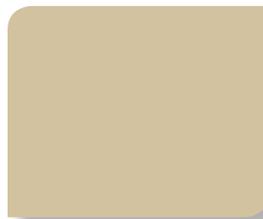
Burgundy (15)



Brown (12)



Ash Grey (25)



Light Stone (63)



Mocha Tan (22)



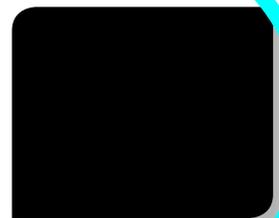
Charcoal (17)



Taupe (74)



Ocean Blue (35)



Black (06)

Note: Colors shown above are close representations but are limited by printing and viewing conditions. Actual samples are available by request. Contact a Metal Sales representative for more information about our full line of panel profiles, trims and accessories to complete your project from start to finish.



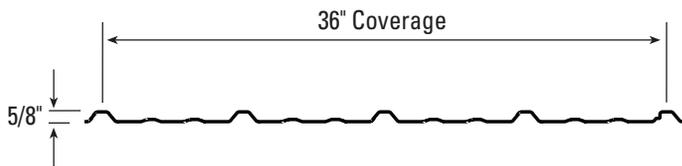
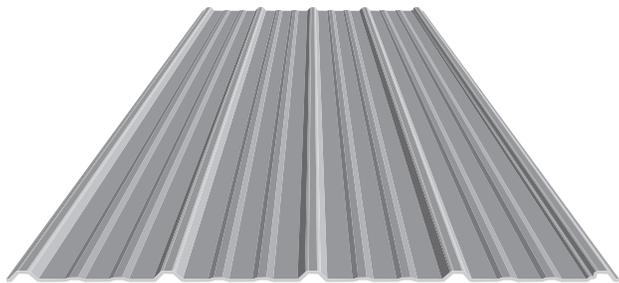
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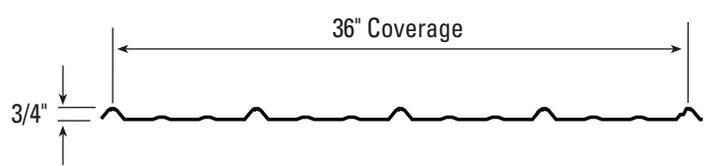
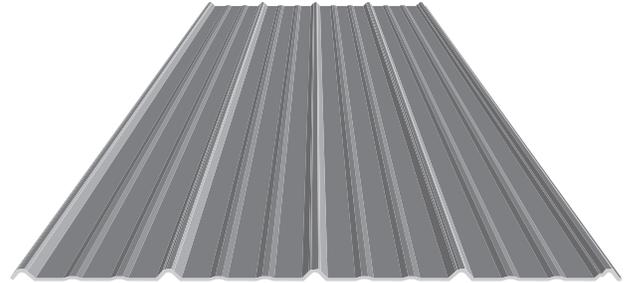
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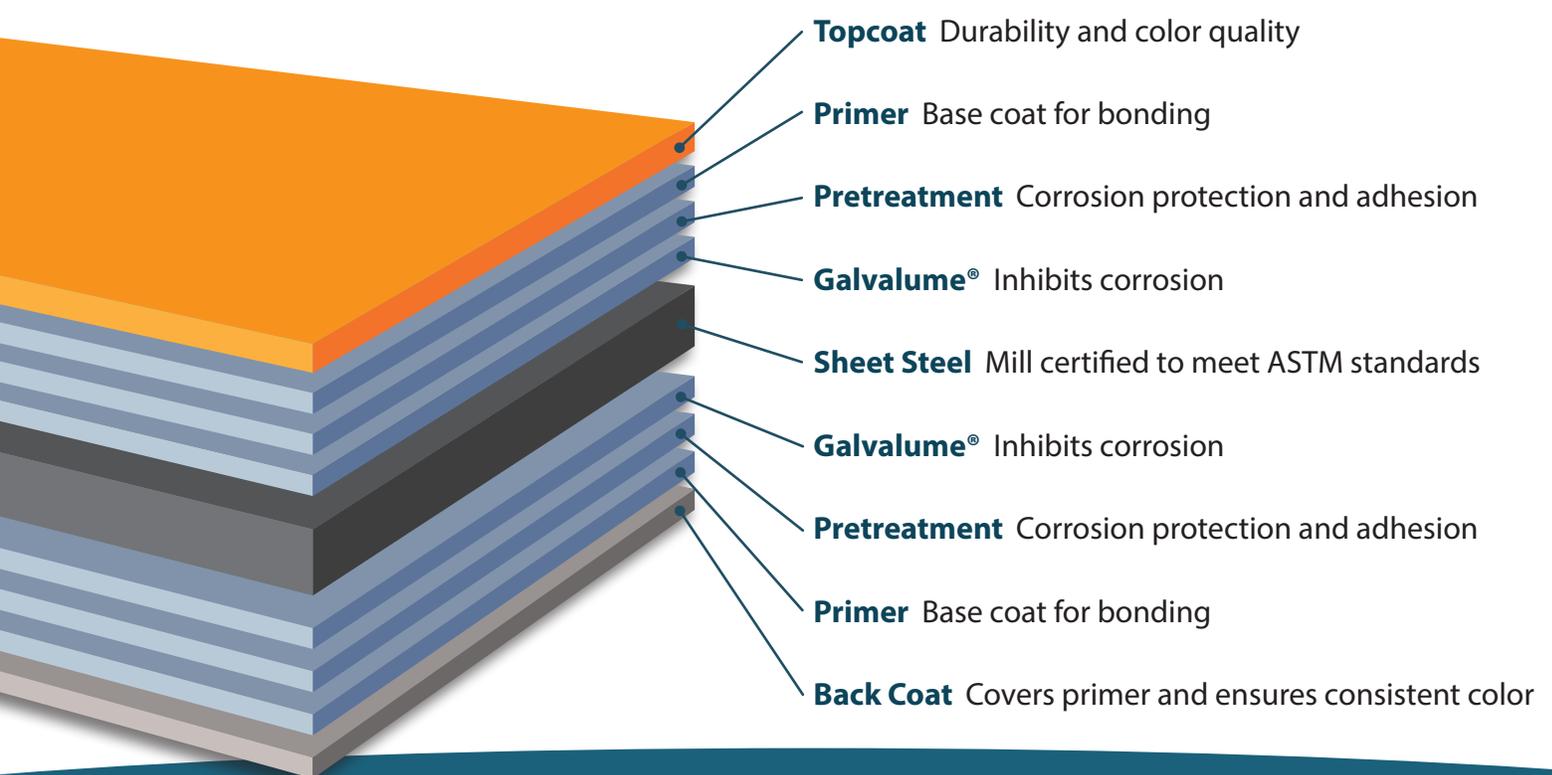
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\*For non-combustible assemblies

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### Multiple Layers of Protection





## MEMORANDUM

DATE: February 3, 2020  
TO: Chairperson Krant, Design Committee Members, and Administrator Meyer  
FROM: Cynthia Smith Strack, Community Development Director  
RE: Item 2.1 Election of Officers

**REQUEST: Elect Chair, Vice Chair, and Secretary**

### GENERAL INFORMATION

The Committee is to elect a chairperson, a vice-chairperson, and a secretary for a term of one year. The officer can't be the City Council Member. The chair will call for nominations and the officers shall be elected by voice from among those nominated.

In 2019, DC Member Rick Krant was elected Chair, DC Member (past) Krings was elected Vice Chair, and DC Member (past) Joerg was elected Secretary.

Process is a MOTION and second to nominate an individual for an office. Chair calls for any additional nominations. If no additional nominations a vote is cast.

It is noted there are currently two (2) vacancies on the DC.

### REQUEST

Election of officers.