

**Heritage District Design Committee
Official Minutes
Wednesday, March 19, 2013**

Present: Don Houston, Bil Luth, Diane Lemanczyk, April Lindau, Cheryl Rogers

Excused: Kari Mullikin, Maureen Vander Sanden

Also Present: Rachel Ladewig, Martin Montoya

The meeting was called to order by Chairman Houston at 4:00 p.m.

Luth moved, Lemanczyk seconded to approve the December 18, 2013 minutes. Motioned carried.

New Business

Luth moved, Lemanczyk seconded to move item five up on the list. Motion carried.

Dennis Rogalski addressed the Committee about a request to repaint his outbuilding at 201 E Main Street, the same color, Boulder Neutral. Rogers moved, seconded by Luth to approve the repainting of Dennis Rogalski's outbuilding the same color, Boulder Neutral. Motion carried.

The Committee discussed the current setback rules in the Heritage District which are confusing. The first sentence says building right up to the Main Street lot line is **encouraged**. The next sentence **allows** a setback of 5 feet if the sidewalk is 7 foot or less, if the space has a functional purpose. Houston explained that the intension for allowing a setback was to encourage/promote outdoor dining or selling of items. If a business does not have a functional need such as dining or selling, etc, they will need to follow the lot line for new construction. The consensus of the committee was to keep the guidelines the same.

The Committee discussed adding language in Section 5 of the HDDC Guidelines (Fencing and Walls) that states fencing erected for security purposes during construction does not need to follow the HDDC guidelines. Luth moved, seconded by Rogers to rewrite the guidelines to read "Chain link and barbed wire fencing is prohibited. This excludes fencing used for temporary purposes such as new construction or emergency purposes." Motion carried. Luth will bring this to the Planning Commission on 3/19/14.

Houston brought up a concern on how difficult it must seem for anyone who owns property or a business in the Heritage District and wants to touch up flaking paint. The way the HDDC guidelines currently read, they would need to first come to a HDDC meeting along with their paint chips and Application for Design Review for final approval. Houston suggested that the Committee members think about how they could best address this issue and possibly change the guidelines to make it a little easier for property or a business owner to keep their places looking good. Ladewig will make sure it is added as an item on the next HDDC agenda.

The Committee was asked to review and act on Design review request – Foley 213 E. Main Street. The paint chips were included in the meeting packet. Discussion was held regarding how Mr. Foley has not followed the contingencies of the Grant regarding first coming forward with the paint samples and what he intends to paint, have it approved by the Committee, and then paint. Rogers moved, seconded by Lemanczyk to table this item until the next HDDC meeting. Motion carried.

The committee was asked to review and possible action on Curb Appeal Grant for 213 E. Main Street – John Foley. Discussion was held regarding how this has gone back and forth for so long but ultimately Mr. Foley's past application was denied because Foley has not followed the Grant contingencies and the changes didn't qualify, therefore he must start over with a new Grant application so they will know exactly what he is asking for. Lemanczyk moved, seconded by Rogers to table this item until the next HDDC meeting or until the Committee receives another Grant request from Mr. Foley. Motion carried.

The Committee discussed the Ratz's Nest Wall Sign. Per Montoya, the business is zoned multi-family residential which exempts the site from the Heritage District guidelines. The Committee found this zoning to be unacceptable and feels

that if the building is operating as a business it should be zoned business or at least need to follow the HDDC Guidelines .
Luth will bring this item to the Plan Commission Meeting on 3/19/14.

Motion made by Luth, seconded by Lindau to adjourn the meeting at 4:55 p.m. Motion carried.

Submitted by,
Rachel Ladewig
Deputy Clerk