

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, September 23, 2014
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on September 23, 2014. Chairman Saunders called the meeting to order at 6:08 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders, Chairman; Mr. Paul Bruns – Vice Chairman; Mr. Neil Sherman, – Secretary; Christopher Schmidt; Mr. Henry Porter; Mr. Ralph Smith and Mr. Eric Alter

DEVELOPMENT STAFF PRESENT:

Mr. Cameron Ross, Economic and Community Development Director; Mr. Wade Morgan, Chief Planner; and Ms. Regina Gibson, Administrative Secretary

1. Approval of Minutes for August 26, 2014

Mr. Sherman moved to approve the Design Review Commission minutes of August 26, 2014, seconded by Mr. Bruns, with no further comments or discussions.

ROLL CALL: Mr. Alter - Yes; Mr. Bruns – Yes; Mr. Smith – Abstain; Mr. Sherman – Yes; Mr. Schmidt - Yes; Mr. Porter – Abstain; Chairman Saunders – Yes.

MOTION PASSED

Comment: The Chairman stated the Commission reviewed the items on tonight's agenda in the Executive Session meeting and the following items were added to the Consent Agenda:

2. CONSENT AGENDA

- a. Germantown Commissary Restaurant – 2290 S. Germantown Road – Request Approval of Exterior Pain.
Walker Taylor - Owner
- b. Germantown Village Square Shopping Center – Request Approval of Awnings and Building Trim Paint.
Shelley Moses w/Boyle Investment - Representative

Comment: The Chairman stated he would like to remind the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and determines further discussion or presentation of an item is not necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he asked for a motion.

Mr. Bruns made a motion to approve the Consent Agenda as discussed, seconded by Mr. Sherman.

ROLL CALL: Mr. Porter – Yes; Mr. Bruns – Yes; Mr. Smith – Yes; Mr. Alter – Yes; Mr. Sherman – Yes; Mr. Schmidt; Chairman Saunders - Yes

MOTION PASSED

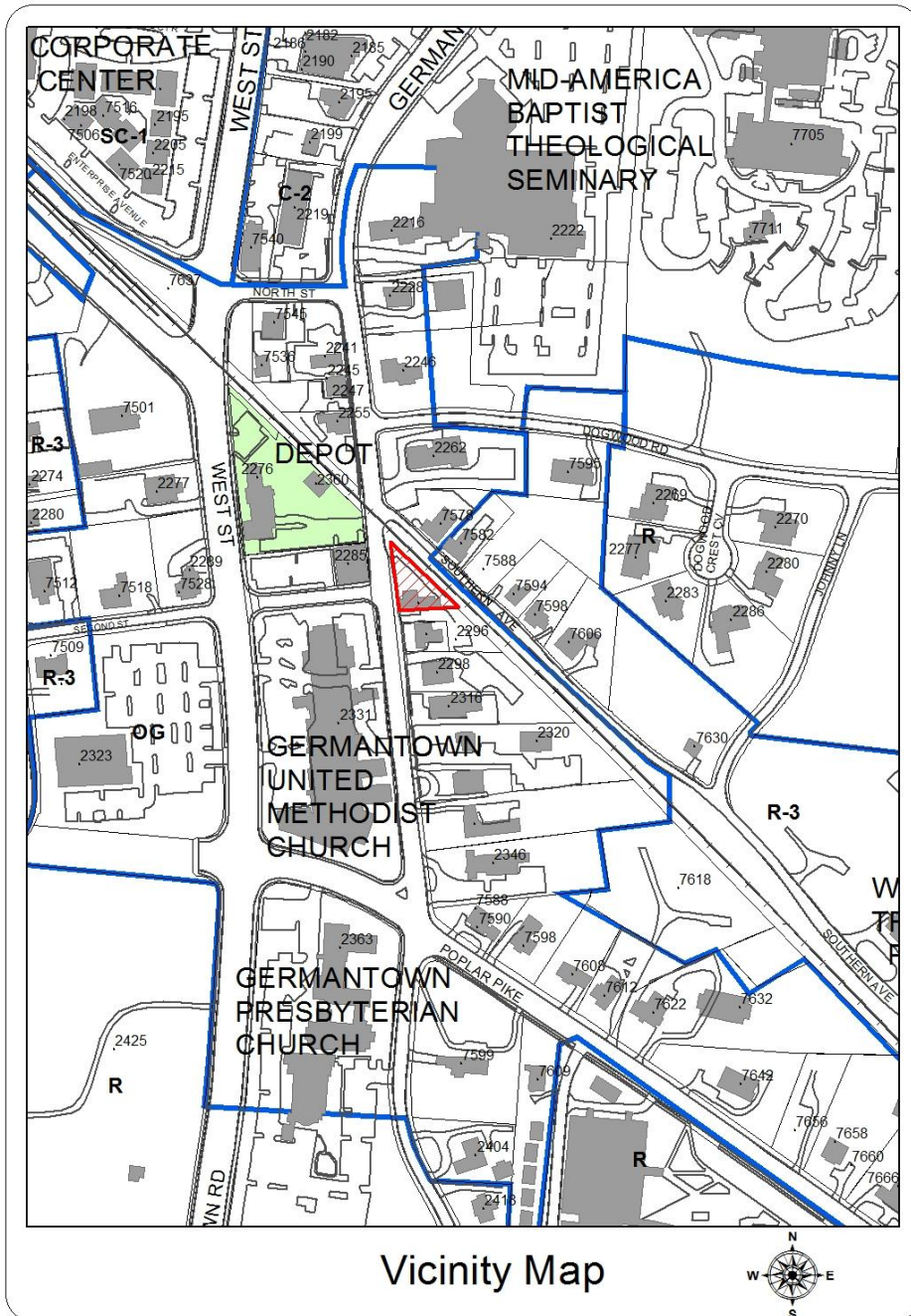
STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

a. Germantown Commissary Restaurant – 2290 S. Germantown Road – Request Approval of Exterior Paint.

BACKGROUND: The Design Review Commission approved the existing sign on October 22, 2002.

DISCUSSION: Germantown Commissary proposes to repaint the portion of the building exterior above the entrance in conjunction with the replacement of the existing sign.

STAFF COMMENTS: A sample of the proposed color will be available at the DRC meeting.



Vicinity Map





PROPOSED MOTION: To approve a change in the exterior paint color for the Germantown Commissary at 2290 S. Germantown Rd. Subject to staff comments.

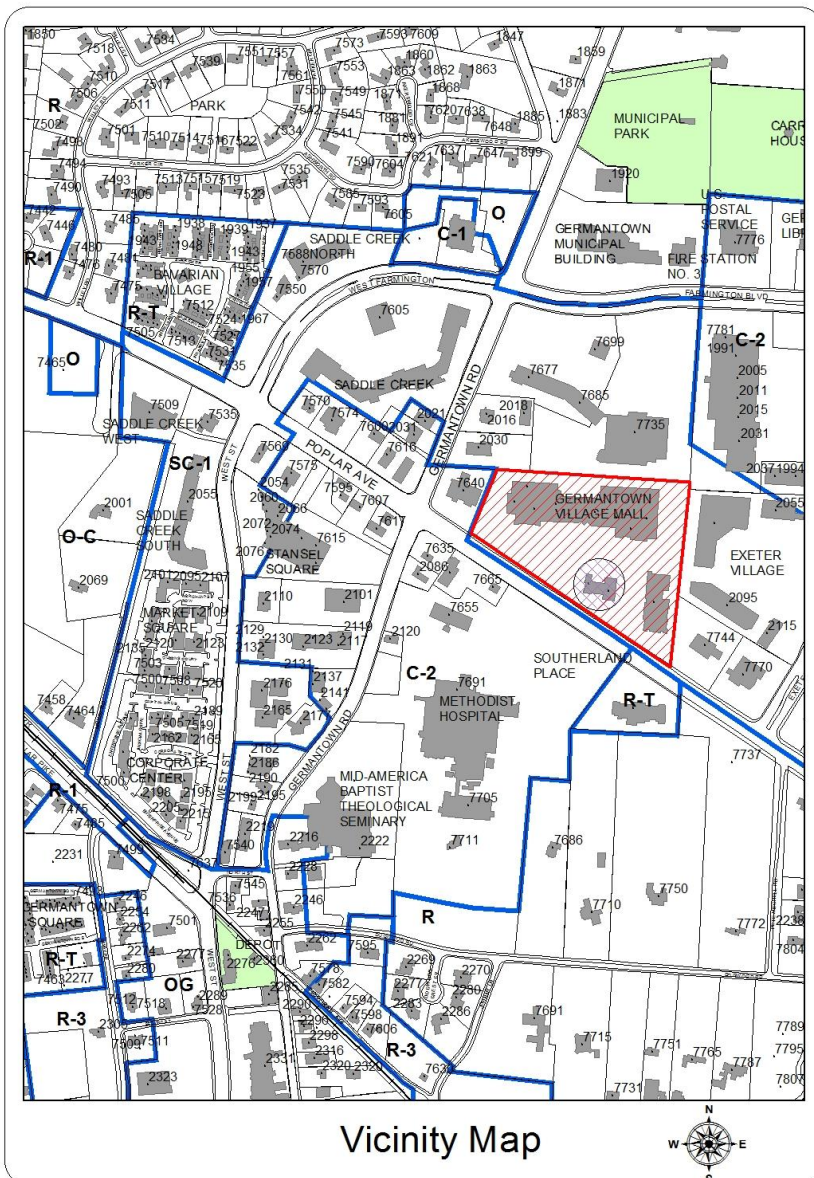
b. Germantown Village Square Shopping Center – Request Approval of Awnings and Building Trim Paint.

BACKGROUND: At its meeting on July 22, 2014, the DRC approved the paint colors for the repainting of the building containing McAlister Deli and the Bank of Bartlett. The replacement of awnings was deferred to a future meeting.

DISCUSSION: Boyle Investment proposes exterior modifications to the building containing McAlister’s Deli and the Bank of Bartlett.

- 1) Green and white striped awnings are proposed on the entrance to McAlister’s and black with white striped awnings are proposed on the bank entrance.
- 2) The standing seam metal roof is to be painted to Van Dyke Brown to re-create the original color of the metal.

Color renderings have been provided and material samples will be presented at the DRC meeting.






PROPOSED MOTION: To approve modifications to the awnings and metal roof at 7708 and 7710 Poplar Ave. as shown in the application.

3. Germantown Commissary Restaurant – 2290 S. Germantown road – Request Approval of a Tenant Identification Sign.

BACKGROUND: The Design Review Commission approved the existing sign on October 22, 2002.

DISCUSSION: Germantown Commissary proposes to replace the existing sign and repaint the building exterior.

SIGN A: Ground Sign

Location & Height:	The sign is to be placed in the same location as the existing sign: 14.5 ft above the grade.
Content:	

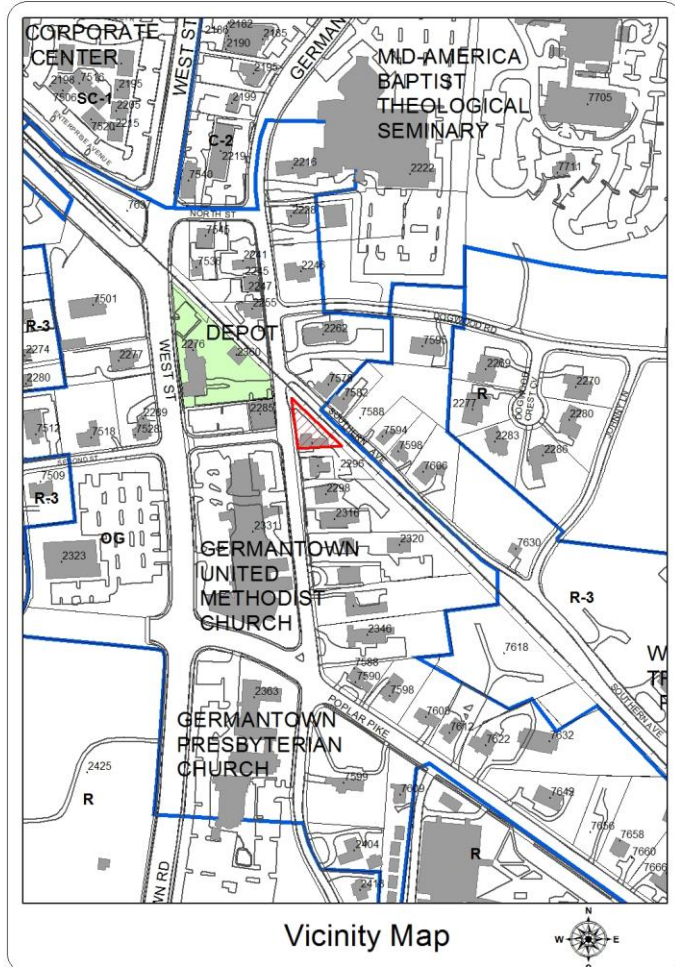
Colors & Materials:	Color: Red, cream and blue letters on a red background. Materials: Poly-foam board; A color rendering has been provided
Font:	custom
Sign Area:	12 sq. ft.
Logo:	none
Logo Area:	na
Mounting Structure:	Screwed flush to building wall
Lighting:	Existing lights.

STAFF COMMENTS:

1. The sign complies with the OG district regulations.

If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.

PROPOSED MOTION: To approve a wall-mounted tenant identification sign for the Germantown Commissary at 2290 S. Germantown Rd. subject to staff comments.



Mr. Walker Taylor with the Germantown Commissary explained that he initially applied for the 55” sign but was told by Mr. Wade Morgan that it was not allowed under the Old Germantown Ordinance.

After much discussion, Chairman Saunders explains that the commission recognizes that the applicant is seeking a 55” sign but the 48” sign is what was before the commission for approval tonight. The commission agreed to forward a recommendation letter to the Board of Mayor and Alderman supporting the applicant’s request for the 55” sign. Chairman Saunders called for a motion.

Mr. Smith moved to approve the request for a 48” wall-mounted tenant identification sign noting that the applicant initially submitted a 55” wall-mounted tenant identification sign that is not allowed under the current ordinance. The commission agreed to forward a recommendation letter to the Board of Mayor and Alderman to approve the 55” wall-mounted tenant identification sign, as discussed and subject to the comments contained in the staff report, and seconded by Mr. Bruns.

ROLL CALL: Mr. Alter – Yes; Mr. Schmidt – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Bruns – Yes; Mr. Porter – Yes; Chairman Saunders – Yes.

MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:40 p.m.