

**MEETING AGENDA  
DESIGN REVIEW COMMISSION  
THURSDAY, MAY 26, 2016  
5:00 PM**

North St. Paul City Hall – Castle Room  
2400 Margaret Street



**I. CALL TO ORDER**

**II. ROLL CALL**

Joe Stahlmann, Chair  
Patrick Blee, Vice-Chair  
Paul Anderson  
Deb Fairbanks  
Candy Petersen, Council Liaison  
Lou Ann Stevens

**III. ADOPT AGENDA**

**IV. APPROVAL OF MINUTES**

A. Approve the April 28, 2016 regular meeting minutes.

**V. MEETING OPEN TO THE PUBLIC**

*Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.*

**VI. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS**

A. Design Review Update – Franklyn Center – 2497 7<sup>th</sup> Avenue East

**VII. REPORTS FROM STAFF**

A. Downtown Design Manual Open House – 530-630pm – May 26, 2016

**VIII. REPORTS FROM COMMISSIONERS**

**IX. ADJOURNMENT**

***Next meeting: Thursday, June 23, 2016***

**CITY OF NORTH ST. PAUL  
DESIGN REVIEW COMMISSION  
Regular Meeting Minutes**

**Thursday, April 28, 2016  
5:00 PM**

City of North St. Paul Castle Room  
2400 Margaret Street, North St. Paul, Minnesota

**I. CALL TO ORDER**

The meeting was called to order at 5:05 p.m.

**II. ROLL CALL**

Commission members present: Paul Anderson, Lou Ann Stevens, Patrick Bles, Joe Stahlmann, and Candy Petersen

Absent: Deb Fairbanks

Staff: City Planner, Corrin Wendell and Planning Intern, Katerina Grengs

**III. ADOPT AGENDA**

The agenda was adopted without objection.

**IV. APPROVAL OF MINUTES**

A. The March 24, 2016 meeting minutes were adopted by consensus.

**V. MEETING OPEN TO THE PUBLIC**

**VI. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS**

A. Design Review – LUV Ice Cream – 2587 7<sup>th</sup> Avenue East

City Planner Wendell introduced item VI.A. Design Review – LUV Ice Cream – 2587 7<sup>th</sup> Avenue East. Susanna and Illya Gorodisher of LUV Ice Cream and Chocolates were present for the review of their proposal. City Planner Wendell read through the recommendation for the Design Review proposal. Commissioners Stevens and Bles commented on the thoroughness of the report. Business owner Susanna described the reuse of the overhead rooftop sign and stated that they would be working to refurbish the sign with glass blown tubing, which would be expensive, but worth restoring the sign. Chair Stahlmann commented on the material of the wall and Susanna replied that it was an existing stamped concrete which will be accented by landscaping and the proposed awning will be a silver aluminum. Vice-Chair Bles stated that there could be recessed lighting within the awning. Susanna commented on the proposed wall

mural and stated that they intend on having the imagery of the snowman, but not as the icon it is today but as part of a story of children building snowmen in North St. Paul. She would also like to see the gateway trail, pedestrians, bicyclists, laborers, and tradesmen within the community incorporated into the mural. Susanna also mentioned that the existing light post in the parking lot would be taken down half way and some landscaping may be added in that area in the future. On Motion by Commissioner Anderson and Seconded by Commissioner Stevens, the Design Review application for LUV Ice Cream was recommended for approval to the City Council.

#### **VII. REPORTS OF STAFF**

City Planner Wendell spoke about the progress of the Downtown Design Manual. She stated that at the next meeting there will be another open house to solicit more information from our business owners and residents. This open house will take place from 5:30-6:30pm on Thursday, May 26, 2016 on the first floor of City Hall.

City Planner Wendell also commented on the results from the first open house survey and stated that the top design elements in the downtown that business owners and residents considered most important were: Streetscape, Landscaping, Outdoor Seating, Parking, Building Proportion and Scale, and Awnings and Canopies.

#### **VIII. REPORTS OF COMMISSION MEMBERS**

The Commissioners spoke about the appearing of City Hall and requesting landscaping along Margaret to be an example of good landscaping within the Downtown.

The Commissioners also spoke about the Snowman and potential efforts to raise money for the structural and aesthetic upkeep on the Snowman through potential car show donations "Save Our Snowman – SOS" and also to speak with Scott Duddeck or Gary Mulkayee regarding the snowman maintenance.

#### **IX. ADJOURNMENT**

The meeting adjourned at 5:45 p.m.



**VI. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS**  
**A. Design Review Update – Franklyn Center – 2497 7<sup>th</sup> Avenue East**

**ACTIONS TO BE CONSIDERED**

To review and provide feedback to an existing Design Review approved proposal located at 2497 7<sup>th</sup> Avenue East, in the MU-1, Downtown Mixed-Use District.

**FACTS**

- The Design Review Commission reviewed and recommendation approval for a Design Review for the Franklyn Center in November 2012.
- The City Council approved the proposed Design Review application at its November 9, 2012 meeting.
- The Design Review proposal was approved for renovation of the west side of the exterior of the building.
- The minutes from the City Council November 9, 2012 meeting state that Jerry Weber would do periodic check-ins with staff and the DRC as he proceeds with further renovation of the exterior of the building.
- Jerry Weber is requesting a check-in with the DRC to consider designs for the remaining sections of the exterior of the façade.
- The DRC is asked to review and provide feedback to the applicant.

**ATTACHMENTS**

DRC Minutes – November 5, 2012  
City Council Minutes – November 9, 2012  
Resolution No. 2012-108

# MEMORANDUM

Date: Thursday, May 26, 2016

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To: Chair Stahlman and Design Review Commission  
From: Corrin Hoegen Wendell, AICP, City Planner  
CC: [Click here to enter text.](#)  
Re: Design Review Update – Franklyn Center – 2497 7<sup>th</sup> Avenue East

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## BACKGROUND

Chair Stahlman and Design Review Commission members:

The Design Review Commission is asked to review and provide feedback to an existing Design Review approved proposal for the property located at 2497 7<sup>th</sup> Avenue East, within the MU-1, Downtown Mixed-Use District.

### Proposal:

At the November 5, 2012 Design Review Commission meeting, the Commission reviewed and recommended approval for a Design Review proposal for the Franklyn Center to City Council. The City Council approved the proposed Design Review application at its November 9, 2012 meeting. The Design Review proposal was approved for renovation of the west side of the exterior of the building. The minutes from the City Council November 9<sup>th</sup> meeting stated that Jerry Weber would do periodic check-ins with the DRC as he proceeds with further renovation of the exterior of the building. Jerry Weber is requesting a check-in with the DRV to consider designs for the remaining sections of the exterior of the façade. The west side of the Franklyn Center has been renovated and it completed.

### Applicant/Owner:

Jerry Weber, Franklyn Center, 2497 7<sup>th</sup> Avenue East, North St. Paul, MN 55109.

### Address/Location:

2497 7<sup>th</sup> Avenue East, North St. Paul. The property is located south of Highway 36 within the North St. Paul city limits.

### Property Legal Description:

Lots 13 through 28, Block 13, North St. Paul Proper. Ramsey County, MINN. PID: 122922310056.

### Property Acreage:

Said parcel contains 1.1 acres, subject to any drainage and utility easements. This property is also subject to any other easement of record.

### Zoning:

The property is zoned MU-1, Downtown Mixed-Use District.

### Attachments:

Please see the enclosed attachments.

## FINDINGS

What is a Design Review?

The Design Review process is intended to ensure the implementation and vision of the Comprehensive Plan, Architectural Requirements section of the Zoning Code and the Downtown Design Manual for properties located in the MU-1 Downtown Mixed-Use District. Design Review is intended to assist in offering solutions which are flexible, allowing participants to work in cooperation with the Design Review Commission to arrive at a design which protects the integrity of the MU-1 Downtown Mixed-Use District and is harmonious with the desired character of the Downtown.

## **RECOMMENDED ACTION**

To to review and provide feedback to an existing Design Review approved proposal for the property located at 2497 7<sup>th</sup> Avenue East, within the MU-1, Downtown Mixed-Use District.

## **FISCAL IMPACT**

<i>Budgeted Item?</i>	N/A
<i>Fund / Department / Amount.</i>	Not Applicable
	19 COMMUNITY DEVELOPMENT
	Budgeted: \$ N/A      Actual: \$ N/A

## **STRATEGIC PLAN**

<i>Strategic Plan Item?</i>	N/A
<i>List the Strategic Area.</i>	Not Applicable
<i>Describe the engagement opportunities?</i>	N/A

## Minutes

**Design and Historical Review Commission  
City Hall, 2400 Margaret Street  
Castle Conference Room**

**Monday, November 5, 2012 5:00 P.M.**

**Meeting called to order: 5:02 P.M.**

**Roll call:**

Paul Anderson, Patrick Bles, Deb Fairbanks, Linda Zick, Candy Petersen  
Staff: Nate Ehalt

**Franklyn Center Façade – Item was tabled at the October meeting**

Jerry Weber from Weber Investments was present to describe the façade plan on the Franklyn Center Facility. Jerry provided the commission with an overview of his plan to rehab the west side of the building. The commission asked Jerry if he had a plan for the rest of the building and how the west entrance fit into the comprehensive exterior plan. Jerry showed the commission one possible plan, but stated that there was no time frame of when the 7<sup>th</sup> Ave or east side of the building would be updated. He also stated that he would not agree to a timeline for improvements since the improvements are dependent upon cash flow, and with current vacant space available he could not commit. The commission asked him about awnings, signage and lighting for Merrick and Jerry stated that Merrick would need approval from him as the facility owner as well as the City.

Commissioner Bles made motion to approve the rehab of the west entrance with the shown material and selected color with the following conditions; 1) the 7<sup>th</sup> Avenue side would utilize a variety of contrasting but compatible materials as identified in the design manual and city code, and 2) signage, awnings and lighting must be submitted for review by the DHRC.

Motion was seconded by Zick. All Aye

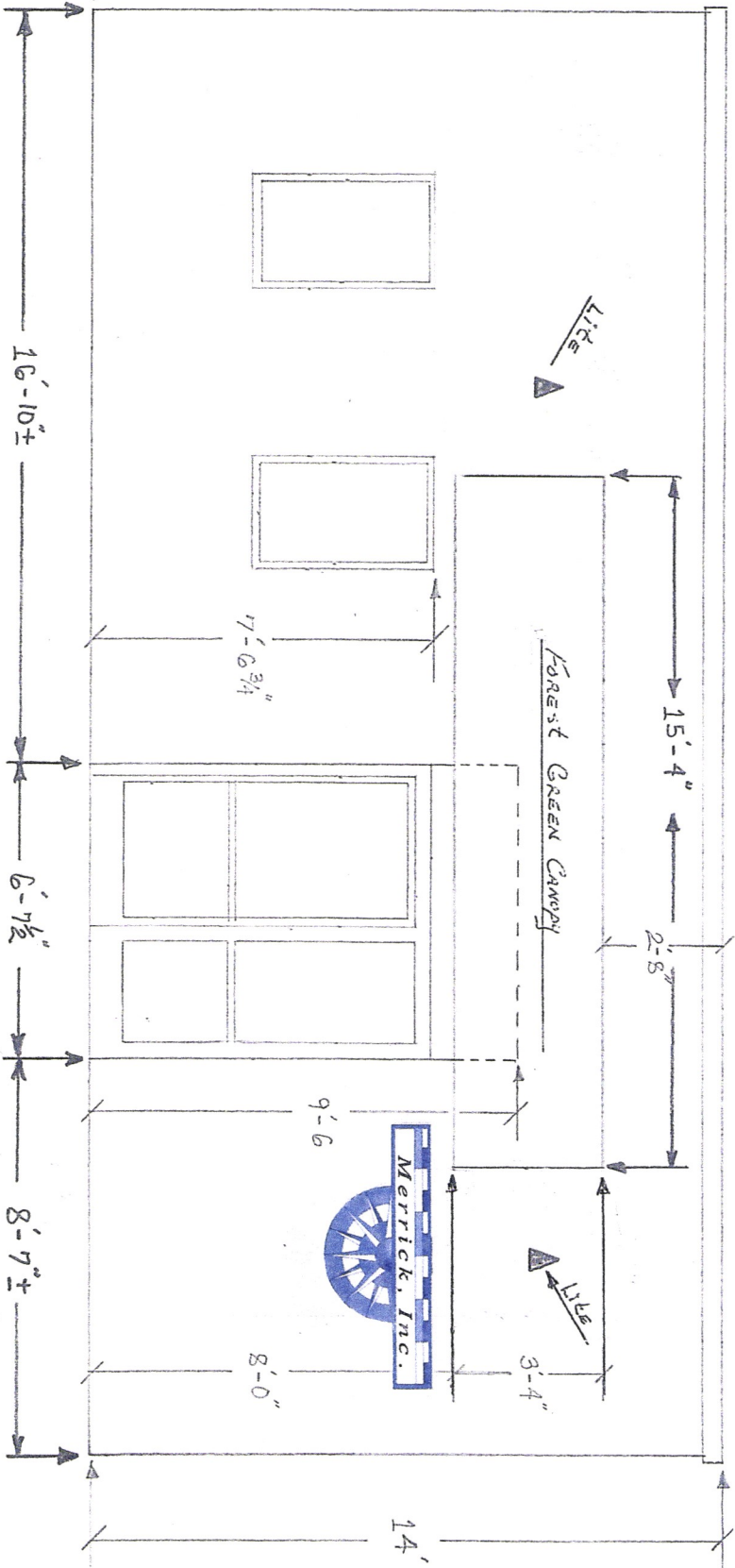
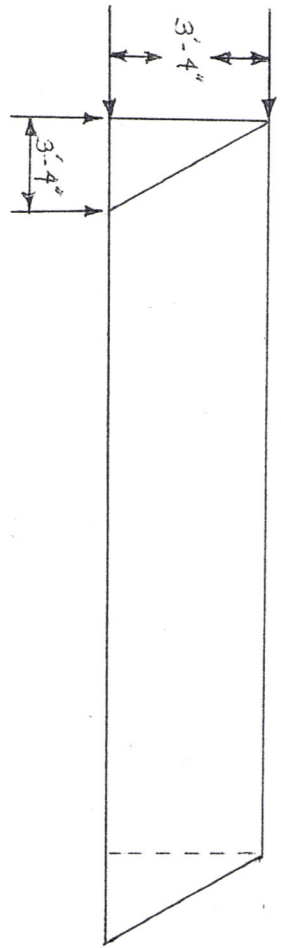
**Adjournment: 6:05 P.M.**



Russell J. Gagner  
 Gagner Contracting, LLC  
 10250 Kerry Ct. N.  
 Hugo, Minnesota 55038

MERRICK, INC. - FAMILY CENTER

West Elevation



Scale: 1/4" = 1'-0"

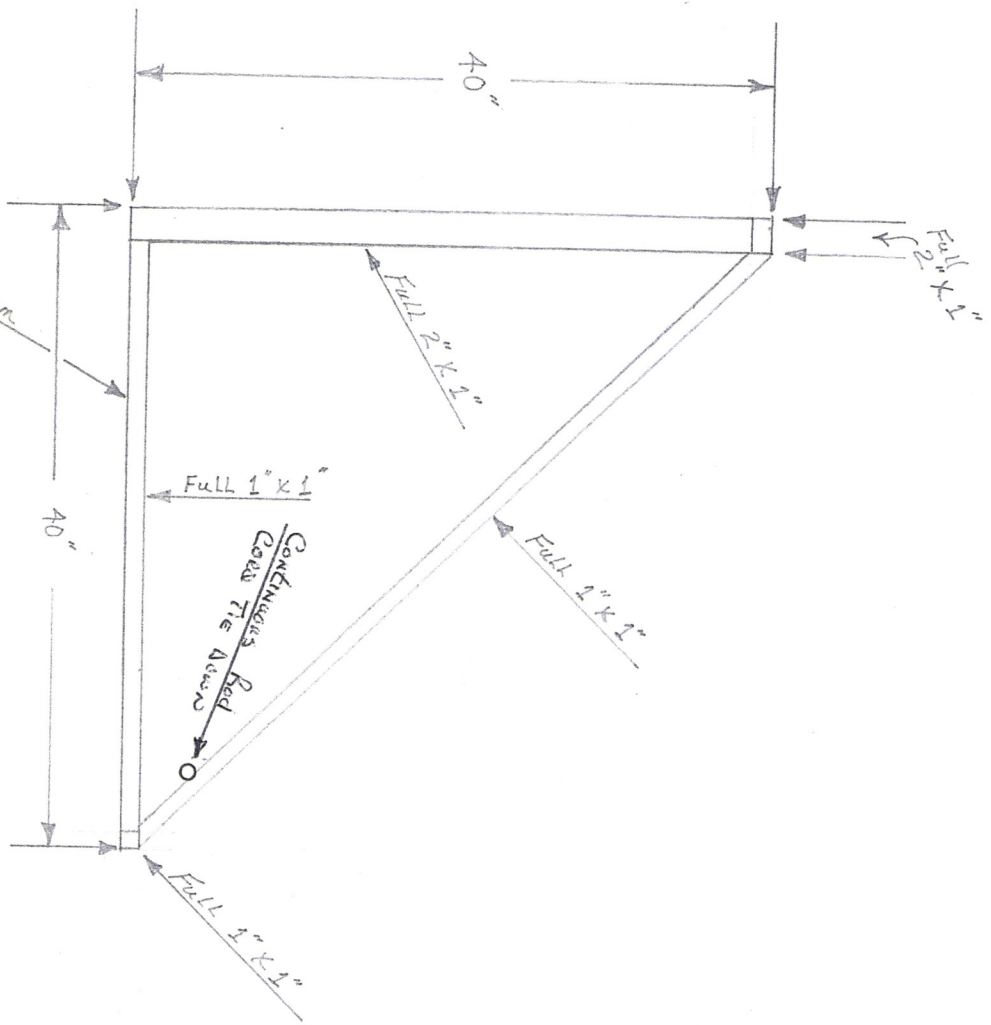
12-06-2012



Russell J. Gagner  
 Gagner Contracting, LLC  
 10250 Kerry Ct. N.  
 Hugo, Minnesota 55038

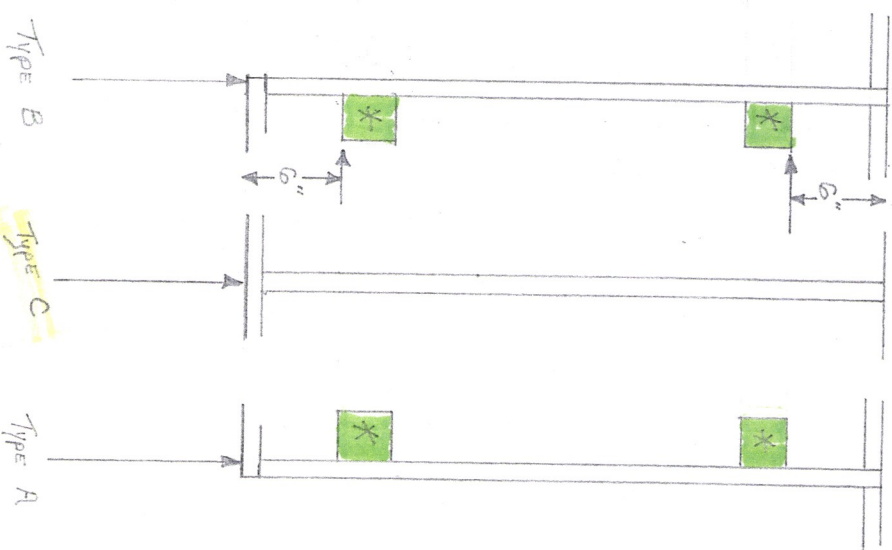
E-MAIL: [rjgagner@msn.com](mailto:rjgagner@msn.com)  
 Phone: 651-308-8282

MERRICK, INC. - FRANKLYN CENTER  
 2497 - 7th Ave. E., Suite 106 - No. St. Paul



NOTE: No Bottom BRACE @ Type C

5" x 5" Fastening Plate



Scale: 1" = 0"

BTF-19™ is specially designed for commercial and residential awnings, canopies, tents, pergolas and light structures. Remarkable performance features include exceptional durability, dimensional stability, water and soil resistance.

BTF-19 is manufactured under tension. During the coating process, BTF-19 utilizes the highest quality polyester yarns and is coated under tension for exceptional dimensional stability that will last for years to come.

BTF-19 is sealable and accepts heat transfer, heat sealed inset fabric, sewn-in inset fabric, adhesive vinyl, screen-printing and hand painting graphics. Ten-year limited manufacturer's warranty. Six-year limited manufacturer's warranty when used in rental tents.

Fabric: PVC Coated High-Tenacity Polyester

Finish: PVDF/Acrylic Finish; Flame Retardant- NFPA 701-99, TM2, Large scale, California State Fire Marshal, Title 19; ASTM-E-84, Class A Building Material

Width: 85-86 inches wide

Weight: 18-19 oz. per sq. yd.

Put up: Approximately 50 yard rolls

\*NOTE: Only white has light transmission 8.5%

<b>Catalog Page No.</b>	39
<b>Trademark</b>	Naizil
<b>Base Fabric</b>	High-Tenacity Polyester
<b>Finished Width In.</b>	85-86
<b>Finished Square Yd. Wt. Oz.</b>	18-19
<b>Finish/Coating</b>	PVC-Coated; PVDF/Acrylic Finish
<b>Tongue Tear Strength Lbs.</b>	50 x 40
<b>Grab Tensile Lb.</b>	450 x 420
<b>Hydrostat</b>	—
<b>Shrinkage Factor</b>	—
<b>Approx. No. Colors - Top</b>	7
<b>Color - Underside</b>	Same
<b>Water Repellent</b>	Yes
<b>Mildew Resistant</b>	Yes
<b>FR Standards Met</b>	NPPA-701-99 TM2 Large Scale, CSFM, Title 19; ASTM-E-84, Class A Building Material
<b>Government Spec. Met</b>	None
<b>Heat Sealable</b>	Yes
<b>Opaque</b>	Yes
<b>Translucent</b>	White color only
<b>Put Up Yd.</b>	50
<b>Primary End Use</b>	Awning and Canopies
<b>Other End Use</b>	Tents and Light Structures
<b>Warranty</b>	10 Year/ 6 Year-tents

## Warranty covering Naizil PVC coated fabrics with Rotofluor W (Acrylic/PVDF) Lacquer coating

**P**lastiventa S.p.A. guarantees that the "Naizil Rotofluor W. lacquered" coated fabrics, supplied for frame supported and air inflated structures, is in conformity with the technical sheets supplied and is checked by qualified personnel in the subsequent production phases.

Plastiventa S.p.A.'s obligation under this warranty is limited to repair or replacement for the entire and for the period of time established below, for any product that can be considered defective within the warranty period in accordance with the normal use and service as described below. In addition, this warranty is only valid for "Naizil Rotofluor W. lacquered" fabric for conversion into static frame supported and air inflated structures that have been designed and certified by a chartered engineer.

This warranty acknowledges the following defects:

- loss of water impermeability
- anomalous ageing
- flame resistance
- anomalous formation of mould

### Warranty limitations.

This warranty shall not be applied if the coated fabric is exposed to or placed in contact with damaging chemical agents or subjected to high levels of atmospheric pollution, damaging fumes and foreign substances in the atmosphere, or subjected to cleaning with aggressive systems and detergents; in the event of damage caused by earthquakes, violent atmospheric conditions (tornadoes), strong winds, violent thunderstorms, hurricanes etc.), falling aircraft or aircraft parts, mechanical damage of any kind, excessive pressure of any kind, explosions, floods, fires, revolts, insurrections, riots, or socio-political uprisings, wars, radiation and transmutation of the atom, as well as rubbing and perforations, tear as a result of defects or inadequate installation; or if subjected to an excessive tractive force and in the event of all damage as a result of force majeure.

Plastiventa S.p.A. acknowledges that the warranty is limited to the repair or replacement of any damaged parts. Such parts that might require replacement are quantified as the original cost of the coated fabric supplied plus a sum of equal value (as compensation for the working and installation of the fabric cover) corresponding to the percentage valid for the year in which the event occurs.

In no event shall Plastiventa S.p.A. be liable for any loss of profits, of use of tools, of equipment, of capital,

resulting direct or indirect damage, or damage consequent to the main damage.

All legal disputes shall be solved by the Court of Padua (Italy), hereby recognized as the sole court of competent jurisdiction.

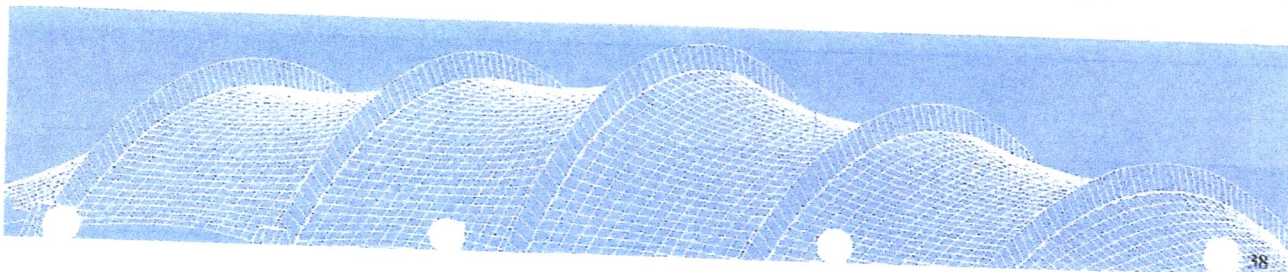
Any claims must be submitted in writing, with a registered letter to Plastiventa S.p.A.'s headquarters no later than 30 days from the date the defect was detected. If the notice of claim is not sent or is sent late, this shall cause the warranty to be void and therefore devoid of legal effect with respect to the defect detected. On receiving the notice, Plastiventa S.p.A. reserves the right to inspect the air inflated or frame supported structures so that it might suggest measures to be taken to find a solution for the defect. In the event inspection permission is refused, the warranty for said defect shall be void and devoid of legal effect.

### Warranty effective date

The warranty comes into effect as soon as the following data have been sent to our address in writing:

- location of the project
- customer
- description
- construction
- actual date of completion on site

Plastiventa S.p.A.





 Tri Vantage

...vning

## Item 3: Recognition Program

- when they submit app., there will have to be a before photograph (send three photos + description, etc.)
- This is an encouragement to do new things
- Should we recognize past projects (2 years?)
- Recognize projects that have been taken on w/o encouragement (even if 3-5 years ago)

↳ Letter from Mayor!

\* All or Nothing!

- Limit on number? → No
- Costs of this very minor

Secondary award that doesn't include pavers

Motion:

2nd:

How much are the pavers?

- Paul suggested that we wait until next meeting when Mate is here to pin this down
- Would like to get ~~there~~ <sup>this</sup> to Council by end of year!

## Other Updates:

### 18th Ave Project Update

- Difference between Preservation and Conservation
- Talk to Hess Roise about these variables
- Conservation approach much less restrictive  
Fabric of whole neighborhood rather than individual structures

Can you put tight restrictions on whole neighborhood  
Could opt out

- Neighborhood meeting as soon as survey finished  
Community vs. Individual Education

No motion

Adjourned: 5:49pm

# DHRC Meeting

Thursday, Oct. 25, 2012

Meeting called to Order : 5:02pm

Roll Call: Patrick, Paul, Linda  
Candy + George present

Item 1: Franklyn Center Facade

No changes to ~~20~~ minutes  
Minutes approved

- West Side

- Do they have plans to finish the other sides  
would need some variation

All of Mansered roof will ultimately disappear  
Could add some feature to make it acceptable

- Was planning to do this before winter

- ~~Patrick~~ Patrick: suggestions from staff good

- Guide rather than restriction

Base  
cultured stone

George Cell #

651-755-0268

Motion: No Motion

2nd: Will discuss w/owner + contact Kate ASAP to  
move forward

Item 2: Reflex Medical

No discussion

Approval has already been recommended

Motion:

2nd:

# DHRC Meeting

- Read Staff Report <sup>cornice</sup>
- Bring Drawings  
Need additional materials or accents to break up the mass
- Reflex Building
- Recognition Program
- Take Minutes (Motions, 2nd, Times, votes, notes)
- Research Conservation District

11-05-12

★ Adjourn: 6:05 PM

Meeting called to order: 5:00 PM

- Jeff Weber - showed some color rendering.

- 26' Awning

Motion: Approve material as primary <sup>we on west side of</sup> building under conditions:  
↓  
Blues

1) 7<sup>th</sup> Ave. ~~front~~ <sup>side</sup> would introduce contrasting but compatible materials that provide variety to the 7<sup>th</sup> Ave ~~side~~ <sup>side</sup> street.

2) Signage ~~and~~ awnings ~~and~~ <sup>and</sup> lighting must be substantial for review <sup>by</sup> DHRC ~~and~~

2<sup>nd</sup> by, Zick  
- All Aye.

Reflex →

CITY OF NORTH ST. PAUL

**RESOLUTION NO. 2012-108**

**RESOLUTION APPROVING THE FRANKLYN CENTER FAÇADE PLAN  
AS RECOMMENDED BY THE DESIGN AND HISTORICAL REVIEW COMMISSION**

**WHEREAS**, Franklyn Center, located at 2497 7<sup>th</sup> Avenue, is proposing to remove the mansard roof and reside the west side of the building with a cement board product; and

**WHEREAS**, the DHRC heard this request at their Thursday, October 25, 2012 meeting, and asked the applicant to submit more complete plans for the other three sides of the building; and

**WHEREAS**, in addition the DHRC requested a letter from the business owner stating that the same product and design will be installed on the other sides of the building; and

**WHEREAS**, the DHRC held a special meeting on Monday, November 5, 2012 to review the additional plans; and

**WHEREAS**, the Design and Historical Review Commission recommends City Council approval for the west side building plans at this time, and further plans for the remaining three sides will be presented at a later date; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of North St. Paul, it hereby approves the Franklyn Center Façade updates for the west side of the building as recommended by the Design and Historical Review Commission.

**ADOPTED** this 9<sup>th</sup> day of November, 2012.

Motion by Council Member Petersen  
Second by Council Member Bruton

Voting:   Aye:       Council Member Furlong  
                          Council Member Petersen  
                          Council Member Walczak  
                          Council Member Bruton  
                          Mayor Kuehn  
          Nay:       None  
          Abstain: None  
          Absent: None

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Michael R. Kuehn, Mayor

Attest: \_\_\_\_\_  
          Walter T. Wysopal, City Manager