



Architectural Review Committee Meeting

**Mesquite City Hall
10 E. Mesquite Blvd.
Monday, April 22, 2013 - 4:30 PM**

Minutes of a scheduled meeting of the Architectural Review Committee held on Monday April 22, 2013 at 4:30 P.M. at City Hall. In attendance were Ron Skurow, Mark Haas, and Tom Henry. Also in attendance were **Ex-officio**, and Development Services Director, Richard Secrist, and **2** citizens, Anthony Benell and Suzan Feraco (Sahira Salon & Boutique).

Development Services Director, Richard Secrist called the meeting to order at 4:30 p.m. (NOTE: This meeting has been tape-recorded and will remain on file in the office of the City Clerk for four years for public examination.)

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Committee. Additionally, the Committee may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person and may only address items that are not on the meeting's agenda.

Consent Agenda

Items on the Consent Agenda may not require discussion. These items may be a single motion unless removed at the request of the a Committee member of City Staff.

Mr. Secrist introduced the committee as having jurisdiction or design review authority over what happens in the Central Business District downtown and out of the Mesquite Technology and Commerce Center in the Industrial Park and there are special design standards adopted for each area, so whenever there is a permit of any type, a sign permit or a building permit, some change or remodel, then it comes to the Architectural Review Committee.

1. Consideration of approval of the April 22, 2013 Regular Architectural Review Committee Meeting Agenda.

Mr. Skurow moved to approve the agenda for April 22, 2013. Mr. Haas seconded the motion.

Motion Passed For: 3; Against: 0; Abstain: 0

2. Consideration of approval of the Minutes of the November 26, 2012 and the March 14, 2013 Architectural Review Committee Meetings. - Possible Action

Mr. Secrist noted that he sent out two copies of the minutes from November 26th as the first one was incomplete. Along with the completed November 26th minutes, he had also sent the March 14th minutes and hoped that everyone had a chance to review it.

Committee member Tom Henry noted that the minutes included a statement attributed to him that he didn't make. Towards the end of the discussion on Item 1 (Simply Quilts Sign) the minutes read, "Mr. Henry felt they should approve it because they had met all the requirements *and it was for a good cause.*" Mr. Henry said he thought the sign should have been approved because it met the standards, but not because he thought it was a good cause. So, he asked that the last phrase be stricken from the minutes, so it would read, ""Mr. Henry felt they should approve it because they had met all the requirements."

Mr. Haas moved that the November 26, 2012 and March 14, 2013 minutes be approved with this correction. Mr. Henry seconded the motion.

Motion Passed For: 3; Against: 0; Abstain: 0

Richard Secrist indicated that he would see that this phrase gets deleted from the minutes.

Administrative Items

3. Consideration of Sign Permit No. CSS-13-0012 (Sahaira Salon) to erect two new wall signs and one freestanding pole sign at 114 N. Sandhill Boulevard, Suites G & H, in the Central Business District (CR-3) Zone.

Mr. Secrist introduced the item stating that an application and a sign plan had been submitted. He also handed out a copy of the memo mail.

"So, there are two wall signs, basically they are utilizing the existing cabinets that are already there on the face of these two suites. These are nonconforming signs and the current sign code doesn't allow backward cabinets, but they are existing and the code does allow the reuse of an existing sign as long as it does not change in size or it is not

reconstructed etc. Additionally, the applicant wants to place a sign on top of the existing pylon and that is a nonconforming sign as well. It is higher than what is currently allowed in the Central Business District.” He showed an image of what the proposed signs would look like - the new panels on the wall sign and the pylon sign.

Mr. Secrist replied, “Jenson Properties on Sandhill.”

Ms. Feraco commented that it was a good looking sign compared to what was up there currently.

Mr. Haas asked Ms. Feraco, “This sign itself is actually 9 feet wide, but this is showing as 5 feet in width.”

Ms. Feraco said that it was wrongly marked; it is supposed to fill the entire width area. She added that the sign is very classy and would bring that little plaza a lot of business.

Mr. Secrist asked how many **chairs** they planned to have in there.

Ms. Feraco answered four **chairs**.

Mr. Secrist stated, “Mr. Haas also made note in an email to me earlier, that down below, the blue painted portion of the pylon seems to have become kind of a haven for graffiti and what not.”

Ms. Feraco noted that management would be painting the outside of the building next month.

Mr. **Henry** suggested notifying the management company about repainting the blue portion of the pylon. He added that they are also kind of stuck with the pylon sign.

Mr. Secrist stated, “They are allowed to put copy on it, they are allowed to continue to utilize it, just can’t enlarge it, add additional lighting to it, as long as they don’t change the architecture of the sign, it doesn’t change in size and height - they can continue to use it.”

Ms. Feraco mentioned that it was a big improvement for that area and wanted to know who was in charge of cleaning up graffiti across the street (at the Mesquite **Wear** Building where the Juicie Juice store closed. She said there were going-out-of-business signs on the windows. The bank has the building now and she was told by several of the people running for City Council to ask the bank for permission to clean the windows.

Mr. Haas queried if there was a stipulation of time for temporary signs like going out of business.

Mr. Secrist said that it was not to be for long-term, it should be a temporary sign.

Ms. Feraco stated, "We've got the old house next door that needs to be torn down and then I have graffiti all over those windows." She was concerned because it was an eye sore and she had a new business.

Mr. Secrist stated, "We can pass it on to code enforcement, they can find out who currently owns it, so we can contact the bank and see if we can get them to do something." He asked Ms. Feraco to leave a name and number to be contacted after he finds out which bank owns it. Mr. Secrist explained that the very same reason for why they go out of business is why they don't take the signs off as well when they leave.

Ms. Feraco said that she really likes Mesquite and wanted to see it prosperous. By the time she moves in to the new store, if the graffiti is not washed off, she said she would take the initiative to do it herself.

Motion: Committee member Haas made a motion to approve the sign permit with the change in dimension on the pylon sign's width from 5 feet to 9 feet. Committee member Skurow seconded the motion.

Passed For: 3; Against: 0; Abstain: 0; Absent: 2

4. Consideration of Sign Permit No. CSS-13-0013 (Mesquite Dental) to erect two new wall signs at 61 N. Willow, Suite A, in the Central Business District (CR-3) Zone.

Mr. Secrist introduced the item saying, "The proposed signs, there is one on the South elevation of the building, one on the east and they both meet the dimensional requirements and size of lettering for the code. They are basically just black plastic letters that are going to be applied to the existing stucco."

Motion: Committee member Haas made a motion to approve this item as presented. Committee member Henry seconded the motion.

Passed For: 3; Against: 0; Abstain: 0; Absent: 2

Public Comment

There was no public comment.

Meeting adjourned at 5:00P.M.

Ex Officio/Senior Planner Richard Secrist