

requiring a variance due to the size increase of the garage exceeding 40%; or 3) remodel the existing garage, retaining the current 13'x22' garage dimensions.

Applicant Moses Heppner spoke on behalf of the project noting the footprint, dimensions, and design of the proposed garage.

Mr. Nielsen moved to approve demolition of the current garage and rebuild a 20'x20' garage on the current footprint with the 40% increase as presented in the application. Second by Mr. Gleye. All members present voted aye and the motion was declared carried.

Item 4: Storefront Rehab & Downtown Project Review 614 Main Avenue: APPROVED

Ms. Mayo presented a summary of the proposed storefront rehab/downtown project located at 614 Main Avenue, currently the One World building. She noted the proposed project would include cleaning the brick and stone on the upper storefront (if not possible to restore, paint the brick with a color to match the original); remove the brick arches and framed fascia, display windows, and glass; install storefront windows and doors as close to the 1920's style as possible; and replace the upper windows with insulated units to match the original design.

Phil Stahl, Stahl Architects, spoke on behalf of the project.

Mr. Gleye moved to approve the project as presented. Second by Mr. Ockhardt. All Members present voted aye and the motion was declared carried.

Item 5: Section 106 Review of 2 Metro Flood Management Projects

1) El Zagal Phase 2 Levee Report – Indirect Effects to Historic Properties

Ms. Mayo introduced this item stating the project involves the removal of houses at 1333 and 1341 Oak Street, and 1313, 1314, 1318, 1322, 1326, and 1330 Elm Street, in addition to the construction of an earthen levee. She noted these houses are not considered historic, but this item is being presented to the Historic Preservation Commission to see if other historic houses in this area would be indirectly affected by this levee. She added the Army Corps of Engineers' recommendation is that the El Zagal Phase 2 Levee project should have no indirect (visual) effects on any historic properties.

Mr. Nielsen moved to accept the recommendations of URS stating the El Zagal Phase 2 Levee Flood Control Project will have no indirect effect to historic properties. Second by Mr. Ockhardt. All Members present voted aye and the motion was declared carried.

2) Mickelson Field Levee Report – Indirect Effects to Historic Properties

Ms. Mayo introduced this item stating this project does involve historic properties that the levee will have indirect visual effects on. Therefore, the Army Corps of Engineers is asking the Historic Preservation Commission to review this project and come up with suggestions on how to mitigate these effects.

Discussion was held regarding ways to mitigate the indirect visual effect of the levee including seeding the levee with grass or planting native prairie plants on this levee.

Mr. Gleye moved to accept the recommendations of URS that the Mickelson Field Levee Extension Flood Control Project will have some adverse visual effects to historic properties and these effects can be mitigated by the planting of grass on the levee, and the replacement of trees at a two-to-one ratio. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 6: Other Business

Ms. Mayo stated the next Land Development Code (LDC) Task Force meeting will be held on Thursday, October 1. She added there is a webpage for this Task Force on the City's website, and this will be added to the Historic Preservation Commission liaison reports.

Item 7: Liaison Reports

Planning Commission – Christine Kloubec
Board of Adjustment – Heather Fischer
House Moving Board – Paul Gleye
Housing Rehab – Mike Hahn
Renaissance Zone Authority – Dirk Ockhardt

Item 8: Next Meeting – October 20, 2015

The time at adjournment was 8:55 a.m.