

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

January 3, 2023

The meeting was called to order by Diane Kane at 8:15 AM

PRESENT: Grant Hughes, Diane Kane, Ryan Kiefer, Paul McElroy, Tracy Rossi

ABSENT: Christine Blehyl, Leslie Lowe

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: Committee members welcomed Grant to the Committee.

MINUTES: The minutes from December 6, 2022 were unanimously approved.

OLD BUSINESS

MH Legacy LLC, mixed-use building, E 220 2nd Street (ARC 22-31) The applicant described the materials on the project, as that was the final item for the Committee to review.

Paul – looks nice

Tracy – likes it

Paul – No more LP siding - *correct*

Motion:

Tracy – move to approve

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

222 Lupfer Avenue, triplex, Solus Architecture (ARC 22-33) The applicant described the project, use, parking and described how the project integrates into the neighborhood. There were questions about the zoning required open space and staff recommended this discussion take place during Site Review, which this project hasn't attended. Described the building materials. The applicant was concerned about what could happen next to his mixed-use project so bought the property in order to develop something with less than the maximum permitted by zoning.

Diane – important consideration while we grow

Paul – likes it, very nice

Ryan – as long as the privacy fence is wood, OK with the project

Motion:

Tracy – move to approve

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

The Estates at Eagle Lake, 1926 & 1934 Whitefish Avenue, Pitts/Alton (ARC 23-01) The applicant described the project and there are no significant changes from the pre-ap. The applicant provided samples of the materials, windows, doors, garage, roof (all black), decking (just off the backside), and back handrail

Ryan – what is the material above the garage – *hardi smooth panel with a decorative reveal*

The Committee asked questions about the materials and their application on the buildings

Motion:

Tracy – move to approve subject to the glass in the garage door being pebbled

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

The Estates at Eagle Lake, 1942 & 1950 Whitefish Avenue, Pitts/Alton (ARC 23-02)

Motion:

Tracy – move to approve subject to the glass in the garage door being pebbled

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

The Estates at Eagle Lake, 1958 & 1966 Whitefish Avenue, Pitts/Alton (ARC 23-03)

Motion:

Tracy – move to approve subject to the glass in the garage door being pebbled

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

Meeting adjourned at 9:15 AM