



# DESIGN COMMISSION SPECIAL MEETING MINUTES APRIL 11, 2018

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**CALL TO ORDER:** Chair Richard Erwin called the meeting to order at 7:02 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

**ROLL CALL:**

Chair Richard Erwin, Commissioners Tami Szerlip, Suzanne Zahr, Susanne Foster and Hui Tian were present. Commissioner Anthony Perez and Vice Chair Colin Brandt were absent.

**STAFF PRESENT:**

Evan Maxim, Planning Manager; Robin Proebsting, Senior Planner; Andrew Leon, Planner, Andrea Larson, Administrative Assistant, and Bio Park, Assistant City Attorney were present.

**MEETING MINUTES APPROVAL:**

The Commission reviewed the minutes from the March 5, 2018. Commissioner Szerlip moved to approve the March 5, 2018 minutes. Commissioner Tian seconded the motion. The minutes were approved by a vote of 5-0-0.

**REGULAR BUSINESS:**

**Agenda Item #1: Design Review DSR17-021: Verizon Sign Design Review**

Andrew Leon, Planner, provided a brief staff presentation on the revised wall sign and window signage for the Verizon business.

John Menehal, Sign Tech Electric, clarified the sizing on letters on the wall sign. Mr. Menehal answered questions about the signs.

Evan and Bio provided clarification regarding conditioning regarding dimmability and timers.

The Commission instructed staff to request that the applicant incorporate a dimmer into the proposed sign's illumination.

The Design Commission reviewed the design of the sign.

Commissioner Tian moved to approve the project with the recommended motion with all three recommended conditions of approval. The motion was seconded by Commissioner Foster

Move to grant Sign-Tech Electric design approval for signage for a retail tenant location in the Town Center located at 7687 SE 27<sup>th</sup> St, as shown in Exhibits 1, subject to the following conditions as follows:

1. All aspects of the sign shall be consistent with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of the lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 1.
2. If required, the applicant shall apply for and obtain building permits from the City of Mercer Island prior to installation of the signs.
3. If a building permit is required and the applicant has not submitted a complete application for a building permit within two years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The Code Official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date.

Vote passed 5-0-0.

**Agenda Item #2: Design Review DSR18-004**

Robin Proebsting, Senior Planner, provided a brief staff presentation of a proposed office building at 2856 80<sup>th</sup> Ave SE.

Scott Care, Public47 Architects, architect for the applicant, gave a brief presentation on the proposed application.

Mr. Care passed out a supplemental document regarding the width of the parking garage entrance.

Elizabeth Shoreland, East Seattle Partners, Project manager, answered a question regarding the automated parking system.

The Design Commission reviewed the proposed office building and reviewed the 7 questions posed by the applicant.

1. The Commission stated that the massing of the proposed building meets the intent of the code.
2. Commissioner Tian and Chair Erwin stated the applicant should consider some uniformity on the second story and indicated that the second story cantilever could not extend into the 12-foot setback. The Commission did not reach consensus supporting the proposed cantilever into the 12-foot setback. Chair Erwin indicated that City should be careful not to do anything that could be precedent setting, but that the staff should work with the applicant to find an alternative design solution on the second story.
3. The Commission stated that they find the with an automated parking system acceptable.
4. The Commission stated that they agree that there is no required public parking for this proposal.
5. The Commission stated that the parking space width is acceptable for this proposal.
6. Commissioner Tian indicated that the applicant should consider reducing the size of the proposed parking entrance. Commissioner Szerlip cautioned against reducing the width of the parking entrance. The Commission indicated that the applicant should consider not reducing the width of the driveway to less than what would allow for a delivery to be made by a delivery truck.

**PLANNED ABSENCES FOR FUTURE MEETINGS:**

Commissioner Foster will be absent for meetings until the end of June.

**OTHER BUSINESS:**

Evan Maxim gave a brief overview to the Commission on the procedural code amendment that the Planning Commission is reviewing and how it could affect the Design Commission.

**ANNOUNCEMENTS AND COMMUNICATIONS:**

The next scheduled meeting is for April 25, 2018.

**ADJOURNMENT:** The meeting was adjourned at 8:44pm