



**Architectural Review Board Minutes**  
**October 19, 2021**  
**Page 2**

**A TASTE OF EXCELLENCE/ Anna Jurs, Agent**

Recommendation of the building materials and colors and lighting for the 16,292 SF addition to enclose the existing courtyard, extend the existing walk-in cooler and dock for property located at 16888 Pearl Road, PPN 393-34-002 zoned General Business.

Mr. Serne– Item Number One, A Taste of Excellence. Please state your name for the record.

Ms. Jurs – Anna Jurs with CBLH Design along with Mark Bittinger and Chris Winter from A Taste of Excellence.

Mr. Serne – Please explain what you are planning to do.

Ms. Jurs – The Taste of Excellence is looking to do an addition. There is an existing building here that is the Taste of Excellence and a rental property. This is the School of Rock building and they are separated right now with a courtyard in between which is this picture. You can see in this one it goes straight through to the back loading dock area as they use it currently. What they are looking to do is enclose this space in between to use as storage for dishes. Right now they are using the space for tables and chairs and stuff and that will move over here and this will really be like a dishwashing function. The building has 3 floor plans. This is higher, this is lower and the back is even lower. What we are looking to is they have a dock currently in line with their existing walk in freezer. So what we are looking to do is to bump it out a little bit. So this is that existing dock, what we are looking to do is to bump the dock out and include a ramp so that trucks can back up to the dock, unload and come right in to this area and then if they are loading a truck they can come up and go right in. They can still also get to this other garage door to unload tables, props etc. That is sort of the gist of what the plan is. We are also looking to put a chain link fence with the privacy slats along the rear in order to shield the unloading area, the trucks etc. from Michauds and any kind of events that would be happening over there. Then also create a dumpster enclosure. Currently the dumpster enclosure is over here so we are looking to get something that you can come in and you don't have to get around to the dock in order to get to the waste. There really isn't much of change to the street façade. As you can see its really just that this part will have a wall. Currently the building is stucco with a stone base and we would be looking to do stucco to match. We are still trying to get a good match because the existing stucco is this color and it changes in the light but it will be the same texture, the same stucco material. We are leaving the existing gate as is. This wall is kind of pushed in about 11 feet from where that archway is. From the rear, this is the existing with the opening with the dock. What we are looking to do is where it is standing, this cooler, adding the dock and enclosing this with a garage door in order to be able to service the dock pretty easily.

**Architectural Review Board Minutes**  
**October 19, 2021**  
**Page 3**

The rear façade we are looking to do the same stucco because most of the rear of the building is stucco as well. This is just showing the two existing two garage doors, covering one with a standing walk in cooler. As far as the dumpster enclosure, the copies that you have have the metal louver, it wound up being incredibly expensive so we are trying to go away from that. So we are looking at doing the composite wood like a trex with the black steel so it would look sort of like this. That is what we are here for now and we are looking at the stucco in this kind of tone to match the existing. This is the representation of the gutters and downspouts. A white roof they have currently a white membrane roof so we are looking to match the existing and then the steel posts and the fence and the black slats. That is really the project.

Mr. Roenigk – The chain link fence, how tall?

Ms. Jurs – We are looking at 5 feet.

Mr. Roenigk – It also shows that you are losing 4 parking spots.

Ms. Jurs – Yes, so currently there is the point back here for delivery trucks and so we are looking at losing these in order to get service to this directly. I think we can only lose one parking space here potentially and back up to the dock and maybe we don't need this stair so scooting that down and only losing one but Michauds allows the employees to park there so there is spillover parking right next door at Michauds.

Mr. Smerigan – I think you have done a nice job with the architectural treatment. It looks like it has all been part of one big building the way you've got it. I think in terms of the design, it is fine. You are matching the stucco and the roof, I am good with that so I don't see any issues there. I don't have a problem with the substitution for the metal louvers for the dumpster enclosure, I think that simply makes sense, so I am good with that too. The only thing I am not excited about it the chain link fence with the slats. I think we need to do something better than that, like some board on board or maybe some sort of a vinyl that has a little solid to it instead of the chain link. My experience has been that the chain link with the slats gets to be a pain because it is tough to keep the slats the way that they are supposed to be. I have seen a lot of issues with maintenance on those and so, if you would go to a either board on board, some more solid vinyl that will do the screening for the residences, maybe 6 foot, I think we are fine. Everything else I am good with, I don't see any other issues.

Mr. Roenigk – Yes I agree.

Mr. Mikula – Just from past experience, what we went through on our Pearl Road Project, we had to install or replace a big culvert back through there. During that, we ran into

**Architectural Review Board Minutes**  
**October 19, 2021**  
**Page 4**

Michauds connection for their sanitary which I thought goes right between these two buildings in this thing. Later on or during the same time you guys had problems with your own sewer and washing all the dishes and there ended up being a big dig up going back there with the storm drains and all that. I think you should show all that on your site plan so that we can see or at least try and help not screw all that stuff up that is finally working right. So, I don't know if you guys have, we really don't have any drawings. This is our road project one which really doesn't show a lot of utilities on site. You might want to at least have your surveyor find all that stuff, locate it, see how deep it is and so we can really see how any of this work with these docks and everything impacts that. That would be the end of my comments.

Mrs. Milbrandt – No additional comments, it looks nice.

Mr. Serne – Yes, plus the changing of the dumpster enclosure, I think something like that will look good rather than wood even because they get beat to heck back there. Also the concern of the chain link fence and going to something different. If you can submit that.

Mr. Serne- If there are no other questions or comments I will entertain a motion for A Taste of Excellence.

Mrs. Milbrandt – I motion to accept the Recommendation of the building materials and colors and lighting with the change to the dumpster enclosure and alternative fence material for the 16,292 SF addition to enclose the existing courtyard, extend the existing walk-in cooler and dock for property located at 16888 Pearl Road, PPN 393-34-002 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

*Dale Serne* /s/

Dale Serne, Chairman

*Carol M. Brill* /s/

Carol M. Brill, Administrative Assistant,  
Boards & Commissions

**Architectural Review Board Minutes**  
**October 19, 2021**  
**Page 5**

---

Approved