

**CITY OF SAINT PETER
HERITAGE & PRESERVATION COMMISSION
Regular Meeting Minutes – Tuesday, June 29, 2021
Virtual Meeting via GoToMeeting Application**

The meeting was called to order by Chairperson Larry Potts at 5:31 pm. Commissioners Larry Potts, Joe Metzen, Remo Alexandri, Judy Douglas, Emily Bruflat and Brian Oviatt (5:54) were in attendance. Absent was member Sharon Lytinski. Wille and Administrative Secretary Cindy Moulton were also in attendance. Visitors present were Dave Nieman of Arrow Hardware & Paint and Matt Borowy, Bright Pixel Design.

Approval of Agenda

A motion was made by Bruflat, seconded by Douglas to approve the meeting agenda as presented. All voting in favor, the agenda was approved.

Approval of Minutes

A motion was made by Metzen, seconded by Alexandri to approve the Minutes of May 25, 2021. All voting in favor, the minutes were approved as presented.

CBD/ADA Accessibility Enhancement Grant

At the May 25, 2021 HPC meeting, members expressed their concerns regarding the modern look of a telescoping door opening system proposed for Arrow Commercial Properties (201 South Minnesota Avenue). The matter was tabled and additional information was requested.

Mr. Nieman indicated that he would alter the doors to swinging doors that would be operated by a push button. Nieman stated that he has consulted with Jim Tate, St. Peter Glass, and there would be room for two 36" doors. He stated that the cost of the project would not change much due to the alterations that need to be done.

Wille said that he will work with Nieman on the altered plan and would approve the project administratively.

Wille stated that financing may allow for one additional project. He said that the Foot & Ankle Clinic was next on the list. Should that project proceed a special meeting will be scheduled for July 13, 2021.

CBD New Construction – Design Standards

Wille reported that the City has entered into Exclusive Negotiating Rights with developer Building Good Communities of Mankato, for the development of Parking Lot #5.

Wille stated that the proposed development would contain two buildings, one facing Grace Street and the other South Minnesota Avenue. A court yard between the buildings would provide for a public space and amenities.

The ground floor would be predominately commercial with some studio apartments and the upper two floors apartments.

Matt Borowy, of Bright Pixel Design, is working with the developers on a design that would complement St. Peter's historic downtown. Wille indicated that the preliminary drawings are close to what the City is envisioning.

Wille asked the Commission to give direction as to what they visualize within the development.

Potts felt the structures should be no taller than 3 stories, did not want to see a glass edifice, would like to see Kasota stone incorporated and wanted the appearance of the building to look historic in nature. He added that he liked the idea of a courtyard which would allow for green space. He also expressed his concern as to how parking would be accommodated.

Potts noted an existing in-fill development underway in "Old Town" Mankato. He thought the scale and design may be a good fit for the Saint Peter Heritage Preservation District.

Douglas agreed with Potts.

Bruflat also expressed concern regarding parking. She said it was important that ADA compliance is built into the plan. She suggested that native plantings be included in the courtyard.

Alexandri commented that he would like to see minimum development and additional green space.

Oviatt asked what the HPC's role was in the decision making.

Wille indicated that in the Request for Proposals it refers to the HPC's review of construction, design, size, height, use and the site plan.

Oviatt agreed with the maximum height of 3 stories. He also felt it was important to use materials that exist in the downtown such as brick, stone and wood. He would like to see a limited amount of glass.

Bruflat appreciated Alexandri's comments and suggested the rooftop include green space which would be a nice amenity.

Oviatt did not think that green space upon a rooftop would distract from the historic nature of the building.

Borowy indicated that in his discussions with the ownership group, they and the HPC seem to be relatively on the same page.

Borowy shared that the first building to be constructed would be facing South Minnesota Avenue as it is going to be more symmetrical. He also added that it would provide for a more attractive view.

Reports

Wille reported that the Commission will be meeting in person at the August 31, 2021 meeting if necessary.

Adjourn

With no further business, a motion was made by Douglas, seconded by Bruflat to adjourn. With all members voting aye, the meeting adjourned at 6:04 pm.