



FINAL ARB ACTION MEMO

Date: September 14, 2026

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Absent
Taro Matsuno: Present
Dade Van Der Werf: Present

Staff:

Margaret Maliszewski

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:01 p.m. and established a quorum.

DISCLOSURES: Mr. Hancock disclosed that he would recuse himself from the Airport Storage work session discussion because the Foundation for which he works is an adjacent landowner.

PUBLIC COMMENT: None.

CONSENT AGENDA:

a. Approval of Minutes: September 8, 2026

Motion: Mr. Henningsen moved for approval of the minutes from the September 8, 2025, ARB meeting.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 4:0. (Stoner absent)

REGULAR REVIEW ITEMS:

a. ARB-2026-00015 Parham Circle Self Storage - Preliminary

Location: Approximately 230' south of Millcreek Drive and 280' east of Avon Street Ext.

Proposal: To construct a new four-story self-storage facility with associated site improvements.

Staff: Margaret Maliszewski

Representative: Kevin Schafer, Design Develop

Motion: Mr. Van Der Werf moved to a) approval of an initial site plan that is consistent with the conceptual plan, and b) provide the applicant with the comments listed in the staff report, amended as follows, to be addressed with the next submittal:

1. Provide material/color samples of all proposed materials review. Identify the proposed Nichiha grout color.
2. Provide the locations of nearby examples of buildings that use the Nichiha brick panels for reference.
3. Correct the architectural elevations and materials legends to accurately identify the locations of all proposed materials and to include the manufacturer and color name of each material.
4. Eliminate white metal panels from the proposal.
5. Provide on the plan a description of the tree-save area addressing quantity, species, sizes, etc.
6. Consider using architectural detailing instead of the applied shutters.
7. Provide the VLT and VLR values on the architectural drawings for review.
8. Provide additional information (a sample) to show that the spandrel glass will have an appropriate appearance for the Entrance Corridor.
9. Show the equipment in the line-of-sight drawings. Ensure that the equipment will not be visible from the Entrance Corridor.
10. Include the standard mechanical equipment note on the architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
11. Provide a complete lighting plan in the site plan. Include all ground- and building-mounted lights.
12. Provide the required street trees along Parham Circle (large trees, 40' on center, 2 ½" caliper at planting).
13. Add the standard plant health note to the site plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."
14. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
15. Provide an additional view of the building from the EC showing the rear elevation and confirming that it won't be visible.
16. Consider reducing brick to eliminate the spandrel glass on the EC side.
17. Consider the hierarchy of the brick at corners and pursuing additional development of depth in the façade.
18. Provide additional information on the materials detailing the depth of the products.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 4:0. (Stoner absent)

WORK SESSION:

a. ARB-2026-00014: Airport Road Self Storage - Final

Location: North side of Airport Road, east of Timberwood Blvd.

Proposal: To construct a new self-storage facility with associated site improvements.

Staff: Margaret Maliszewski

Representative: Chuck Rapp, Collins Engineering; Chris Elam, RBA

Motion: Mr. Henningsen moved to forward the comments, as amended in the meeting, to the applicant, with comments 4, 5 and 6 to be addressed in a work session prior to final approval:

1. In the plant schedule, revise the proposed sizes of the screening shrubs to indicate heights in feet that are sufficient to screen the equipment.
2. Remove the reference to apartment buildings in the equipment note on Sheet 13 of the site plan.
3. If wall-mounted fixtures are proposed, include them and all related details on the lighting plan.
4. Revise the blue EIFS detail on the towers to a color that is more consistent with the primary color palette of the building.
5. Consolidate materials to further simplify and harmonize the design. Provide the missing metal sample for the eave and downspout and revise the samples as needed.
6. Reconsider the crenellation at the base for greater simplicity.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 3:0. (Hancock recused; Stoner absent)

OTHER BUSINESS

- a. **Other items from staff or ARB members:** None.
- b. **Next ARB Meeting: Monday, September 28, 2026, 1:00 PM** – Lane Auditorium
All three members present said they planned to attend on the 28th.

ADJOURNMENT

The meeting was adjourned at 2:29 p.m. to the next ARB meeting on Monday, September 28, 2026, at 1:00 p.m.