

Town of Mundare
Municipal Planning Commission Minutes

October 1, 2012

Present C. Gargus, M. Greening, F. Rosypal, C. Rakchaev, D. Johnston

Secretary Colin Zyla,

Call to Order Chairman Gargus called the meeting to order at 7:03 p.m.

Adoption of Agenda

12/32 Greening: that the agenda be accepted as amended

Carried

Adoption of Minutes

12/33 Johnson: that the minutes of September 19, 2012 be accepted.

Carried

Business (a) Development Permit Application 12/17

Ernie Kowal, Jason Kowal and Shannon Kowal were present.

Issues with regards to the development permit were discussed.

Air Conditioning Unit on the roof

-there was no air conditioner unit on the building when the permit was presented

-according to the architectural controls-any roof top units are to be screened from the road bay a part of the façade so that it can not be seen

-50 Avenue from the East-can see the unit until about a third of a block away from main street

-50 Avenue from the West-can see the unit until about ½ a block away from main street

-50 Street-from the North-cannot be seen probably due to the bottle depot

-unknown on 50 Street from the South

-what happens if there are further units put on the roof in the future

-some units in Sherwood Park are screened-not sure how it would look

Kowals

- the air conditioner would have to hang on the West wall on a bracket-will not look good
- the unit is about 30 inches high-the parapet is about 1 foot above the roof
- the roof is a standing seam roof-there are no screws-how would a screen be put up
- there are a lot of buildings in Sherwood Park that have units on the roof that can be seen

Parapet on the building along 50 Avenue

- the parapet only goes halfway down the building
- the architectural controls state that the parapet would have to go down the complete building
- no architectural drawings were provided, the drawings that were provided do not provide a clear indication whether the parapet should be down the whole side

Kowal's

- the original plan was for the parapet to go half way
- the building still looks good

The Kowals also presented preliminary information on the signs that will be placed on the building. Questions were also asked regarding fencing.

12/34 Rosypal: that the meeting go in camera at 7:45 p.m. Carried

12/35 Rakchaev: that the meeting come out of camera at 8:22 p.m. Carried

12/36 Rosypal: that the air conditioner unit be allowed to be placed as it is on the roof with the following conditions:

1. a drawing showing the dimensions and location of the air conditioner on the roof.
2. any future roof units must be approved by the MPC.

and the development officer can give approval for the current units location.

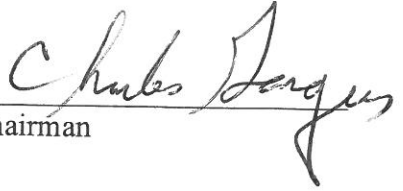
Carried

12/37 Greening: that the parapet along 50th Avenue be allowed to exist as constructed.

Carried

CB

Adjournment Chairman Gargus be adjourned the meeting at 8:27 p.m.


Chairman


Clerk

