



Meeting Minutes - Approved URBAN DESIGN COMMISSION

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Wednesday, November 19, 2025

4:30 PM

Virtual

Call to Order/Roll Call

Present: 5 - Davy Mayer; Jessica Klehr; David W.J. McLean; Shane A. Bernau and Anina Mbilinyi
Excused: 2 - Rafeeq D. Asad and Nicholas L. Hellrood

Approval of Minutes

A motion was made by Klehr, seconded by McLean, to Approve the Minutes of November 5, 2025. The motion passed by voice vote/other.

Public Comment

1. [86031](#) Urban Design Commission Public Comment
None.

Agenda Overview

Jessica Vaughn gave an overview of the projects.

Disclosures and Recusals

McLean disclosed he was once employed by Kahler Slater (Item #5)

Public Hearing Items

2. [90603](#) 2104 City View Drive - Signage Exception. (District 17)

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.
A motion was made by Klehr, seconded by McLean, to Grant Final Approval. The motion passed by voice vote/other.
3. [90604](#) 2130 City View Drive - Signage Exception. (District 17)

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.
A motion was made by Klehr, seconded by McLean, to Grant Final Approval. The motion passed by voice vote/other.

Unfinished Business

4. [89583](#) 425 N Frances Street and 450 W Gilman Street - New Mixed-Use Building in DC Zoning. (District 2)
- The motion passed with the following findings and conditions:
- On balance, the UDC finds that the proposed development is consistent with the Downtown Urban Design Guidelines with the recommended conditions being met, including:
 - o That the pool overhang shall be revised to taper back to the façade of the towers on either side of the pool to create positive finish at the top of the building.
 - o The garage door shall be revised to reflect a more transparent/glazed storefront-type of garage door giving consideration to maintaining a similar mullion pattern (perhaps more vertical) to the storefronts along the ground floor.
 - o Continued review of lighting can be completed administratively for the rooftop lighting.

A motion was made by Klehr, seconded by Mbilinyi, to make an advisory recommendation to the Plan Commission to Approve. The motion passed by voice vote/other.

New Business

5. [90077](#) 124 E Gorham Street - Residential Building Complex. (District 2)
- The motion passed with the following conditions:
- The applicant should continue to give consideration to the design of the front stairs and explore ways to minimize the run and create a landing (if possible), and to increase the eave overhang (deeper soffit) on the front of the building, and incorporate smaller-scale ornamental trees in the courtyard area where feasible.

A motion was made by Klehr, seconded by McLean, to make an advisory motion to the Plan Commission to Approve. The motion passed by voice vote/other.

Schedule of Meetings

Secretary's Report

Business by Members

6. [87114](#) Business by Members

Adjournment

The meeting was Adjourned at 6:30 p.m. by unanimous consent.