

**DESIGN REVIEW BOARD
MINUTES OF MEETING
MAY 14, 2014**

MEMBERS PRESENT: Michael Losacco, Pete Griffin, Martin Pratt, Scot Draughn, Tim Greenway and Scott Failor. Larry George was excused.

OTHERS PRESENT: David Pontia, Rob Priestas, Dave Monnin, Dave McIntosh, Eric Parthemore, Bob Parrott, Malin Westfall, Jim Bischoff, City Planner Greg DeLong, and Secretary Barb McCoy.

MEETING CALLED TO ORDER: The meeting was called to order at 6:30 p.m.

ORGANIZATION:

Election of Chairperson: Mr. Failor nominated Mr. Pratt; voice vote was unanimous

Election of Vice-Chairperson: Mr. Pratt nominated Tim Greenway; voice vote was unanimous

Adoption of Rules of Procedure: Changes made below:

Change any reference to the “Commission” to “Board”

Remove #14 and have #13 read as follows: **“The Board shall appoint a member to represent the Board at Planning Commission meetings. This appointed member shall give the Planning Commission updates on Board topics. The Planning Commission delegate shall give reports to City Council on behalf of the Design Review Board at the 2nd City Council meeting of the month.”** Voice vote was unanimous to approve the changes.

Appointment of member to represent the Board at Planning Commission meetings and the second City Council meeting each month: Mr. Failor. Voice vote was unanimous.

APPROVAL OF MINUTES: The minutes from March 12, 2014 were approved as presented.

CITIZEN COMMENTS: None.

ADMINISTRATION COMMENTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

The first agenda item was moved to the last agenda item and the last agenda item was moved to the first agenda item. 925 Delaware Avenue moved to the second agenda item with unanimous voice vote.

Exterior Plan/Landscape Plan – Construction of new grain and fertilizer facility, including silos, rail loop track and wet and dry fertilizer storage – 15090 Scottslawn Road. Filed by Heritage Cooperative.

A power point presentation was presented by Malin Westfall and Jim Bischoff showing the proposed driveway, grain elevator, scale house, office for management/accounting, common exit, landscaping, and trees. The project is located over a thousand feet off the road and will be surrounded by fields for research trials. The second entrance will be normal agriculture activity upfront. All structures will have a similar color scheme. The railroad will have 8,000 ft. of rail track. It does not block the railroad on Scottslawn Road. It will be a green project. They will not be touching the natural wetlands or other nature areas.

Discussion was held on two trees that are overlapped in two areas where the Scarlet Oak and Japanese Lilac trees are conflicting with one another. Mr. Bischoff stated this will be corrected. They are trying to follow the tree guidelines with smaller trees. Mr. DeLong stated they need to have the tree count – one tree per landscape island. Mr. Griffin stated he will review and will let the applicant know what to use. Mr. DeLong stated this can be a condition of the approval. Mr. Griffin asked why the Hawthorne tree was chosen. Mr. Bischoff stated it was something the landscape architect personally preferred in other locations. Mr. Griffin asked what is Scarlet Oak is not available? Might have a backup plan, especially with no pavement being proposed. Is this gravel dust free? Mr. Monnin stated it will be gravel with #2 base. It will have 304 packed with lime. Once a week they will treat with oil. Concrete scales will be concrete around the load outs. Mr. Bischoff stated they are regulated by the EPA; even the gravel dust is monitored. Mr. Griffin stated the overall environment of the area is that driveways do get dusty.

Mr. MacIntosh reviewed the dust control measures to be used. The driveway will be treated with a salt water product, like a tree sap. It turns black and almost turns to pavement. The EPA does monitor so they can only omit so much dust.

Mr. Draughn made the motion to approve the request with the following noted:

- Trees in parking islands to be corrected with Mr. Griffin to review and approve
- Request for driveway variance will be requested to City Engineer for no pavement
- Office building: gutters and downspouts material to be aluminum with the color to match the green accented doors; Door material to be commercial steel
- Dry fertilizer building: gutters and downspouts to be vinyl because of nature of fertilizer; to be green accent color. Doors and windows to be commercial grade steel, to match building.
- Liquid fertilizer building: gutters and downspouts to be aluminum with the material color to be green accent. Doors and windows to be commercial grade steel in white
- It is noted there is no separate building for the weigh station – the office has scales on both sides
- Mechanicals to be on ground – the roofs will be clean lined - white in color

- Lights to be in eaves attached to the buildings; flood lights to be bronze
- No fencing required
- Will build trash enclosure as required
- Any proposed signage shall comply with the sign code per Section 1143 of the Planning and Zoning Code
- Per Section 1125.01 of the Planning & Zoning Code, the applicant shall obtain a zoning permit prior to commencing work. Once a zoning permit is issued, work shall commence within 6 months or the permit expires
- Exterior Plan approval for a period not to exceed 2 years from approval date. If work has not begun within 2 years after approval, this approval becomes null and void
- Applicant shall work with City Engineering and County Building staff to obtain all proper reviews and permitting prior to start of project

Question put, stood:

Mr. Pratt Yes	Mr. Griffin Yes	Mr. Failor Yes
Mr. Draughn Yes	Mr. Greenway Yes	Mr. Losacco Yes

The agenda item was approved with the above noted.

**Exterior Plan/Landscape Plan – Renovation of existing building – 925 Delaware Avenue.
Filed by Pontia Architecture.**

David Pontia shared a PowerPoint presentation. He stated this is an existing car wash that Meineke is purchasing to convert. They will do brakes, oil changes, etc. They will keep the split face block with the existing manual wash bays to be the maintenance bays. One of the automatic bays will remain to be used for customers only. Part of the roof will be removed and raised. There is a new color scheme – off white. The existing split face block will be painted. The materials were presented, including a color board. The building has changed from a crème color to Sherwin Williams Site White. The windows will be clear. Mechanicals will be on front and painted to blend. All wall mounted lights will be painted to match the building. The trash enclosure will be split face block with a chestnut color gate.

Mr. DeLong stated all items that were previously noncompliant to City Code, were brought up to compliance through the Board of Zoning Appeals variance process. Any landscaping will be reviewed by the City Code Enforcement Officer. The applicant is required to work with the City Engineering Department to assure all required storm water specifications are met.

Mr. Greenway made the motion to approve the request with the following noted:

- Split face CMU, smooth face CMU, hardy plank cement board and frieze board to be the building materials

- Gutters and downspouts to be aluminum
- Roof to be asphalt and standing seam metal
- Awning/valance to be black fabric
- Mechanicals to be painted to blend with color of paint on building
- Wall mounted lights to be painted to match building
- No new fence to be installed
- Trash enclosure to be split face block with wood gate
- Per Section 1125.01 of the Planning & Zoning Code, the applicant shall obtain a zoning permit prior to commencing work. Once a zoning permit is issued, work shall commence within 6 months or the permit expires
- Exterior Plan approval for a period not to exceed 2 years from approval date. If work is not started within 2 years after approval, the approval becomes null and void
- Applicant shall work with City Engineering and County Building staff to obtain all proper reviews and permitting prior to start of project.

Question put, stood:

Mr. Griffin Yes	Mr. Failor Yes	Mr. Draughn Yes
Mr. Greenway Yes	Mr. Losacco Yes	Mr. Pratt Yes

Agenda item approved as presented.

Certificate of Appropriateness – Revisions to Previously Approved Site Plan for Partners Park located at the corner of E. 6th Street and S. Main Street. Filed by Robert Priestas, City of Marysville.

Project Engineer Rob Priestas stated revisions have been made to this project with the following noted:

- Primary access drive will no longer cut through the site from S. Main to Plum St.
- Bathroom will shift closer to E. 6th St.
- Sidewalk connectivity to existing library sidewalk vs. the now non-applicable library book drop/building addition
- Kiosk to be a future project
- Decrease in pavilion length – 24’
- Pavilion shifted to north 5’
- Roofing changed from standing seam to lapped roof
- Height of pavilion to be 12’ (from 16’)

- Sister City Garden could be relocated to the former kiosk location
- City is in process purchasing 222 S. Main for more parking

Mr. Pratt asked if any of the fire marshal’s decisions have been changed and where will the former City Hall plaque be displayed. Mr. Priestas stated the same fire regulations will remain; no decision has been made for the plaque but it is still in discussion.

Mr. Failor asked about the angled parking on E. 6th Street. Mr. Preistas stated it will include parallel parking on 6th Street. They will have benches or planting material to act as barrier for the splash pad. Mr. Priestas stated that has gone away because they need to maintain an east bound lane on 6th.

Mr. DeLong stated 125 E. 6th Street is the official address for the park.

Mr. Failor made the motion to approve this agenda item with all of the above noted and the address to be 125 E. 6th Street. Question put, stood:

Mr. Griffin Yes	Mr. Failor Yes	Mr. Draughn Yes
Mr. Greenway Yes	Mr. Losacco Yes	Mr. Pratt Yes

Agenda item approved as presented.

COMMENTS OF INDIVIDUAL BOARD MEMBERS: None

ADJOURNMENT:

The meeting was adjourned at 7:35 p.m.