

**DESIGN REVIEW BOARD
MINUTES OF MEETING
September 10, 2014**

MEMBERS PRESENT: Martin Pratt, Scot Draughn, Larry George, Tim Schacht, Tim Greenway, and Scott Failor. Peter Griffin- Excused.

OTHERS PRESENT: Terry Emery, Tim Aslaner, Ron Todd, Derek Hutchinson, Greg Delong, Greg Cotterman, Jonathan Chamberlain, Chris Fetty, David Stiltner, and Duane Hammer.

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

APPROVAL OF MINUTES: The minutes from the July 30, 2014 special meeting were approved as submitted. The minutes from the August 13, 2014 meeting were approved with the following modifications on page 2 half way through under Certificate of Appropriateness it says site and should say sign.

CITIZEN COMMENTS: None.

ADMINISTRATION COMMENTS: None.

OLD BUSINESS:

Certificate of Appropriateness – Construction of 5,000 sq. ft. building- 702-714 E. 5th Street-Filed by James R. Pullins for Spider Holdings (NAPA) (tabled from July 9, 2014 July 30, 2014, and August 13, 2014)

Mr. Pratt said that you should have a copy of the email from Mr. Pullins stating that they are withdrawing their Certificate of Appropriateness.

Mr. Pratt made the motion to withdraw the Certificate of Appropriateness from the agenda, Mr. Draughn moved the motion. Question put, stood:

Mr. Pratt YES	Mr. Failor YES	Mr. Schacht YES
Mr. Draughn YES	Mr. Greenway YES	Mr. George YES

NEW BUSINESS:

Certificate of Appropriateness – Installation of new wall identification sign- 129 N. Main Street- Filed by Duane Hammer on behalf of Dogwood Business Development/MEC

Mr. Hammer said that they took over ownership of the MEC; the old owner did get approval from the Board to install a sign but never followed through installing it. The lettering will be imprinted on the material. We plan to put post out of the building to put the sign on. Univenture is mounting the sign.

Mr. Greenway summarized the discussion as well as reminded that under Section 1125.01 of the Planning and Zoning Code, the applicant shall obtain a sign permit prior to commencing work. Once the

sign permit is issued work shall commence within six months or the permit expires. It is recommended that the applicant work with City staff regarding scheduling. The applicant shall obtain all necessary permits from the Union County Building Department. Should any signage be removed from the building the remaining facade of the building should be restored to match the remaining facade. The approval is only good for a maximum of two years, if not construction has been done after two years; the approval should be come null and void.

Mr. Greenway made the motion to approve the Certificate of Appropriateness for 129 N. Main Street with the following conditions. Question put, stood:

Conditions:

- *Sign will be composite laminate.*
- *Sign will be mounted to the building using bars.*
- *Per Section 1125.01 of the Planning & Zoning Code, the applicant shall obtain a sign permit prior to commencing work. Please note that once a sign permit is issued, work shall commence within 6 months or the permit expires. It is recommended that the applicant work with City staff to coordinate scheduling.*
- *The applicant shall obtain all necessary permits from the Union County Building Department.*
- *Should any signage be removed from the building, the façade of the building shall be restored to a condition which matches the condition of the remaining exterior façade.*
- *Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.*

Mr. Failor YES

Mr. Schacht YES

Mr. Draughn YES

Mr. Greenway YES

Mr. George YES

Mr. Pratt YES

The agenda item was approved with conditions.

Exterior Plan/Landscape Plan- Construction of new Green Coffee warehouse building- 809 Collins Avenue- Filed by Greg Cotterman, R.A. of JBA Architects on behalf of Nestles PTC.

Mr. Greg Cotterman said that the question is what are the materials that are going to be used for the building? Mr. Cotterman said that it is a metal building, metal structure, metal siding. They will be storing green coffee on plats and will be stored there for a few years. The painting scheme was discussed (windows, concrete bricks); the color will match the warehouse. Mr. Cotterman brought a sample of the colors (brown, white, dark brown) to the meeting for members to review. Doors will be hollow metal doors, the windows are aluminum, and gutters will be metal. Mr. Schacht said per the site drawing, it says that you have where the footprints going to be there are 4 trees that are going to be removed, are you considering replacing the trees. Mr. Cotterman said that they have not considered replacing the trees.

Mr. Greenway summarized what was discussed, under Section 1125.01 of the Planning and Zoning Code; the applicant shall obtain a zoning permit prior to commencing work. Once the zoning permit is issued work shall commence within six months or the permit expires. It is recommended that the applicant work with City staff regarding scheduling. The approval is only good for a maximum of two years, if not construction has been done after two years; the approval should be come null and void. The applicant shall work with City engineering and County Building staffs to obtain all the proper

reviews and permitting prior to the commencement of the project. Mr. Delong stated that he thinks that they should include the removal of the four dead trees as a condition. Mr. Greenway said that as a condition they need to remove the four dead trees that were discussed.

Mr. Schacht made the motion to approve the Exterior Plan/Landscape Plan for 809 Collins Avenue with the following conditions. The question put, stood:

Conditions:

- *Metal siding to be Surrey Beige in color.*
- *Concrete masonry unit shall be Sherwin Williams to match existing.*
- *Gutters to be metal in material and dark brown in color.*
- *Downspouts to be metal in material and dark brown in color.*
- *Doors to be metal in material and dark brown in color.*
- *Windows to be anodized aluminum and dark brown in color.*
- *Mechanicals to be interior.*
- *Wall-pact lighting to match existing.*
- *4 dead trees to be removed and not replaced.*
- *Per Section 1125.01 of the Planning & Zoning Code, the applicant shall obtain a zoning permit prior to commencing work, including demolition. Please note that once a zoning permit is issued, work shall commence within 6 months or the permit expires. It is recommended that the applicant work with City staff to coordinate scheduling.*
- *Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.*
- *Applicant shall work with City Engineering and County Building staffs to obtain all proper reviews and permitting prior to commencement of the project.*

Mr. Schacht YES
Mr. Pratt YES

Mr. Greenway YES
Mr. Failor YES

Mr. George YES
Mr. Draughn YES

This agenda item was approved with conditions.

Exterior Plan/Landscape Plan- Construction of a new office building-1383 Columbus Avenue- Filed by David T. Denman on behalf of Roof Management.

Mr. Chamberlain and Mr. Fetty spoke on behalf of the Roof Management. Roof Management is an asset consulting company based out of Marysville. They need to expand their business which means a new building. We will have two roof top units on the building one is 4-ton and 6-ton HVAC systems. He showed a print of what the new building will look like. It is the 12 inch to match the existing building? Mr. Chamberlain said yes, it is just left over and it will match what is already there. Mr. Greenway asked if there was going to be any signage, if they were going to carry over their roof management name on the canopy. Mr. Chamberlain said that they are not putting any signage on there right now, maybe in a year or so. Mr. Pratt said that you need to work with City Staff on that. Mr. Greenway asked about lighting? Mr. Chamberlain said the lighting is going to be the same as the current building.

Mr. Greenway summarized what was discussed, under Section 1125.01 of the Planning and Zoning Code; the applicant shall obtain a zoning permit prior to commencing work. Once the zoning permit is issued work shall commence within six months or the permit expires. It is recommended that the applicant work with City staff regarding scheduling. The approval is only good for a maximum of two

years, if not construction has been done after two years; the approval should be come null and void. The applicant shall work with City engineering and County Building staffs to obtain all the proper reviews and permitting prior to the commencement of the project.

Mr. George made the motion to approve the Exterior Plan/Landscape Plan for construction of a new building at 1383 Columbus Avenue with the following conditions. The question put, stood:

Conditions:

- *Downspouts to be metal in material and black matte in color.*
- *Two rooftop mechanical units to be installed that will not be visible from the street.*
- *Per Section 1125.01 of the Planning & Zoning Code, the applicant shall obtain a zoning permit prior to commencing work, including demolition. Please note that once a zoning permit is issued, work shall commence within 6 months or the permit expires. It is recommended that the applicant work with City staff to coordinate scheduling.*
- *Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.*
- *Applicant shall work with City Engineering and County Building staffs to obtain all proper reviews and permitting prior to commencement of the project.*

Mr. Greenway YES
Mr. Failor YES

Mr. George YES
Mr. Draughn YES

Mr. Pratt YES
Mr. Schacht YES

This agenda item was approved with conditions.

Signage for Partners Park- 125 E. Sixth Street.

Mr. Pratt said that this will be on the agenda for the next few months, after the last meeting, we received some information; he had a meeting with Mr. Emery and Mr. Aslaner

Mr. Emery said that he is there to clarify some items, based off some actions back in January; the Design Review Board believed that there was a certain direction and that there would be a process that would be followed. There was no intent on the City's part to take Design Review Board out of the loop of what is going on, he values their opinions. He has tried to listen to some of those the last few weeks. We are in a position that we believe it is in the Cities best interest, (also apologized to Mr. Hoyt because we put him in a bad place, we had him deliver a message that got everyone upset). If he could go back in time, to January and known a little more at that time, and how this process would be followed. We put Mr. Hoyt in a bad position to deliver a message; it was not the intent to upset anyone. Partners Park, it is an ongoing work in process, that the work in progress has evolved since January, and about 10 days ago we got an additional commitment of \$100,000.00, that again puts us in the situation that there will be some type of sign to recognize that corporation. As of today, the layout of Partners Park is ever revolving. Mr. Emery showed a print of Partners Park and discussed where the signage was going to be, and what it would possibly look like. He discussed what the signs could look like for Memorial Hospital. The hospital is doing some rebranding. What he explained is what we are aware of for plaques and signage. He said he is not opposed to having him or another staff members coming and giving updates on what signage will be and located. Mr. Emery stated that out of the six donors, we have raised \$980,000 of the 1.2 million dollar project.

Mr. Pratt asked for the image of what the donors are and what they have contributed. Mr. Pratt said that do we know where we are going to recognize DP&L and URE?

Mr. Emery answered not right now. We missed out, we owed it to you to be in here earlier and provide our reasoning that we going the way we are with the signage, and for that he apologized. He said he will come back next month if things change and if nothing changes then it will be November. The earliest the signage would go up is mid-November. Some of the plaque work might not take place until well after that.

Mr. Failor asked at what point was it determined that we did not have to bring the signs for review.

Mr. Aslaner said that this is something that he has talked with Mr. Pratt, Mr. Draughn, Mr. Greenway, and it has been brought up to him a few weeks prior to writing to his opinion. After the questions were brought up, he spent a couple hours researching it and it then wrote the opinion. He said if you have any questions or want some information, come see me, my door is always open.

Mr. Failor said that it was a little disappointing to have to request records as oppose to having them. He continued by saying that 400 sq. ft. of signage is not consistent with the historic district.

Mr. Schacht agrees with Mr. Failor, that sign that Memorial has is huge and looks like an airport, the layout and font right now is very un-tastefully done, and he agrees that it does not a jive with Marysville; it not only looks bad on Marysville but looks bad on Memorial as well. He feels that it should have more design behind it and more taste behind it.

Mr. Emery said that he will go back to the hospital and discuss your concerns with the officials, and let them know that this is where the Design Review Board stands and that he will be back in November.

Mr. Pratt made a motion to move the item for the Signage to Partners Park back to the discussion items, Mr. Draughn moved the motion. The question put, stood:

Mr. George YES
Mr. Draughn YES

Mr. Pratt YES
Mr. Schacht YES

Mr. Failor YES
Mr. Greenway YES

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Mr. Failor thanked Mr. George for his service on the Board.

Mr. George said that he has enjoyed working with everyone and thank you.

Mr. Pratt said thank you to Mr. George and the Board will miss you.

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