

**JOINT DESIGN REVIEW BOARD/BOARD OF ZONING APPEALS/
PLANNING COMMISSION MINUTES OF MEETING
OCTOBER 8, 2014**

MEMBERS PRESENT: Scot Draughn, Scott Failor, Tim Greenway, Peter Griffin, Tim Schacht, and Martin Pratt

OTHERS PRESENT: Laurie Gunzelman, Steve Van Dyke, Scott Zwiezinski, Robert Bender, Eric Moulton and Alan Seymour, Derek Hutchinson and Greg DeLong

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

APPROVAL OF MINUTES: The minutes from September 10, 2014 were approved with the modifications from Mr. Failor.

CITIZEN COMMENTS: None.

ADMINISTRATION COMMENTS: None.

NEW BUSINESS:

Exterior Plan/Landscape Plan - Exterior building modifications and installation of a new freestanding canopy at 639 Clymer Road - Filed by Laurie Gunzelman of Gunzelman Architecture and Interiors on behalf of Livin Up 2.

Ms. Laurie Gunzelman spoke on behalf of Gunzelman Architecture and Interiors who represent Mr. Steve Van Dyke with Livin Up 2. Ms. Gunzelman said that they presented a site drawing to the board and explained the changes to the facility including an awning cover over one of the entrances. Ms. Gunzelman said it will have a paver type patio, which will lead up from the parking to the door. They will have some landscape boulders, pea-gravel and grass in that area. There will be two new glass doors, so customers can use indoors and outdoors equipment. She said that the renderings show the difference between the building now and how they would like to change it.

Mr. Failor asked if you do go with the glass doors, will that be tinted or clear. Ms. Gunzelman said that it will be a frosted color, it is basically a frosted plastic.

Mr. Pratt asked if the existing exit door will be red. Ms. Gunzelman said yes. Mr. Pratt asked if the new door system is the anodized aluminum, correct. Ms. Gunzelman answered yes. Mr. Pratt asked if there was going to be an enclosure around the dumpster. Ms. Gunzelman said the current dumpster is in the front of the property and there currently is not an enclosure around it. Mr. Pratt said that is normally something they require. Mr. Pratt asked any ideas of how you would enclose it? Mr. Steve Van Dyke said probably put chain link fence around it. Mr. Pratt said the key is that it has to be one foot higher than the dumpster.

Mr. Greenway said what we would like to see is an enclosure that simulates the entire building materials, that match, that is one foot higher than the highest dumpster that will be contained in that dumpster enclosure.

Mr. DeLong asked what materials will be used. They suggested something with slats and the Committee suggested that it match the building.

Mr. Pratt said that we can do wood painted black or the chain link fence but it would need to be at least seven feet high.

Mr. Pratt asked are there any new external mechanicals? Ms. Gunzelman said there will be a new air conditioner unit with a condensing pad out back.

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 3 reviews and permitting prior to the commencement of the project.

Mr. Draughn made the motion to approve the Exterior Plan/Landscape Plan for 639 Clymer Road with the following conditions. Question put, stood:

Conditions:

- *Trim/borders/ doors- will be painted with the color Northstar.*
- *Existing door will be painted red.*
- *Two overhead doors will be made of anodized aluminum and glass.*
- *Canopy: Option A- will be made of steel and will be painted a black color; Option B- with the same super structure with the canopy made out of a canvas material that will either be blue or black.*
- *Dumpster enclosure: We suggested using a black chain link fence with slates or wood painted to match the building, keep in mind that the wood would need to be one foot higher than the dumpster.*
- *Mechanicals: There will be a new a/c unit put on the back of the building.*
- *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 Engineer and County Building staffs to obtain all proper reviews and permitting prior to commencement of the project.*

Mr. Pratt YES
Mr. Schacht YES

Mr. Failor YES
Mr. Greenway YES

Mr. Draughn YES
Mr. Griffin YES

This agenda item was approved with conditions.

Exterior Plan/Landscape Plan - Construction of a new 2-unit residential building at 723 S. Walnut Street - Filed by Jon Brown and Robert Bender on behalf of the Mental Health and Recovery Board of Union County.

Mr. Robert Bender spoke on behalf of the Mental Health and Recovery Board of Union County. Mr. Bender said that we are going to just add a unit with a two one bedroom apartments.

Mr. Pratt said what color is the vinyl walls going to be? Mr. Failor said we can just put to match the existing. Mr. Bender apologized for missing that question. He said that everything is going to be the same as the existing structures. Landscaping will be very modest on this site, and the roofing will be the same color as well.

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 3 reviews and permitting prior to the commencement of the project.

Mr. Griffin made the motion to approve the Exterior Plan/Landscape Plan located at 723 South Walnut Street, with the following conditions, Question put, stood:

Conditions:

- *The plan is to mirror the existing buildings in both structure, site building and colors*
- *There will be lighting above each front door, which will be white with the clear bulb to the light shine through.*
- *Instead of the old hotel style HAVC systems there will be heat pumps.*
- *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 Engineer and County Building staffs to obtain all proper reviews and permitting prior to commencement of the project.*

Mr. Griffin YES
Mr. Draughn YES

Mr. Pratt YES
Mr. Schacht YES

Mr. Failor YES
Mr. Greenway YES

This agenda was approved.

TRAINING SESSION:

1. Nathan A. Bevil; Community Planning and Preservation Manager from the Ohio History Connection presented a presentation see attached.

DISCUSSION ITEMS:

1. (As, needed)- Signage for Partners Park- 125 E. Sixth Street. – Mr. Pratt said that he talked to Mr. Emery, who said that he presented the Boards ideas to Memorial Hospital, and has not heard a response. Hopefully we will see Mr. Emery at our November’s meeting with an update.

COMMENTS OF INDIVIDUAL COMMISSIONERS:

Mr. Draughn: None

Mr. Failor: None

Mr. Greenway: None

Mr. Griffin: None

Mr. Schacht: None

Mr. Pratt: I have talked to Mr. Taylor, he has someone to fill the open position for Design Review.

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.