

**DESIGN REVIEW BOARD  
MINUTES OF MEETING  
JANUARY 9, 2008**

**MEMBERS PRESENT:** John Cunningham, Alan Seymour, Ken Kraus, Dave Klug, Scott Draughn, Larry George and George McVey.

**OTHERS PRESENT:** Drew Youngberg (UC Signs), Sherry McClaskie, Don Fraser, George Schweitzer, Jared Knerr, Anne McBride, Ryan Horns, City Planner Greg DeLong, and Clerk Barb McCoy

The meeting was called to order at 6:30 pm.

**APPROVAL OF MINUTES:**

The minutes from the meeting of November 14, 2007, were approved as presented.

**OLD BUSINESS:**

**Revision to Plans Previously Approved by Design Review Board on June 13, 2007 – Delaware County Bank – 181 N. Coleman’s Crossing Blvd. (tabled from November 14, 2007, meeting)**

A letter was received from the applicant wishing to withdraw their request. Mr. Klug made the motion to accept the withdrawal. The question put, stood:

Mr. McVey Yes Mr. Draughn Yes Mr. George Yes Cunningham Yes Seymour Yes Mr. Kraus Yes Mr. Klug Yes

**NEW BUSINESS:**

**Request for Variance and Certificate of Appropriateness Historic Uptown – freestanding sign – filed by Drew Youngberg, UC Signs, for Cannizzaro, Fraser, Bridges, Jillisky & Streng, Attorneys at Law – 302 S. Main Street**

Barb McCoy discussed sign ordinance 1143.17 (3) which states ...“more than 2 business units in a single building are not permitted a freestanding identification sign for each business unit. A single freestanding identification sign shall be permitted, the size of which shall be 12 sq ft. for the first business unit and 8 sq. ft. for each additional business unit...” Mrs. McCoy stated it has been suggested that the sign

proposed with only 2 businesses listed would indeed be permitted because the building itself has more than two business units. Mr. Frazer stated he then concludes they can have the sign - the Board simply needs to decide on the appropriateness of the sign. Mr. Youngberg stated the brick on the sign will match the building as much as possible.

Discussion held concerning close proximity to the sidewalk. Also, landscaping under the sign would look nice. Mr. Frazer stated that could be done, with adding some low lying shrubbery.

Mr. Kraus made the motion to approve this agenda item as submitted with the sign moved at least 1 foot further away from sidewalk with landscaping under sign with mulch and low lying shrubbery. The question put, stood:

Mr. Draughn Yes Mr. George Yes Cunningham Yes Mr. Seymour Yes Mr. Kraus Yes Mr. Klug Yes Mr. McVey Yes

**New Building – Lowes – to be located at 15786 Delaware Avenue (old Wal-Mart) – filed by Anne McBride, McBride Dale Clarion**

Mr. DeLong stated he attempted to call US Properties Group to find out what else may be happening on this property.

Ann McBride, representing Lowes stated the entire site is 25.7 acres, zoned TOC. Lowe's is proposing southern 13.66 acres by demolishing old Wal-Mart and building 139,573 sq. ft. building with 31,709 sq. ft. garden center with 539 parking spaces. It will make this area look a lot better. They will be redoing the parking lot lights – flat lens, 28' in height, dark brown, down lit box lights. The landscaping proposed exceeds the ordinance with 18 landscape islands proposed and skyline honeylocust trees to be used for street trees. The proposed building is different than most Lowes – it has more earth tone colors, they broke up façade, added awnings, treated all four sides equally, installed parapet walls to hide mechanicals (parapet wall to be 4'4" tall). Black tubular fence with brick columns proposed for fencing around garden center. A material board was presented for review.

Ms. McBride stated they will be requested variances for the signs through the BZA. Three signs are proposed on the front of the building, 4<sup>th</sup> side at the rear in an attempt to make rear of building look more like a front also. A 6', 24.5 sq. ft. ground mounted sign is proposed on Watkins Road. The other sign proposed will be shared with the rest of the development. The existing sign has a variance approved

already – it is 130 sq. ft. 25’ in height. They will propose this sign be a commercial park sign and be that same size.

Landscaping was reviewed with it being noted they have added the skyline honeylocust for street trees and added the 3’ earth mound along Watkins Road.

A 6’ solid vinyl fence is proposed on the south side for buffering, to be beige in color. It was suggested they add landscaping also. However, would only want to do landscaping if the fence were not in place. Requested Board make that a condition – if fence were to be removed must add landscape buffering.

It was noted the “staging area” will not be used as outdoor storage.

Discussion was held on the purpose of the monument sign on Watkins Road. Board members agreed it seemed to be too much. Ms. McBride stated it is more for a directional point.

Mr. Seymour stated for the first submittal the plan presented is excellent. If he had any comment to make it would be to add one brick section all the way up on the front of the building to enhance it a bit. Also, the Board needs to know some answers to how the existing old store will look – how will the side wall be when the old stores are demolished? It will need to be cleaned up or painted to match the existing old Big Bear. Also, landscaping should carry over to at least Monroe Muffler.

Ms. McBride stated Lowe’s do not have an easement – not issue of cost, issue of having ability to install the landscaping.

Mr. Cunningham stated the Board will make that request, knowing it may be out of your control.

Mr. Kraus stated he is not sure you should put in motion because future development will be required to landscape. As to sidewalks, this area will get some pedestrian traffic – should at least provide space for sidewalk and hopefully be able to install them.

Mr. DeLong asked if the Board wanted to take a position on the commercial park sign. Lowe’s is the header, not East Pointe Plaza. It would lose the East Pointe Plaza identity. Mr. Cunningham stated the sign would require a variance and it would be up to the applicant to demonstrate a hardship to the Board of Zoning

Appeals. Mr. Seymour asked if we assume the owner is ok with the sign. Mr. Kraus stated the owner needs to make application for the sign.

Mr. Seymour stated with the entrance off Delaware Avenue that is yet another reason to be concerned about the whole site and not just Lowe's part of the site. Sidewalks are important, landscaping is important. The Lowe's building shows very well – it is incomplete.

Discussion held on the need for the sign on the back of the building and the monument sign both. Suggestion was made to bring up brick and soften the look of the monument sign. Ms. McBride agreed that could be accomplished.

Discussion was held on site drainage. Lowe's will share basin at the front of the property with the rest of the development, much as it is handled now.

Mr. Kraus made the motion to approve this agenda item with the following conditions:

- Parking lot lights to be flat lens, 28' in height, dark brown, down lit box lights
- Street trees to be honeylocusts with another variety from approved street tree list
- 3' earth mound added along Watkins Road
- Perimeter fencing for buffering on the south property line – beige vinyl 6' fence
- If fence should come down, landscaping to be installed for buffering
- The second panel to the right of lumber sign to have brick to the roof
- Side of old Big Bear store to match rest of building
- Sidewalk to be designed and planned to be installed if possible
- Bike rack to be installed
- 6' monument sign on Watkins Road to have more brick to soften look of sign

The question put, stood:

Mr. George Yes   Cunningham Yes   Mr. Seymour No   Mr. Kraus Yes   Mr. Klug Yes  
Mr. McVey Yes   Mr. Draughn Yes

Revised plans to be submitted and approved by City staff.

**COMMENTS OF ADMINISTRATION:** None

**INDIVIDUAL BOARD MEMBERS:**

Mr. Cunningham state it doesn't appear the addition to the Church of the Nazarene will be attached. Mrs. McCoy said there will be a breezeway.

Discussion held on changing the code to include any commercial development, including additions to existing structures, to be required to have Design Review Board approval. Question is whether all additions should be included, 25% or more, or a square footage amount. Perhaps fast track approval could be used also. This should be considered at a future Planning Commission.

Mr. Kraus stated it may be helpful to explain a "no" vote in the future so there are no questions as to why that vote was cast.

**ADJOURNMENT:** The meeting was adjourned at 7:30 p.m.