

**DESIGN REVIEW BOARD
MINUTES OF MEETING
April 14, 2021
Via 'Zoom'**

MEMBERS PRESENT: Scot Draughn, Dana Gehman, Michael Lynch, Melissa Marino, Michael Nickoson, Matthew Stiffler, Chad Wolniewicz

OTHERS PRESENT: Cristin Martin, Eric Phillips, Joan Janning, William Pizzino, Bill Wening, Keith Moreland, Jermaine Ferguson, John Raphael, Katie Crocco, Henk Berbee, Kimber Brown, Mitchell Arlington, Stephanie Van Bourgondien, Ron Todd

APPROVAL OF THE MINUTES: The minutes from the March 10, 2021 meeting had one correction of verbiage by Mr. Gehman in the final comments of the meeting.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

HOME IMPROVEMENT REIMBURSEMENT GRANTS:

- 1. Home Improvement Reimbursement Grant Application: An application for exterior improvements located at 120 S. Court Street., zoned U-C (Uptown Commercial District).**

Mr. and Mrs. Martin presented the application to the board. They are going to replace and extend the driveway and replace the approach.

Motion: Mr. Gehman

VOTE: Mr. Draughn **YES**; Mr. Gehman **YES**; Mr. Lynch **YES**; Ms. Marino **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**; Mr. Wolniewicz **YES**

Approved 7 – 0

- 2. Home Improvement Reimbursement Grant Application: An application for exterior improvements located at 172 Buerger Street., zoned SRD (Suburban Residential District).**

Ms. Brown, the homeowner, has issues with racoons getting into her home and has made several attempts to repair the roof. The roof will be replaced with a metal roof.

Motion: Mr. Lynch

VOTE: Mr. Gehman **YES**; Mr. Lynch **YES**; Ms. Marino **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**; Mr. Wolniewicz **YES**; Mr. Draughn **YES**

Approved 7 – 0

3. Home Improvement Reimbursement Grant Application: An application for exterior improvements located at 417 Parkway Drive, zoned VRD (Village Residential District).

Mr. and Mrs. Wening presented the application to the board. They are going to replace the front porch steps and railing that are falling apart.

Motion: Mr. Wolniewicz

VOTE: Mr. Lynch **YES**; Ms. Marino **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**; Mr. Wolniewicz **YES**; Mr. Draughn **YES**; Mr. Gehman **YES**

Approved 7 – 0

OLD BUSINESS:

1. Exterior Plan/Landscape Plan: An application for a proposed new recreational vehicle storage facility, pavement, utilities, landscaping, lighting and future access walkability path. Located at 14240 Industrial Parkway submitted under the old zoning ordinance M-2 (Heavy Manufacturing).

Mr. Pizzino and Mr. Raphael gave a brief overview of the site differences since the last submittal. One major difference is the applicant agreed to use asphalt for the entire site plan. The City and Mr. Lynch were pleased with the landscape changes. There will be a solid white decorative fence located along the perimeter of the property with a rolling security gate at the entrance. The majority of the fence will be hidden by the landscaping. Ms. Marino questioned if the six-foot fence would be tall enough. The applicant will work with City staff to determine the height of the light poles.

Motion: Mr. Nickoson

VOTE: Ms. Marino **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**; Mr. Wolniewicz **YES**; Mr. Draughn **YES**; Mr. Gehman **YES**; Mr. Lynch **YES**

Approved 7 - 0

NEW BUSINESS:

1. Certificate of Appropriateness: An application revision for a proposed expansion to the existing structure at 203 E 5th Street (Half Pint). New facade and landscaping features will be presented. The project is located in the Uptown Commercial (U-C) zoning district.

Mr. Moreland gave a detailed presentation to the board. The Half Pint restaurant proposed to expand a patio onto the existing parking lot. The current building, Gate's Brothers, would be transformed into a butcher shop with a food truck located just outside. There will be a new landscape wall along the 5th Street and Plum Street sidewalk and a fireplace on the patio. The applicant will work with City staff on the sidewalks and curb cuts. Mr. Gehman questioned the opportunity for bicycle parking. The applicant agreed to have a bicycle rack on site, location to be determined. Mr. Gehman

suggested some type of mural on the shared Half Pint wall. The applicant has been working on a design for the mural and will submit renderings to the board once complete. The back of the building will be painted white. The applicant will work with City staff if a trash enclosure is needed. Ms. Crocco questioned the food delivery access to the outside patio from inside the Half Pint. Mr. Moreland said they were still looking into the details of that and the possibility of a service door on the right side of the interior bar or some type of fencing on the sidewalk to comply with the liquor license regulations.

Motion: Mr. Draughn

VOTE: Mr. Stiffler **YES**; Mr. Wolniewicz **YES**; Mr. Draughn **YES**; Mr. Gehman **YES**; Mr. Lynch **YES**; Ms. Marino **YES**; Mr. Nickoson **YES**

Approved 7 – 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT: The meeting was adjourned at 7:29 p.m.