

**DESIGN REVIEW BOARD
MINUTES OF MEETING
December 15, 2021**

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

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

OTHERS PRESENT: Steve Hermilten, Kevin Fairchild, Curtis Eckelberry, Brent Racer, Matt, Langhals, Justin Cromwell, Troy Reynolds, Tom Brigdon, Phil Moorehead, Stephanie Van Bourgondien, Ashley Gaver

APPROVAL OF MINUTES: The minutes from the November 10, 2021 meeting were approved as submitted.

CITIZEN COMMENTS:

OLD BUSINESS:

1. **Exterior Plan/Landscape Plan: An application for proposed development, which includes a multi-tenant building and future building pad at 1337 W 5th Street in the SCD (Suburban Commercial District) zoning district.**

This application was previously reviewed by the board members. Mr. Brigdon, Mr. Hermilten and Mr. Racer presented a few updates since the last meeting. The applicant updated landscaping and changed the color and materials of the top portion of the building.

Motion: Mr. Gehman

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

2. **Certificate of Appropriateness in the Historic Design Review District: An application for exterior building renovations located at 105 S Main Street in the UC (Uptown Commercial District) zoning district.**

Mr. Fairchild explained the most recent updates to the project since last presenting to the board members. The exterior of the building will be painted the Sherwin Williams 'cracked pepper' (dark gray) color. The trim and door will be painted black. The original proposed sign color was black;

the applicant is changing it to white. Mr. Stiffler and Mr. Wolniewicz both suggest that painting the concrete where the entrance carpet is not a good idea. The applicant will work to clean up the current carpet and maintain what is there.

Motion: Mr. Wolniewicz

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

Approved 6 - 0

Mr. Gehman recused himself from voting; he is friends with the applicant

NEW BUSINESS:

**1. Certificate of Appropriateness in the Historic Design Review
District: An application for exterior signage located at 404 E 5th Street in the UT (Uptown Transitional District) zoning district.**

Mr. Langhals presented the application to the board. The applicant proposed a new monument sign with white painted cedar posts and dark blue lettering. Mr. Langhals will install solar up lighting on each side of the signage. Mr. Wolniewicz recommended to run electric to the sign and install permanent lighting or not to use any lighting. The applicant will install landscape around the base of the sign according to the zoning code.

Motion: Mr. Lynch

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

2. Exterior Plan/Landscape Plan: An application for proposed single-story commercial building at Parcel # 2900230291300 in the RMU (Regional Mixed Use District) zoning district.

Mr. Cromwell, Mr. Reynolds, Mr. Eckelberry and Mr. Moorehead presented the application to the board. This will be a new dentist office. Mr. Gehman questioned if the site allowed for an exit lane. There is not enough space to provide additional access points. Mr. Wolniewicz is concerned with the dumpster location and the truck having enough of a turning radius. The applicant went above and beyond the requirements for landscape. There will be three pole mounted lights around the parking lot and wall sconces on the building. The applicant will need to get a variance for the number of signs requested. There will be a small patio, used for staff breaks, on the backside of the building screened with landscape.

Motion: Mr. Lynch

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

Approved 7 - 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Mr. Draughn explained that this was his last meeting as a member of the Design Review Board; he thanked the City, Mr. Emery and Mr. Rausch for the privilege of being a board member. Mr. Gehman, also, explained that this is his last meeting as a member of the Design Review Board; he thanked the city and staff for the professionalism shown. Mr. Stiffler thanked Mr. Draughn and Mr. Gahman for their service on the board and the vast improvements in the community that they helped develop. Mr. Lynch thanked Mr. Draughn and Mr. Gehman for the knowledge that he has learned from each of them while serving on the board. Mr. Wolniewicz will miss the experience and insight of Mr. Draughn and Mr. Gehman. Mr. Nickoson enjoyed working with Mr. Draughn and Mr. Gehman in his short time that he's been on the board. Ms. Marino thanked Mr. Draughn for teaching her so much throughout the many years of service on the board and thanked Mr. Gehman for his creativity that he brought to the meetings.

ADJOURNMENT: The meeting was adjourned at 7:37 p.m.