

**DESIGN REVIEW BOARD
MINUTES OF MEETING
March 9, 2022**

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

MEMBERS PRESENT: Robert Anderton, Michael Lynch, Melissa Marino, Lainie Menge (arrived late), Michael Nickoson, Matt Stiffler, Chad Wolniewicz

OTHERS PRESENT: Steve Bell, Bill Pizzini, Brady Monroe, Brittney and Eric Schoene, Dave Cook, Brian Burkhart, Ryan and Maria Gorr, Patrick and Whitney Bailey, Don Brogan, Tobias Heddinghaus, Scot Caplan, Andrea White, Nelson Yoder, Stephanie Van Bourgondien, Nicole Hall, Kyle Hoyng

APPROVAL OF THE MINUTES: The minutes from the February 9, 2022 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

HOME IMPROVEMENT REIMBURSEMENT GRANT:

- 1. An application for exterior improvements located at 1397 Westbrook Drive in the Suburban Residential (SRD) zoning district.**

Mr. and Mrs. Gorr presented the application to the board. They will be replacing the windows of the home.

Motion: Mr. Wolniewicz

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

Approved 6 – 0

- 2. An application for exterior improvements located at 1200 Bay Laurel Drive in the Suburban Residential (SRD) zoning district.**

Ms. Schoene presented the application to the board. The applicant will be replacing the roof and change the shingle color to onyx black.

Motion: Mr. Lynch

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

Approved 6 – 0

NEW BUSINESS:

- 1. Certificate of Appropriateness in the Historic Design Review District:** An application for a proposed demolition of a structure located at 121 West 5th Street in the Uptown Commercial (UC) zoning district.

Mr. Bell presented the application to the board. The building is in such disrepair it is in danger of collapsing. Mr. Pazzino, a local engineer, said the foundation is crumbling, the roof is leaking allowing the water to rot the floor joists, the exterior wall is starting to bow. Mr. Bell explained that it is more costly to make repairs than to tear down and rebuild. Mr. Wolniewicz questioned if the building is demolished, can the front facade be saved. Mr. Cook, the neighboring building owner, is concerned that if this building is demolished, his wall would become an exterior wall; it is not designed for that. Mr. Bell explained the applicant would make necessary repairs to Mr. Cook's wall to make sure it was secure. Ms. Marino points out that the applicant has no time frame to rebuild if torn down, it could be 1 year, it could be ten years. Ms. Marino would like a better cost estimate of demolishing the building versus repairing the building. Just because the owner did not make necessary repairs overtime does not mean the building should be demolished. The applicant tabled the application and will submit new cost estimates.

Motion to Table: Mr. Lynch

VOTE: Mr. Anderton **YES**; Mr. Lynch **YES**; Ms. Marino **YES**; Ms. Menge **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**; Mr. Woniewicz **YES**

Tabled 7 – 0

- 2. Certificate of Appropriateness in the Historic Design Review District:** An application for exterior signage located at 326 East 5th Street in the Uptown Commercial (UC) zoning district.

Mr. Monroe presented the application to the board. Ms. Marino questioned if the archway sign would have a maximum height sign. Mr. Wolniewicz was concerned if the archway beam was secured to the pillars. There are steel beams in the center of the pillars. The applicant would like approval of the signage to get materials ordered; the lighting and paint colors will be submitted for board approval at a future meeting.

Motion: Mr. Lynch

VOTE: Mr. Lynch **YES**; Ms. Marino **YES**; Ms. Menge **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**; Mr. Wolniewicz **YES**; Mr. Anderton **YES**

Approved with conditions: 7 – 0

- 3. Exterior Plan/Landscape Plan:** An application for a proposed new warehouse building, parking and associated landscaping located at Parcel# 2700080170020 in the Manufacturing/Innovation (M/I) zoning district.

Mr. Yoder, Mr. Caplan and Mr. Headinghouse presented the application to the board. This will be a one point two million square foot warehouse facility. There will be mounding with landscape along Industrial Parkway; Mr. Lynch would like to see more screening around the perimeter of the property. The applicant presented updated landscaping plans to the board. Ms. Marino appreciates the color scheme of the facility. Mr. Stiffler commended the overall design of the building. There will be black chain link fence around the property and a black wood fence at the entrance. There are numerous light poles throughout the property; photometric study was within requirements. Trash enclosures will be located inside of the building.

Motion: Mr. Nickoson

VOTE: Ms. Marino **YES**; Ms. Menge **YES**; Mr. Nickoson **YES**; Mr. Stiffler **YES**;
Mr. Wolniewicz **YES**; Mr. Anderton **YES**; Mr. Lynch **YES**

Approved with conditions 7 – 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Mr. Stiffler said the time for historic preservation is upon us and encouraged city leadership to look for economic development tools to help our Historic Uptown. Mr. Anderton feels he's been put in an awkward position of voting to demolish a building that should never have gotten to this point. Ms. Menge thinks we need to start holding the property owners accountable for these buildings. Mr. Wolniewicz stated there have been several buildings that have been able to salvage the front facade and rebuild the structure of the building.

ADJOURNMENT: The meeting was adjourned at 8:35 p.m.