

**DESIGN REVIEW BOARD  
MINUTES OF MEETING  
June 15, 2022**

**TIME IN:** The meeting was called to order at 6:30 p.m.

**MEMBERS PRESENT:** Michael Lynch, Melissa Marino, Lainie Menge, Michael Nickoson, Matthew Stiffler

**OTHERS PRESENT:** Jim Steinbach, Becky Babjak, Jared Tajfel, Kathy Young, Jay Patel, Todd Faris, Ryan Young, Steve Perkins, Scott Morge, Peter LaRosa, Sharon Sills, Kathryn Cunningham, Erin Wortman, Dave Wortman, Amber Malloy, Jonnathan Agudelo, Linda Kosakowski, Tim Brader, Larry Nicol, Skip Weiler, David Ruma, Karyn Hendricks, Nicole Hall, Ashley Gaver

**APPROVAL OF MINUTES:** The minutes from the May 11, 2022 meeting were approved as submitted.

**CITIZEN COMMENTS:**

**REPORT OF ADMINISTRATION:**

**HOME IMPROVEMENT GRANTS:**

- 1. An application for exterior improvements located at 265 W 6th Street in the Uptown Single Family (USF) zoning district.**

Ms. Malloy presented the application to the board. The applicant will be replacing the front porch, storm windows and garage door.

**Motion:** Mr. Nickoson

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

**Approved 5 - 0**

- 2. An application for exterior improvements located at 1530 Patricia Drive in the Suburban Residential (SRD) zoning district.**

Mr. and Mrs. Wortman presented the application to the board. They will be having the windows of the home replaced.

**Motion:** Mr. Lynch

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

**Approved 5 - 0**

**3. An application for exterior improvements located at 1757 Creekview Drive in the Suburban Residential (SRD) zoning district.**

Ms. Kosakowski presented the application to the board. The applicant will be having the roof of the home replaced.

**Motion:** Mr. Lynch

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

**Approved 5 - 0**

**OLD BUSINESS:**

**1. Exterior Plan/Landscape Plan:** An application for a proposed new restaurant (McDonald's), parking and associated landscaping located at 1305 W. 5th Street in the Suburban Commercial (SCD) zoning district.

Ms. Cunningham and Ms. Sills presented the application to the board. The site plan meets all zoning code requirements. The applicant has applied for a variance for their signage. Mr. Nickoson recommended raising the exhaust ducts to avoid the grease smell. Ms. Marino questioned if there would be outdoor seating available. No outdoor seating is planned at this time. Mr. Stiffler thinks there is a lot of brick and the elevations need to have more design features to break up the monotony. Mr. Lynch suggested having plant material against the building to help soften the facade. Ms. Marino suggested extending the wood wrapping further around the corners of the building. Ms. Menge said that the drive thru elevation needs something to make it not look like a cold, sad box. The applicant tabled the landscape plan and building architectural design. Ms. Young suggested adding outdoor picnic tables or seating since this is located so close to the park and pool. Mr. Stiffler questioned the parking requirements, the applicant is above the requirements. Mr. Stiffler suggested reducing some of the parking spaces to allow more green space or amenities. The applicant will work with City staff on parking and outdoor space.

**Motion:** Mr. Nickoson

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

**Approved 5 - 0**

## **NEW BUSINESS:**

- 1. Certificate of Appropriateness in the Historic Design Review District:** An application for a new residential home located at 304 S. Plum Street in the Uptown Single Family (USF) zoning district.

Mr. Perkins presented the application to the board. Ms. Marino questioned the orientation of the home with the front door facing 7th Street. This was the only option to fit the size and layout of this house. The applicant will add street trees and bring the current sidewalk up to city code. Ms. Marino points out that 'gray' colors are becoming predominant with new construction in Marysville and encouraged the applicant to look at different colors for the exterior of the home.

**Motion:** Mr. Lynch

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

**Approved 5 - 0**

- 2. Exterior Plan/Landscape Plan:** An application for a proposed new single family attached development known as Skybrook located at 14145 SR 4 in the Suburban Residential (SRD) zoning district.

Mr. O'Connel presented the application to the board. The applicant is looking for approval for the 'paired home product' which is a smaller section in the Skybrook development. Ms. Marino commented that the ranch style homes look like a nice garage; Ms. Menge agreed. Mr. Stiffler questioned the shingle colors; all homes will have dimensional shingles. These homes have fiber cement siding which will last longer over time versus vinyl siding. Mr. Stiffler suggested there be a connection between the multi-use path and the path around the pond. The applicant will work with City staff on landscape packages.

**Motion:** Ms. Menge

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

**Approved 5 - 0**

- 3. Exterior Plan/Landscape Plan:** An application for a renovation to an existing single tenant space into three tenant spaces located at 15700 Delaware Avenue in the Regional Mixed-Use (RMU) zoning district.

Mr. Agudelo presented the application to the board. The applicant has met ninety-five percent of the zoning requirements. The applicant is requested to use car stops instead of installing curbs all around the site; city staff will have to consult with engineering. The applicant has added sixty five hundred square feet of stormwater retention, parking islands and updated landscaping. The board

members determined the parking lot screening would interfere with the function of the site layout; The distribution adjustment (1125.06(d)(3)) was granted. Mr. Lynch requested to have more of a variety of plant material. Since this is an existing building, the applicant will be painting the brick. Mr. Stiffler suggested adding an extra brick line of color along the top of the east elevation to match the other three elevations. There will be a patio added on the end unit with the drive thru; the tenant will work with City staff on the outside patio area. The existing site lighting will be reused; the light heads will be swapped out with new.

**Motion:** Mr. Lynch

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

Mr. Lynch **YES**

**Approved 5 - 0**

- 4. Exterior Plan/Landscape Plan:** An application for a proposed new multi-family residential development, parking and associate landscaping located at 1095 W 5th Street in the Suburban Commercial (SCD) zoning district.

Mr. Young presented the application to the board. This will be a two hundred and forty multi family unit development with almost thirty two percent open space. There are seven different building typologies; ranging between a two unit carriage building to a thirty six unit multi family building. Amenities will include: outdoor kitchens and grills, sports court, clubhouse, resort style pool, and fitness gym. The applicant meets all landscape requirements. The applicant will need to submit a variance for the amount of parking spaces required. Mr. Stiffler favored the design standards of the three story buildings. The City's design requirements will not allow vinyl siding to be a primary material; the applicant requested to table the design materials and architecture.

**Motion:** Ms. Menge

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

Ms. Marino **YES**

**Approved 5 - 0**

- 5. Exterior Plan/Landscape Plan:** An application for a proposed new multi-family residential development (Marysville Flats) located at Woodside off of Columbus Avenue in a Planned Unit Development (PUD) zoning district.

Mr. Faris, Mr. Weiler and Mr. Ruma presented the application to the board. This PUD was approved a few years ago by Planning Commission; they are going back to Planning Commission to make some revisions. This project is separate from the current Marysville Flats. There are many amenities on site; club house, pool, corn hole, seating areas, grills, firepit, movie room, indoor golf simulator, coffee bar, dog parks, community garden and more. This will have four hundred and eight units in total; three different unit types. The primary material is painted brick with vinyl siding accents. Mr. Stiffler commented on the multiple pitches of

the roof. Mr. Nickoson questioned the material of the decks and stairwell; a combination of treated deck boards and aluminum railing. The applicant has not determined the name of the development yet.

**Motion:** Mr. Stiffler

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

**Approved 5 - 0**

**DISCUSSION ITEMS:**

**COMMENTS OF INDIVIDUAL BOARD MEMBERS:**

**ADJOURNMENT:** The meeting was adjourned at 9:44 p.m.