

**DESIGN REVIEW BOARD
MINUTES OF MEETING
October 12, 2022**

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

MEMBERS PRESENT: Robert Anderton, Melissa Marino, Michael Nickoson, Chad Wolniewicz, Rob Stillion

OTHERS PRESENT: Steve Andrews, Beth Klapp, Betty Bair, Linda Dill, John Connolly, Chris Winklel, Cory Rolfes, Matt Lones, Dave Sells, Kathy Young, Ashley Fowler, Hannah Snyder, Donald Edward, Scott Wills, Scott Wheeler, Josh Biland, Dustin Todd, John Bland, Auston Bland, Sandy and Clancy Cruise, Jeff Beard, Stephanie Van Bourgondien, Ashley Gaver

APPROVAL OF THE MINUTES: The minutes from the September 14, 2022 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION: Ms. Gaver introduced the City's new Planning Officer, Jeff Beard.

HIRG:

1. An application for exterior improvements located at 645 W 5th Street in the Village Residential District (VRD) zoning district.

There was no applicant present for this application. The project entails window replacement of the home. There were no questions from the board members.

Motion to approve: Mr. Anderton

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

Approved 5 – 0

NEW BUSINESS:

1. **Exterior Plan/Landscape Plan:** To hear an application for a single-family attached residential development (Timberbrook) in the Suburban Residential (SRD) zoning district off of Milford Avenue.

Mr. Bland presented the application to the board. This development resembles the Village of Timberlakes and Timbers Edge communities right across the street. There will be forty attached units, eighty units in total. The applicant will

work with City Engineering to address all comments. Trees will be planted throughout the development, there will be an additional sixty two trees that need to be planted as replacement for the removal of other trees. The applicant will work with the City Arborist on tree species. A multi-use walking path will be added along Milford Avenue. Mr. Wolniewicz questioned the location of the communal mailboxes; Mr. Bland stated the Post Office is allowing individual mailboxes in this community. The size of the monument signs needs to be addressed on the site plan; the applicant will continue to work with City staff on signage. The applicant needs to identify the three architectural design standards required for the density bonus. The windows have removable grids on the inside, some units can have them others can take them out. The board prefers to have all units uniform; the windows will not have grids. The applicant needs to provide an updated architectural elevation with the correct materials. Mr. Wolniewicz suggested the applicant table the application and provide updated plans that were discussed during this meeting; the applicant requested to table the application.

Motion to table: Mr. Stillion

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

Tabled 5 – 0

2. **Exterior Plan/Landscape Plan:** To hear an application for a mixed-use building and associated site improvements in the Suburban Commercial (SCD) zoning district at 130 Emmaus Road

Ms. Fowler presented the application to the board. The applicant proposed a multi mixed-use development; retail stores on the first floor and eleven one bedroom residential units on the second floor. Mr. Stillion questioned if the residential units would have assigned parking spaces; no, residents and patrons will have shared parking spaces. Mr. Stillion requested clarification of the front center emblem on the brick; the letter 'M'. Mr. Wolniewicz commented that the building looks very heavy with all the brick; would like to see some differential between the retail and residential space. Surrounding businesses are all brick buildings; the owner prefers all brick. Mr. Stillion suggested limestone window sills; the applicant agreed. Ms. Gaver and Mr. Nickoson requested the applicant continue the accent band of solder row bricks at the top of the building through the front center portion of the building; the applicant agreed. The applicant will work with City staff on any additional landscaping changes. Ms. Young suggested adding window boxes to the residential units.

Motion to approve: Mr. Nickoson

VOTE: Mr. Anderton **YES**; Ms. Marino **YES**; Mr. Nickoson **YES**; Mr. Wolniewicz **NO**;
Mr. Stillion **YES**

Approved 4 - 1

3. **Exterior Plan/Landscape Plan:** To hear an application for a 55,000 sf office/warehouse building and associated site improvements in the Manufacturing / Innovation (M/I) zoning district off of Industrial Parkway.

Mr. Winkle and Mr. Lones presented the application to the board. This project will be a fifty five thousand square foot office warehouse building; units will vary in size. All staff comments were addressed. Mr. Wolniewicz commented on the screening of the dock doors; very well done. The applicant made adjustments to the landscape plan based on staff comments. There will be a ten foot multi use path added along Industrial Parkway. Mr. Nickoson commented on the use of different materials on the exterior of the building. The applicant discussed two options for the monument sign; the first option meets code requirements, the second option the applicant would need to apply for a variance.

Motion to approve: Mr. Nickoson

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

Approved 5 – 0

4. **Exterior Plan/Landscape Plan:** An application for a proposed new restaurant (Bigby Coffee) and associated site improvements located at State Route 31 & Don Drive North in the Cooks Pointe Planned Unit Development.

Mr. Winkle presented the application to the board. The exterior of the building is very similar to the other one in town; this will be about two times the size because of the PUD requirements of Cook's Pointe. The applicant meets parking space requirements, outdoor seating was added, a ten foot multi use path will be along State Route 31 and the sidewalk will connect to the other developments in Cook's Pointe. Mr. Wolniewicz questioned if a bike rack could be added? The applicant will provide a bike rack.

Motion to approve: Mr. Wolniewicz

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

Approved 5 - 0

5. **Exterior Plan/Landscape Plan:** An application for exterior building improvements at 640 Coleman's Crossing (Honda Marysville) in the Regional Mixed-Use (RMU) zoning district.

Mr. Todd presented the application to the board. This application was heard over a year ago and changes were approved. Shortly after the approval, Honda Corporate changed the showroom standards and design. The biggest changes are the front of the building design and the car wash that was originally proposed will be removed. The footprint of the building is remaining the same. Current

signage will be updated. There will be inground perimeter lights around the car display parking pads.

Motion to approve: Mr. Anderton

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

Approved 5 - 0

6. **Exterior Plan/Landscape Plan** An application for a proposed new multi-family development in the 700-800 block of Coleman's Crossing Blvd (SW side) in the Regional Mixed-Use (MRU) zoning district.

Ms. Snyder and Mr. Edward presented the application to the board. The applicant proposed a three story multi family development; the site amenities include a pool, BBQ area, pickleball courts, play grounds, dog park, putting greens and open space. City staff requested to add a sidewalk along Coleman's Crossing Blvd; they do not own the front parcels, these will be open for retail development. There will be a total of two hundred and fifty five units; one, two and three bedroom options. Various colors and material will be used on the exterior; Ms. Marino complimented the color scheme. Mr. Wolniewicz commented on the style of light fixtures, modern building scheme with traditional gooseneck lights. The applicant will work with City staff on alternative lighting fixtures. The clubhouse will have the same colors and materials as the multi unit buildings; the roofline design is slightly different. Ms. Marino commented on the roofline; the smaller building has too many slants. Mr. Wolniewicz suggested the applicant flatten one of the slanted rooflines; many board members agreed. The applicant would like to switch the garage roof from a standing seam metal roof to a gray asphalt shingle roof, based on the material availability and cost. Ms. Marino thinks the garages look basic compared to the unique design of the other buildings; the applicant will work on a different roof design.

Motion to approve: Mr. Wolniewicz

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

Approved 5 - 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Members welcomed Mr. Beard to the City.

ADJOURNMENT: The meeting was adjourned at 9:20 p.m.