

**DESIGN REVIEW BOARD  
MINUTES OF MEETING  
January 11, 2023**

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

**MEMBERS PRESENT:** Robert Anderton, Melissa Marino, Michael Nickoson, Matt Stiffler, Chad Wolniewicz

**OTHERS PRESENT:** Gil Lichtig, Chris Winkle, Martin Nicol, Jay Rausch, Trevin Rausch, Katie Deley, Alex Marsh, Jason Jordan, Tom O'Brien, Patrick Bailey, Mr. Bartello, Andy Schall, Chris Hice, Jeff Beard

**VOTE ON CHAIR, VICE CHAIR AND RULES AND PROCEDURE:**

All board members agreed to table this vote until the next meeting in hopes of all members in attendance.

**APPROVAL OF THE MINUTES:** The minutes from the December 14, 2022 were approved with one spelling error noted.

**CITIZEN COMMENTS:**

**REPORT OF ADMINISTRATION:** The board discussed minor changes to the Rules and Procedure to be voted on at the following meeting.

**OLD BUSINESS:**

1. **Exterior Plan/Landscape Plan** An application for a proposed new independent living community along the North side of Professional Parkway in the Woodside Planned Unit Development.

Mr. Marsh and architect team presented updates from the previous presentation. The applicant updated the color scheme to add a green olive color. The window locations of the units were changed to single windows instead of double windows. Mr. Stiffler prefers the double windows compared to the single. The roof line was labeled with a three twelve pitch. The townhome renderings now reflect a single door instead of the double. Building mechanicals will be at ground level and screened. The developer is considering changing the site plan; combining three buildings into one U-shaped building. Mr. Stiffler is concerned with the potential parking spaces in front of the townhomes; multiple cars could be parked along the front of the units. Mr. Wolniewicz suggested to consider different colors for the windows; Ms. Marino prefers the black windows. Looking at the three-story building, Mr. Wolniewicz suggested to break up the façade by adding dimension and change the material at the entrance of the building.

Mr. Stiffler would like to see more of the townhome design tied into the three-story building. The applicant requested to table the application in hopes that the next submission would be the final.

**Motion to table:** Mr. Stiffler

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

**Tabled 5 - 0**

**NEW BUSINESS:**

2. **Village Residential District Exterior Plan:** An application for a new residential home located at 810 West 8th Street in the Village Residential (VR) zoning district.

Mr. Perkins presented the application to the board. Mr. Beard announced one change to the site plan; in previous discussion with the applicant, they will be shifting the house five feet towards the rear of the property to preserve a tree in the front yard. Mr. Anderton commented on the proposed burning bush being intrusive; suggested to look at an alternative bush. Mr. Wolniewicz suggested connecting the front sidewalk from the house to the driveway. Mr. Perkins said there are several trees in the front yard they are trying to save and the sidewalk would interfere. The board discussed proposed exterior materials; everything looks good.

**Motion to approve:** Mr. Nickoson

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

**Approved with conditions 5 – 0**

3. **Exterior Plan/Landscape Plan:** An application for a proposed Carmax at 13311 Industrial Parkway in the Manufacturing/Innovation (M/I) zoning district.

Mr. Schall, Mr. Bartello and Mr. Hice presented the application to the board. This will be an auction location for Carmax. This facility will not be open to the public, only licensed and pre-qualified dealers. The applicant will work with the City's engineering department to finalize plans. There is an existing track and wall located at the rear of the property from the previous owners; the track and wall will remain in place as to not disturb the jurisdictional wetlands around it. On average, Carmax auctions four hundred and fifty cars are sold per week; right now, all auctions are virtual. All auction cars are held behind the screened fence. The applicant has addressed all landscape comments. Mr. Schall requested to be able to redistribute the interior landscape requirement elsewhere on site. Mr. Anderton encouraged the applicant to consider a different species of plant material other than the proposed burning bush. Mr. Wolniewicz questioned the size of the door next to the entrance; this is the mechanical room and needs the

height to get machines through. The trash enclosure will be CMU material that will match the building. Mr. Bailey, a surrounding property owner, requested more screening along the south east property line. Mr. Nicol, an adjacent property owner, is concerned with light pollution spilling onto his property; the photometric plan shows the lighting is retained on the property. Mr. Rausch, a surrounding property owner, is concerned with light pollution and questioned if an environmental study was done verifying there is nothing toxic underground on the property. The applicant has the environmental report and nothing of concern was found.

**Motion to approve:** Mr. Stiffler

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

**Approved with conditions 5 – 0**

4. **Exterior Plan/Landscape Plan:** An application for a proposed Single Family Attached development at South Walnut Street and Professional Parkway in the Hospital Mixed Use (HMDI) zoning district.

Mr. Winkle presented the application to the board. This project is proposing a two story, twenty-eight unit residential condominiums. There is one entrance to the development, the Fire Department has reviewed the site plan and has no issues; the official letter of approval will be signed during final engineering review. This development allows two parking spots per unit; visitor parking and a mail kiosk is located towards the front entrance. There will be landscape screening along the property line. The exterior material color will be a darker blue, gray, white trim, a stone water table and a red door. Mr. Wolniewicz commended the front exterior; the back needs more. The applicant plans on adding a sloped metal roof over the back patio area. Mr. Wolniewicz suggested on the six-unit and eight-unit buildings to break up the plain; shift a few units forward a couple feet. There will also be six-foot fences between unit patios. Mr. Winkle offered a compromise of some units having screened in porches. The applicant is unsure if there will be signage; he will bring any signage back to the board.

**Motion to approve:** Mr. Wolniewicz

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

**Approved with conditions 5 - 0**

**DISCUSSION ITEMS:**

**COMMENTS OF INDIVIDUAL BOARD MEMBERS:**

**ADJOURNMENT:** The meeting was adjourned at 8:55 p.m.