

**DESIGN REVIEW BOARD
MINUTES OF MEETING
February 15, 2023**

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

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

OTHERS PRESENT: Tom Ayers, Brian Mathias, Chris Morell, Curtis Sharer, Zac Romer-Jordan, Jayna Jansen, Steve Fox, Jeff Beard, Stephanie Van Bourgondien, Ashley Gaver

VOTE ON CHAIR, VICE CHAIR AND RULES AND PROCEDURE:

Vote of Chairperson:

Ms. Marino

Motion: Mr. Stiffler

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

Approved 7 – 0

Vote of Vice Chairperson:

Mr. Wolniewicz

Motion: Ms. Marino

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

Approved 7 – 0

Vote on Rules and Procedure

Motion: Mr. Anderton

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

Approved 7 - 0

APPROVAL OF THE MINUTES: Minutes from the January 11, 2023 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

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, Parcel ID (2900230110020). **Withdrawn**
****This application was withdrawn prior to the meeting.**

NEW BUSINESS:

1. **Certificate of Appropriateness in the Historic Design Review District:** An application for exterior signage located at 302 S Main Street in the Uptown Transitional (UT) zoning district, Parcel ID (2900071950000).

Mr. Maell presented the application to the board. The current monument sign will be updated and a new logo sign will be installed on the west wall. Mr. Wolniewicz questioned the placement of the sign; the location is off center and doesn't look right. Mr. Stiffler suggested a sign on the front door. Mr. Anderton, also, does not like the sign location and wanted to make sure the applicant was aware to not hang the sign through the brick. Mr. Lynch is concerned that the trees will hide the sign from either direction and suggested placing the sign on the peak of the porch entrance. The applicant will look at other options for the sign location and come back to the board.

Motion to table: Mr. Lynch

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

Tabled 6 – 0

*Ms. Marino recused herself from voting; she is a client and friend of the applicant

2. **Certificate of Appropriateness in the Historic Design Review District:** An application for a proposed brewery, taproom and barrel house for Ill Mannered Brewing Company at 117 S Main Street in the Uptown Commercial (UCI) zoning district, Parcel ID (2900090320000).

Mr. Ayers presented the application to the board. A new brewery will be making renovations to this building. A new black awning will be installed, the front door will be updated to an ADA compliant door and the front façade will be repainted. A couple of the board members questioned the façade paint colors; the applicant prefers to have the colors match the other brand locations. Mr. Wolniewicz suggested to extend the brick toe kick all along the bottom of the facade. The rear extension of the building will be torn down and a patio with seating will be constructed. Mr. Anderton suggested a projecting hanging sign to compliment the surrounding signs.

Motion to approve: Mr. Lynch

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

Approved 7 – 0

3. **Exterior Plan/Landscape Plan:** An application for a proposed Multi-Tenant commercial development at the Northwest corner of the Northwoods Drive and State Route 31 intersection in the Suburban Commercial (SCD) zoning district, Parcel ID (2900190640000 and 2900190650000). **Withdrawn**

****This application was withdrawn prior to the meeting.**

4. **Exterior Plan/Landscape Plan:** An application for a proposed Chipotle commercial development at 1337 W 5th Street in the Suburban Commercial (SCD) zoning district, Parcel ID (2900190810000).

Mr. Fox presented the application to the board. This will be the location of a new Chipotle restaurant. Mr. Lynch suggested to replace the Magnolia tree with an Ivory Silk Lilac tree. Mr. Anderton commented that he would like to see some more elevation height differences and the tower entrance is very brick heavy. Mr. Stiffler agreed with Mr. Anderton and stated that it's a basic looking Chipotle; needs more architecturally interesting characteristics. Mr. Wolniewicz commented on the all brick front entry; needs something different. The applicant requested to work with City staff on material changes; the board would like to see the updated elevations. The applicant tabled the architectural design and will bring options back to the board.

Motion to table: Mr. Lynch

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

Approved 7 – 0

5. **Exterior Plan/Landscape Plan:** An application for exterior signage proposed for the Scooter's Coffee commercial development at Southwest corner of the Northwoods Drive and State Route 31 intersection in the Suburban Commercial (SCD) zoning district, Parcel ID (2900190630000).

Ms. Jansen presented the application to the board. The applicant is requesting a ten-foot monument sign along State Route 31; there is an electrical box and five-foot fence to compete with. This coffee brand typically has signage on all four sides of the building; they are requesting signs on two of the four sides. Mr. Wolniewicz requested the applicant paint the split face CMU on the base of the monument sign. The applicant will need to file for variances for these signs.

Motion to approve: Mr. Lynch

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

Approved 7 - 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT: The meeting was adjourned at 7:56 p.m.