

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

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

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

OTHERS PRESENT: Tom O'Brien, Ron Levings, Cristian Bravo, Donna Bolanz, Kevin and Arlene Porter, Chris Winkle, Cory Rolfes, Troy Ellis, Leland Vogel, Matt Lomes, Curtis Sheiner, Chris Chestoff, Alan Marsh, Jason Jordan, Nevin Taylor, Katie Deley, Tom Brady, Jeff Beard, Stephanie Van Bourgondien, Ashley Gaver

APPROVAL OF THE MINUTES: The minutes from the February 15, 2023 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

HIRG Grant Applications:

1. An application for exterior improvements located at 232 West 5th Street in the Uptown Transitional (UT) zoning district.

Mr. Taylor presented the application to the board; the window of the home need replaced. They will be replaced with vinyl clad exterior and red oak wood inside.

Motion to approve: Mr. Lynch

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

Approved 5 - 0

2. An application for exterior improvements located at 527 Mulberry Street in the Village Residential (VRD) zoning district.

Mr. Porter presented the application to the board. The chimney is in desperate need of repair; no contractors are able to match the existing brick. The homeowner proposed to use stone.

Motion to approve: Mr. Stillion

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

Approved 5 - 0

3. An application for exterior improvements located at 1400 Village Drive in the Suburban Residential (SRD) zoning district.

Ms. Bolanz presented the application to the board. The applicant is replacing five vinyl windows with the same kind of windows.

Motion to approve: Mr. Lynch

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

Approved 5 - 0

4. An application for exterior improvements located at 1391 Buckmeyer Drive in the Suburban Residential (SRD) zoning district.

Mr. Levings presented the application to the board. Over sixty percent of the roof of the home is damaged. The applicant requested to change the color to black onyx.

Motion to approve: Mr. Stillion

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

Approved 5 - 0

5. An application for exterior improvements located at 1311 Miami Drive in the Suburban Residential (SRD) zoning district.

Mr. Ellis presented the application to the board; the home has a lot of mold on the roof and siding. Everything will be power washed with a mold preventer and guaranteed for three years.

Motion to approve: Mr. Stillion

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

Approved 5 - 0

OLD BUSINESS:

1. **Certificate of Appropriateness in the Historic Design Review District:** An application for exterior improvements located at 109 N Main Street (Fiesta Grande) in the Uptown Commercial (UC) zoning district Parcel ID (2900080660010).

Mr. Bravo presented the application to the board. The applicant will no longer be painting the exterior brick of the property; they will tuck point, re-mortar and power wash the brick. The windows will be replaced with four panel wood

windows; Mr. Anderton suggested an off-white color or black as the second choice.

Motion to approve: Mr. Lynch

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

Approved 5 – 0

2. **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. Sheiner presented two new elevation plans to the board. The applicant added new material on the exterior and height differences. Mr. Wolniewicz does not like the vertical material on the entrance of the building. Mr. Stillion does not like the hardy board option. Mr. Wolniewicz suggested changing the mortar color of the brick to compliment the corten metal panels. The dumpster enclosure will have matching brick with the building and match the other dumpster.

Motion to approve: Mr. Stillion

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

Approved 5 – 0

3. **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. Jordan presented updates to the board. The applicant had changed the site plan from three buildings with townhomes to one large building with ninety-two townhomes. Mr. Jordan also emphasized the updated entrance canopy and amenity space. Mr. Wolniewicz suggested to separate the large building into two to allow residents easier access to the courtyard. Mr. Lynch would like connectivity of sidewalks from the townhomes to the courtyard and the multi-use path along profession Parkway. Mr. Stiffler suggested shifting the building around to have the courtyard on the interior to allow privacy to the residents; the applicant explained there would be landscape mounding and trees along Coleman's Crossing Boulevard to provide some privacy. Mr. Stillion requested to add sidewalk access from the back row of townhomes to the main building. Mr. Wolniewicz and Mr. Stiffler do not like the architecture of the main building; it's a very large, heavy building. Mr. Stiffler requested the applicant to add different color schemes to the townhomes since there are so many. Mr. Lynch commented on the one section of the large building that looks very plain. The applicant discussed the option of recessing the upper balconies along the North and South elevations.

Motion to approve: Mr. Lynch

VOTE: Mr. Lynch **YES**; Mr. Stiffler **NO**; Mr. Wolniewicz **NO**; Mr. Stillion **YES**;
Mr. Anderton **YES**

Approved with conditions 3 - 2

NEW BUSINESS:

1. **Exterior Plan/Landscape Plan:** To hear a revision of plans to an approved application for a 55,000 sf office/warehouse building and associated site improvements in the Manufacturing / Innovation (M/I) zoning district at 14711 Industrial Parkway Parcel ID (2900230732000).

Mr. Winkle provided updates to the site plan that was previously approved. To help cut costs, the applicant has removed the dock along the rear and will build as needed for tenants. The trash enclosure size has been reduced, they can add more if necessary. There previously was a four-foot bump out to give dimension on the front exterior of the building, the applicant reduced that to a six-inch bump out. There were fifty-eight windows scattered along the front, now there will be thirty-three.

Motion to approve: Mr. Stillion

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

Approved 5 – 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Mr. Wolniewicz emphasized his dislike of the large building along Coleman's Crossing Boulevard.

ADJOURNMENT: The meeting was adjourned at 8:15 p.m.