

**DESIGN REVIEW BOARD
MINUTES OF MEETING
April 12, 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: Kara Beadleston, Derek Luth, Scott Morgan, Andy Schall, Chris Moell, Dustin Todd, Jeff Beard, Stephanie Van Bourgondien, Ashley Gaver

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

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION: The City is currently accepting applications for the Uptown Façade Improvement Grant.

OLD 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. Moell presented an updated application to the board; it was tabled at last month's meeting. The applicant changed the location of the sign to the North side of the building facing West Seventh Street; it is the same sign that was proposed last month.

Motion to approve: Mr. Nickoson

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

Approved 6 – 0

**Ms. Marino recused herself, she is friends with the applicant.

2. **Exterior Plan/Landscape Plan:** An application for exterior signage proposed for the Carmax development along Industrial Parkway in the Manufacturing/Innovation (M/I) zoning district, Parcel ID (2700010270000).

Mr. Schall presented the application to the board. There are three signs that were already approved with the original submission of the project; a wall sign, a monument sign and a directional sign. There were two changes proposed;

adding the word 'auctions' to the monument sign and the wall sign will be internally lit. Mr. Wolniewicz questioned the size of the wall sign on that size of the building; Mr. Stiffler echoed the same comment. Mr. Anderton suggested having a larger monument sign and no signage on the wall; doesn't think the wall sign is necessary. The applicant agreed to decrease the size of the sign to three foot by nine foot. The applicant will request a variance to allow a second sign on the property.

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 new multi-family residential development, architectural plans located at 1095 W. 5th Street (Marysville Plaza) in the Suburban Commercial (SCD) zoning district, Parcel ID (2900190080000).

Mr. Morgan presented updates since the last meeting review. The applicant changed the color schemes of the exterior materials, added gable accents, updated the garage doors and a stone façade was added to the exterior of some of the buildings. Mr. Wolniewicz expressed his dislike of the half round window on the townhomes and suggested to replace it with a skinny rectangular window. The garage doors will be a flat panel door. Mr. Wolniewicz suggested adding corner gables to the garages.

Motion to approve: Mr. Lynch

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

Approved 7 - 0

NEW BUSINESS:

1. **Exterior Plan/Landscape Plan:** An application for exterior building improvements at 630 Coleman's Crossing (Performance - Used Car Superstores) in the Regional Mixed-Use (RMU) zoning district, Parcel ID (2900230291250).

Mr. Todd presented the application to the board. This project is for external renovations to give the building its own identity separate from Honda Marysville. Mr. Wolniewicz questioned if there would be lighting in the soffit; the applicant is looking at wall sconces. The glass storefront will remain the same. The applicant will come back with any signage.

Motion to approve: Mr. Wolniewicz

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

2. **Exterior Plan/Landscape Plan:** An application for a proposed Panda Express commercial development at Coleman’s Crossing in the Regional Mixed-Use (RMU) zoning district, Parcel ID (2900230291070).

Ms. Beadleston presented the application to the board. This is a proposed twenty-six thousand square foot Panda Express with dine in and drive thru services. Ms. Marino requested the applicant add bike racks somewhere on site. Mr. Wolniewicz suggested adding outdoor seating. Mr. Stiffler questioned the parking lot layout; there is no walk way from the parking lot to the entrance. There is a shared access drive with the neighboring lot. Mr. Stiffler questioned the drive thru access and the lone island at the north of the property. Mr. Lynch requested the tree caliper size increase to two inches and replace the Sea Green Juniper trees with a Gray Al Juniper and there is landscape missing in the parking island. The board is overall pleased with the building architectural design and materials. The applicant will request a variance for additional signage. Mr. Wolniewicz requested the applicant connect the left side of the Northern island to the Southern parking spaces.

Motion to approve: 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

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT: The meeting was adjourned at 8:23 p.m.