

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Council Chambers
Municipal Building
Tuesday, June 4, 2019

Mr. Ross called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

ATTENDANCE

Present: Ed Ross, Joe DeMariano, Thomas Ovington, Chris Papakirk, and Joyce Ray-Brown. Also present were Interim City Planner Mark Yandrick and Assistant Clerk of Council Teri Davis.

EXCUSE ABSENT

Mr. Hoback and Mr. Holloway had previously indicated they would be absent from the meeting.

MOTION: Mr. DeMariano made a motion to excuse the absent members. Mr. Ovington seconded the motion. The motion passed 5-0.

APPROVAL OF MINUTES

Ms. Davis noted that one minor scrivener's change had been made since the electronic version of the minutes had been disseminated. A corrected copy was given to the Board Chair for signature.

MOTION: Mr. Papakirk made a motion to approve the minutes, as edited. Mr. DeMariano seconded the motion. The motion passed 5-0.

NEW BUSINESS

P2019-0019 – MINOR SITE PLAN
79 S. MAIN – DINING PATIO

Mr. Yandrick presented the staff report, providing site specifics, an explanation of the proposal with site plan, a display of comparable sites, and standards for approval.

Staff recommends approval with the following two (2) conditions:

1. The number of seats on the patio shall be in compliance with occupancy load of the Washington Township Fire Department.
2. The applicant shall work with staff for a more appropriate landscape species in the buffer between the fence and the public right-of-way.

Mr. DeMariano stated a concern with safety.

Applicant representative, Architect Mark Wiley addressed the safety concerns noting rebar-reinforced piers will be used in the barrier.

Board members also pointed out that the space between the piers and the existing trees will

enhance safety. Board members discussed other elements of the proposal including lighting and the use of umbrellas.

Applicant Rafael Santillan addressed the Board indicating lighting was not part of the plan at this time. Decisions are being made regarding the use of umbrellas versus an awning. It was noted that an awning would require approval by the BAR.

Board members agreed the improvements will dress up the site and are in keeping with the goals of the APD Visioning Committee to provide more outdoor dining areas.

MOTION: Mr. DeMariano made a motion to approve the project with staff's recommended conditions. Mr. Ovington seconded the motion. The motion passed 5-0.

OLD BUSINESS

DESIGN REVIEW CRITERIA

Mr. Yandrick presented the staff report, providing background on the DRC update, noting the addition of photos. Mr. Yandrick indicated the document is ready for BAR review and approval. If approved, it will go to City Council for final approval. Changes include the deletion of the sign color chart. Additionally, staff will be making one administrative change to the document, replacing the word "downtown" with "Uptown" in all cases throughout the booklet.

Mr. Papakirk inquired about the terminology on page 26 regarding "natural wood" as the only acceptable material for A-frame signs. He further inquired about the materials allowed for shutters on page 12.

Mr. Ross encouraged wording which give the Board leeway in its decision-making.

Mr. Ovington inquired about the allowance of standing seam metal roofing which he recalled the Board desiring to be included as an acceptable material.

Mr. Yandrick noted the UDO specifies that the DRC is the guide with regard to A-frame sign materials.

Board members discussed their interpretation of the verbiage regarding shutter materials, determining it was correct as written.

MOTION: Mr. DeMariano made a motion to approve the DRC updates with the discussed edits to include allowing vinyl as an additional A-frame sign material, allowing standing seam metal as an approved roofing material, and changing the word "downtown" to "Uptown" in all cases throughout the document. Mr. Ovington seconded the motion. The motion passed 5-0.

COMMUNICATIONS

Mr. Yandrick advised:

- Holly Christmann's last day is Friday. She is working diligently to get the APD Visioning Statement document completed prior to her departure.
- The APD Visioning Statement is to go to the City Manager on June 30 and will then be shared with City Council

Mr. Yandrick welcomed new BAR member Joyce Ray-Brown.

Mr. Yandrick invited BAR members to attend the June 17 City Council meeting for the presentation of the Mayor's Preservation Award and for Council's approval of the DRC.

Mr. DeMariano inquired about the status of the Landmark Property placards. Mr. Yandrick advised he will research Mr. Rodney's records and report back to the Board.

Mr. Papakirk inquired about the purchase of the property just north of Town Hall Theater. Mr. Yandrick was unaware of any verified information but would look into it.

Mr. Ross inquired about the status of the MacDigger's project. Mr. Yandrick stated he was unaware of any delaying issues.

Mr. Ovington noted his pleasure at seeing the nearly full-page article about the APD in Sunday's Dayton Daily News.

The next meeting to the Board of Architectural Review will be July 2, 2019 in the Council Chambers at 7:00 p.m.

ADJOURNMENT

With no other business before the Board, Mr. Ross adjourned the meeting at 7:56 p.m.



Ed Ross, Chair