

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, December 1, 2015

Mr. Graham called the meeting to order at 7:30 P.M.

ATTENDANCE

Present: Charlie Graham, Richard Hoback, Chris Von Handorf, Ed Ross, Frank Holloway, and Brad Thorp. Also present: City Planner Andrew Rodney, City Engineer Jim Brinegar, and Assistant Clerk of Council Julie Weaver

APPROVAL OF MINUTES

Mr. Rodney reported the Municipal Attorney had said members could vote on minutes even if they were not present at a given meeting.

No additions or corrections were noted for the minutes of the meetings on September 1, 2015 and November 3, 2015.

MOTIONS: Mr. Thorp made a motion for the approval of the minutes of the Board of Architectural Review for September 1, 2015, as distributed. Mr. Holloway seconded the motion. The motion passed 6-0.

Dr. Hoback made a motion to approve the minutes of the Board of Architectural Review for November 3, 2015, as distributed. Mr. Thorp seconded the motion. The motion passed 6-0.

NEW BUSINESS

Application P-2015-0048: Major Site Plan for a Patio at MacDigger's Pub, 29 E. Franklin St.
Applicant: Thomas Dusa, Haley Dusa Engineering and Surveying Group

Mr. Rodney gave the staff report, using an aerial map and photos of the site to locate the proposed eight hundred square foot patio on the west side of MacDigger's Pub at 29 E. Franklin Street. The patio would extend twenty feet west from the side of the building and forty feet back from the front façade. The grade was about a foot higher than the sidewalk grade on the south, and the western edge of the patio was close to the property line of the adjoining house. The City would require a stormwater management plan, because of the additional impervious surface. The proposal was to drain the patio to the southwest where water would be captured and piped north and west to a catch basin in the parking lot of City Barbecue. The stormwater drainage plan would require stormwater easements from the neighboring property and the City of Centerville. To help blend the property with the APD, landscaping and forty-two inch high aluminum fencing were proposed on three sides of the patio. Mr. Rodney also pointed out some current non-conforming code issues needed to be remedied prior to construction, including changes to exterior lighting, screening of dumpsters and, probably, sealing and restriping of the parking lot.

Mr. Rodney stated that it was possible for the applicant to meet the Standards of Approval, even though they were not currently met. He recommended approval of the plan, subject to the following five conditions:

1. A final Landscape Plan shall be approved by the City Planner. A landscape project cost estimate and performance bond are required prior to issuance of a zoning permit for construction.
2. A final Stormwater Plan shall be approved by the City Engineer. Any required easements for stormwater infrastructure shall be obtained prior to issuance of a zoning permit for construction.
3. Enclosure(s) shall be constructed for the on-site dumpsters prior to the issuance of a zoning permit for construction.
4. Existing non-conforming building lighting with exposed bulbs shall be down-directed or replaced with down-directed lighting prior to the issuance of a zoning permit for construction.
5. Any proposed lighting for the future patio shall be approved via Lighting Plan by the City Planner.

Mr. Rodney noted City Engineer Jim Brinegar was in attendance to answer questions.

Mr. Thomas Dusa of the Haley-Dusa Group, 270 Regency Park Drive, representing the owners, answered questions posed by the Planning Commission. Mr. Thorp asked about the distance from the patio to the building to the west. Mr. Dusa was unsure of the width of the green space, but stated the two properties had the same owner. Mr. Rodney estimated the property line was three feet beyond the patio and the neighboring building twelve to fifteen feet away.

When Mr. Thorp asked about the elevation of the patio, handicap access, finish of the patio and drop off from the patio, Mr. Dusa said the patio would be similar to the ground elevation with a gradual slope to the southwest. The patio would meet the sidewalk in the front (south). Nothing was being changed along the sidewalk. Mr. Rodney said handicap regulations were not well known at this time, and Mr. Dusa agreed. From outside, a ramp provided access to the back of the building. The north side of the patio had a gate at ground level; from inside, only a door with stairs led to the patio. Mr. Rodney said that the Building Inspection Department would determine the need for panic hardware and any additional accessibility.

Other questions included whether music would be allowed, former uses of the building, why the dumpsters were not currently screened. Although it was unknown if music was planned for outdoors, Mr. Rodney stated the noise ordinance would regulate sound levels and times. Mr. Ross said the building originally may have been a local government center. Mr. Rodney stated that the dumpsters and the parking lot had not been brought up to code because of grandfathering.

MOTION: Dr. Hoback made a motion to approve the Application P-2015-0048, subject to the conditions recommended by staff, as shown above. Mr. Thorp seconded the motion. The motion passed 6-0.

Application P-2015-0049: Demolition of Fuel Canopy and Removal of Gas Pumps and Tanks
199 North Main Street, Applicant: David Mitchell for Reliable Construction Services

Mr. Rodney presented the staff report for Application P-2015-0049, a request for a permit to remove the gas station canopy, the gas pumps, and the underground storage tanks at 199 N. Main Street. The building would remain. Referencing Article 9.53(D)(2) of the UDO, he stated the Board of Architectural Review had jurisdiction over all demolition within the Architectural Preservation District. After using an aerial map and photos to pinpoint the locations of the items to be demolished. Mr. Rodney went over the criteria for allowing demolition and said a three-month waiting period is standard for the APD. Demolition in the historic district only had to meet one of the four criteria listed in the zoning code. He felt the second criterion applied—retention of the items would be a detriment to a major community improvement. The vacant fuel center did not have historic significance, and the demolition would enable a better use of the property for the benefit of the community. He reminded the board members they had the authority to waive the three-month waiting period. Staff recommended approving the demolition application and waiving the waiting period.

Mr. Rodney shared that the owners had discussed renovating the current building and constructing an addition, so the site could be a café. Mr. Mitchell of Reliable added that the owner had done other renovations in the area with quality results.

Questions from members followed. Mr. Thorp asked about a timeline for the work to begin, and Mr. Mitchell noted an environmental assessment would precede the issuance of a permit for the removal of the underground gasoline storage tanks, so the start date would be several weeks away. The work itself would take only a few days. Mr. Hoback asked the reason for the three-month waiting period; Mr. Rodney said it was to allow time for those opposed to the destruction of historic structures to object to the decision or organize rehabilitation of a property. Mr. Von Handorf asked for a condition about a timeline for redevelopment. None had been defined. Mr. Rodney suggested the BAR could add a condition that bare areas must be leveled, and either repaved or reseeded within six months. Such a condition would avoid Mr. Von Handorf's concern that the property could become an eyesore.

MOTION: Mr. Holloway made a motion to approve Application P-2015-0049, a demolition application for 199 N. Main Street, waiving the three-month waiting period and adding the condition that bare ground on the site must be graded and paved or seeded within six months of the demolition of the removal of the underground tanks. Mr. Ross seconded the motion. The motion passed 6-0.

Appointment of Vice-Chair

Both Mr. Thorp and Mr. Ross had been nominated for the position of Vice-Chair at the previous meeting. The Vice-Chair's main duty was to conduct meetings in the absence of the Chair.

MOTION: Mr. Thorp made a motion to appoint Mr. Ross as Vice-Chair for the Board of Architectural Review. Mr. Holloway seconded the motion. The motion passed 6-0.

COMMUNICATIONS

Mr. Rodney stated that Council would advertise for a replacement member, following the loss of Mr. Garrett on the Board.

Mr. Rodney reminded Mr. Ross and Dr. Hoback they were registered for the Miami Valley Planning and Zoning Workshop on December 4, 2015.

Mr. Rodney pointed out the Rules of Procedure for the Board of Architectural Review had been approved in about 1990. He said the BAR would be reviewing and updating these guidelines in the coming months.

Mr. Rodney shared that the Planning Department expected documents related to the rehab of the Gomez property on South Main to be delivered soon, before members asked about activity at variety of sites around Centerville. Mr. Thorp expressed concern about the color palette of the boutique (former coin shop) on W. Franklin Street.

ADJOURNMENT

Mr. Ross made a motion to adjourn the meeting. Mr. Holloway seconded the motion. The motion passed 6-0.

The next meeting of the Board of Architectural Review was scheduled in the Council Chambers on Tuesday, January 5, 2016 at 7:30 p.m. in the Council Chambers of the Municipal Building.



Charlie Graham, Chairman