

BOARD OF ARCHITECTURAL REVIEW

Tuesday, April 6, 2010

Regular Meeting

Ms. Miller called the meeting to order at 7:30 P.M.

Attendance: Ms. Heidi Miller, Chair; Mr. Charles Graham; Mr. James Treffinger; Mr. Jaime Garrett; Mr. Frank Holloway; and Mrs. Laverne Stebbins. Absent: Mr. Bill Etson
Also present: Mr. Ryan Lee, Planner.

Motion to Excuse:

MOTION: Mr. Holloway moved to excuse Mr. Etson as he gave prior notice. Mr. Treffinger seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Centerville Barbers - Permanent Sign

Mr. Lee presented the request by Mr. Minton, Centerville Barbers for the installation of a permanent wall sign for his Barber Shop located at 67A South Main Street in the Independence Square Shopping Center. He stated that the wall sign is primarily black and dark gray background scheme with orange and lime green accenting copy colors. Given that the lighter, lime green color is not expressly permitted within the color chart for the APD, the Board of Architectural Review must specifically allow its use as requested. The sign face is contemporary in style but will not be as visible as other signage within the district given its placement in relation to the off premise viewing. However, the applicant has mentioned the intention of the property owner to seek approval for a new ground sign for Independence Square. A small sign face for this business would be incorporated into any new ground signage as well.

Staff recommends approval of Application No. 297 subject to the following conditions:

1. The Board of Architectural Review shall specifically approve the use of the 'light green' color as a copy color for the sign request.

The Board members discussed their hesitance to approve the lime green copy color of the wall sign since it is not permitted by the approved sign color chart.

Mr. Minton stated that the sign is his company identity and would like to keep the color for the wall sign location above his tenant space. He said that the sign panel to be placed on the existing ground sign for Independence Square will have a more subdued green color.

MOTION: Mr. Graham moved to approve Application 297, a wall sign for Centerville Barbers. Specifically, the Board of Architectural Review approved the requested green copy color for the wall sign. The motion was seconded by Mr. Garrett. The Motion was approved 5-1, with Mrs. Stebbins voting no.

TJ's Place of Hope - Site Plan, Minor

Mr. Lee presented the application by Mr. Jim Teske, applicant for TJ's place of Hope located at 85 East Franklin Street. The Applicant is requesting approval of a landscaped area in the rear yard of TJ's Place of Hope. The existing rear yard has a driveway and sidewalks from the previous residential use. These paved surfaces will be removed and will not affect the minimum amount of required parking for both TJ's as well as Centerville United Methodist Church. He stated the proposed landscaping is comprised of paver patio surfaces with plantings and stone seat walls throughout the design. The intent of this proposal is to provide outdoor discussion and entertainment areas for the small gathering that currently utilizes TJ's. The applicant states that this outdoor gathering area will not be sized to accommodate the larger crowds such as those groups from the church. A double roofed gazebo structure similar in style to the gazebo located at Benham's Grove is proposed as part of the minor site plan. Additionally, a recreational fire pit is proposed within one of the paver circles.

Staff recommends approval of Application No. 296 subject to the following conditions:

1. The portable fire ring shall be subject to approval by the Washington Township Fire Department. Specifically, the recreational fire ring shall be 3 feet or less in diameter with a minimum separation of 25 feet from any building or combustible structure.
2. Final stormwater drainage and detention shall be subject to approval by the City Engineering Department. Placement of portions of the removed concrete drive shall not be placed into the existing detention area(s).

MOTION: Mr. Garrett moved to approve Application 296, for TJ's Place of Hope with the following conditions:

1. The portable fire ring shall be subject to approval by the Washington Township Fire Department. Specifically, the recreational fire ring shall be 3 feet or less in diameter with a minimum separation of 25 feet from any building or combustible structure.
2. Final stormwater drainage and detention shall be subject to approval by the City Engineering Department. Placement of portions of the removed concrete drive shall not be placed into the existing detention area(s).
3. The proposed gazebo structure shall be constructed and finished according to the standards of the Unified Development Ordinance subject to approval by the Planning Department.

The motion was seconded by Mr. Graham. The Motion was approved unanimously, 6-0.

There being no further business, the meeting was adjourned.

