

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, March 18, 2003

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

Attendance: Mr. John Carr, Chairman; Mrs. Laverne Stebbins; Ms. Heidi Miller; Mrs. Martha Sheley; Mr. James Treffinger; Mr. Jack Gramann. Absent: Mr. Charles Graham. Also present: Mr. Ryan Shrimplin, Planner.

Excuse Absent Members:

MOTION: Mrs. Sheley moved to excuse Mr. Graham from the meeting as he gave prior notice of his absence to staff. Mr. Gramann seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Gramann moved to approve the minutes of December 17, 2002, Board of Architectural Review Meeting, as written. Ms. Miller seconded the motion. The motion was approved unanimously 5-0-1 with Mr. Treffinger abstaining.

MOTION: Mrs. Stebbins moved to approve the minutes of March 4, 2003, Board of Architectural Review Work Session, as written. Mr. Treffinger seconded the motion. The motion was approved 4-0-2 with Mrs. Sheley and Mr. Gramann abstaining.

COMMUNICATIONS

Mr. Shrimplin stated a Work Session will be held immediately after the Regular Meeting to discuss the Graeter's project to be located on the northeast corner of Main and Franklin Streets.

Mr. Shrimplin encouraged the members to attend the Speaker Series featuring Ron Fleming on Wednesday evening at Centerville High School. This Series is part of the "Create the Vision" sponsored by the City and Township, Landmarks Foundation and Historical Society.

UNFINISHED BUSINESS

Las Piramides Restaurant - Exterior Lighting

Mr. Shrimplin stated the applicant or his representatives have not submitted enough information to move forward on this issue of exterior lighting for Las Piramides, 101 West Franklin Street. In a letter faxed to the City today, Mr. Dave Eaton, DAE Design, indicated the existing fixtures cannot be retrofitted to have a single light fixture as is a desire of the BAR. Mr. Shrimplin stated he would contact Mr. Eaton to ensure all information is submitted to the City in order to have the issue on the next regular meeting agenda.

Mr. Carr stated the members are willing to work with the applicant, however, the project has been ongoing for some time and it must be completed.

MOTION: Mrs. Sheley moved to table the issue of exterior lighting for Las Piramides, 101 West Franklin Street, until the next regular meeting scheduled for April 1, 2003. Mrs. Stebbins seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Invisible Fence - BAR Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted for Invisible Fence, 145 West Franklin Street, requesting approval of a ground sign with more than the permitted one (1) background color and two (2) copy colors. The existing sign has separate placards for each of three (3) businesses located on the property. The sign colors approved previously were red, white and blue, and were used by two (2) of the tenants in the building. The third tenant, Invisible Fence, has a sign with black copy and a picture of a dog in golden yellow colors. The dog picture is the company logo and is important to the business operation. With the addition of these two (2) colors, the applicant is seeking approval of the sign as it does not meet the standard of number of colors provided in the Sign Ordinance.

This particular application is for the sign colors only to be used on all signs on the premises. The overall sign dimensions must not exceed the permitted 12.5 square feet per face.

Staff recommended approval of the application subject to the following condition:

1. Revised drawings shall be submitted to the Planning Department for approval that reflect the sign face dimensions of 12.5 square feet permitted for this property.

The members felt the request was appropriate to allow the additional colors that reflect the logo for Invisible Fence.

MOTION: Mrs. Sheley moved to approve the Special Approval application for Invisible Fence, 145 West Franklin Street, to allow additional colors of black and the yellow "dog" corporate logo on the ground sign, subject to the following condition:

1. This approval is for the sign color scheme only. The sign size shall be modified to conform to the requirements of the Zoning Ordinance.

As the same sign and design and colors are used as wall signage, they are approved as well.

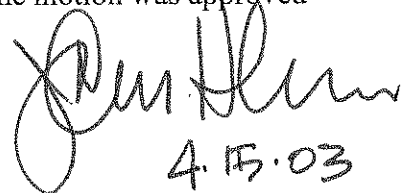
Ms. Miller seconded the motion. The motion was approved unanimously 6-0.

Election of Vice-Chairman

Mr. Gramann nominated Mr. Graham for Vice-Chairman of the BAR. There were no other nominations.

MOTION: Mr. Gramann moved to approve Mr. Charles Graham as Vice-Chairman of the Board of Architectural Review. Mr. Treffinger seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.



4.15.03