

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, October 22, 2002

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

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

Approval of minutes:

MOTION: Mrs. Sheley moved to approve the minutes of September 17, 2002, Board of Architectural Review meeting, as written. Ms. Stebbins seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Shrimplin stated the "Create the Vision" campaign continues to promote the joint Comprehensive Plan being undertaken by the City and Township.

Mr. Shrimplin stated that Graeter's is interested in locating an ice cream store on the northeast corner of Main and Franklin Streets. The project would entail demolishing the existing building and constructing a new building for Graeter's and possibly a small sandwich shop use.

Mr. Shrimplin reviewed the status of consideration for potential landmark structures in the City.

NEW BUSINESS

Las Piramides Mexican Restaurant - BAR Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted for Las Piramides Mexican Restaurant located at 101 West Franklin Street in the Architectural Preservation District (APD). The purpose of this request is to expand the existing outdoor patio which will amount to moving the patio out toward the parking area and wrapping it around the building. The patio itself consists of brick pavers with wrought iron rails extending around patio, and the lights will match those existing. There are several existing light poles on the property that have never received approval by the BAR. This application will give the BAR an opportunity to approve those existing lights should they desire to do so. The existing lights are a single pole with three (3) armatures and three (3) globes on top. Mr. Shrimplin stated he was unsure of the output of the existing lights fixtures, however, those proposed for the patio area are forty (40) watt incandescent bulbs in each globe. The existing sign has come under disrepair and the applicant would like to move the sign location and reconstruct that sign some time in the future. No sign details have been submitted at this time.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. All light fixtures shall present a soft and subdued appearance to the property, subject to approval by the City Planning Department.
2. The strand lights located on the patio fence are not approved and shall be removed.
3. No sign shall be approved as a part of this application.

Mrs. Sheley stated it was her recollection that the BAR had previously discussed the issue of the light fixtures and determined they should be removed as they are not approved.

Mr. Shrimplin stated he did not recall that discussion, however, he had been encouraging the applicant to submit for approval of those fixtures over the past year.

Mrs. Sheley stated that since those lights have been existing now for some period of time, would the BAR be required to approve them.

Mr. Shrimplin indicated that would be a decision of the BAR.

Mrs. Sheley asked if the sign is removed, is the applicant aware they will be required to submit an application for approval of the new sign.

Mr. Shrimplin indicated they are aware of that situation. He stated the applicant is now working with an architect who understands the procedures that are necessary for approval prior to construction or installation of sign, lights, the patio, etc.

Mrs. Sheley stated the style of the light fixture did not fit the character of the APD.

Mr. Gramann asked if the neon "open" sign which is on the outside of the building was approved previously.

Mr. Shrimplin stated that it would not have been approved because those types of signs are not permitted in the APD.

Mr. Carr stated there are various issues occurring at the restaurant that need to be brought under control.

Mr. Gramann asked about the removal of the "open" sign.

Mr. Shrimplin stated if the City can demonstrate the sign has been installed after 1986, it would be a code enforcement issue to have it removed.

Ms. Miller stated she did not necessarily object to the light fixtures, but did object to the light output. If the light level was lower, they would not have the intrusion that currently exists. She asked that the architect be contacted to research the lamp poles to see if they are manufactured in separate pieces to allow the fixture arms to be removed and replaced with a single arm for a single fixture.

Mr. Carr stated the members agree that they object to the fixtures at the top of those poles and want the architect to come back to the BAR with something that is less obtrusive as the scale of the existing and proposed fixtures to don fit the APD.

MOTION: Mr. Carr moved to approve the Special Approval application submitted for Las Piramides, 101 West Franklin Street, subject to the following conditions:

1. The existing and proposed globe style lights are not approved. The applicant shall submit an alternative design light to the BAR for their approval.
2. The outdoor neon "open" sign and the strand lights on the patio fence are not approved and shall be removed.
3. No sign shall be approved as a part of this application.

Ms. Miller seconded the motion. The motion was approved unanimously 7-0.

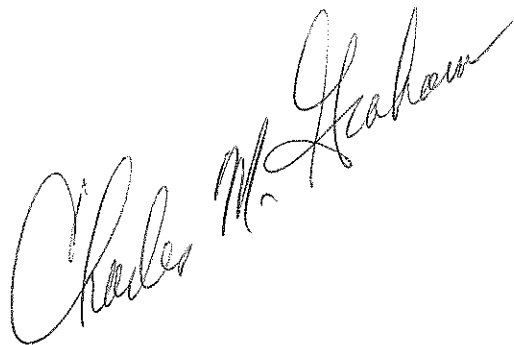
OTHER BUSINESS

Mr. Shrimplin reminded the members to notify the Planning Department Secretary should they not be available to attend meetings on a specific date.

POLL OF MEMBERS

Mr. Carr stated concerning the Comprehensive Plan, it should be reviewed on an annual basis once it has been adopted.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, reading "Charles M. Graham". The signature is written in dark ink and is slanted upwards from left to right. It is located in the bottom right corner of the page.

