

BOARD OF ARCHITECTURAL REVIEW

Regular Meeting

Council Chambers

Municipal Building

Tuesday, November 10, 2020

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

Mr. Ross read a statement for all present noting protocol during the meeting.

ATTENDANCE

Present: Ed Ross, Joe DeMariano, Thomas Ovington, Chris Papakirk, Richard Hoback, and Joyce Ray-Brown. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, City Engineer Jim Brinegar, Development Director Michael Norton-Smith, Councilmember Duke Lunsford, Councilmember Joanne Rau, Planning Intern Sydney Yee, and Assistant Clerk of Council Donna Fiori.

EXCUSE ABSENT

Frank Holloway emailed indicating he would be absent from the meeting.

MOTION: Mr. DeMariano moved to excuse Mr. Holloway; seconded by Mr. Ovington. The motion passed 6-0.

APPROVAL OF MINUTES

One correction was noted for the B.A.R. work session minutes of October 6, 2020.

MOTION: Mr. DeMariano moved to approve the minutes as corrected; seconded by Mr. Ovington. The motion passed 6-0.

No additions or corrections were noted for the B.A.R. regular meeting minutes of October 6, 2020.

MOTION: Mr. Hoback moved to approve the regular meeting minutes as distributed; seconded by Mr. Ovington. The motion passed 6-0.

NEW BUSINESS

**Application P-2020-0031: S. Main St. & Martha Ave.
Major Site Plan
Kee Hee Butterworth**

Mr. Yandrick presented the staff report displaying the application summary, property description, standards of approval, proposed site plan, elevation renderings, and staff analysis. The proposed plan consists of developing a vacant lot to construct a mixed use, one-store 4,957 square foot building including a basement, 2-car garage, four-space parking lot, and underground stormwater detention. Mr. Yandrick noted variances were granted by the Planning Commission for a 10' rear yard setback and for front yard parking.

Staff recommended approval with seven (7) conditions.

1. The applicant shall record a shared parking agreement approved by the Municipal Attorney, that allows for legal offsite parking to comply with UDO parking requirements

- before any zoning permits are issued.
2. The maximum square footage of the art gallery use is 2,125 sq. ft to meet the parking requirements of this proposal.
 3. Final stormwater and grading plans shall be approved by the City Engineer before any zoning permits are issued.
 4. The applicant shall provide during the construction document phase several architectural enhancements to prevent wall and roof massing to the satisfaction of the City Planner.
 5. The applicant shall provide window shutters on the south façade to the satisfaction of the City Planner.
 6. The roof height needs adjusted to not exceed $\frac{1}{2}$ of the overall height of the building from floor to peak.
 7. The applicant shall revise the front and rear door to include canopy and remove the recess in the front of the building.

Mr. Yandrick distributed documents from the applicant that addressed comments in the staff report.

Board members reviewed said documents asserting Architectural Preservation District standards need to be addressed related to various items including but not limited to shutter material, fence material, and a more simplified front door design.

Mr. Papakirk inquired about stormwater detention to which Mr. Yandrick stated underground retention has been indicated on the site, but plans would be required at the zoning phase.

Mr. Ross allowed board member Tom Ovington to present comments for the applicant to subsequently address.

Mr. Ovington presented modified drawings to offer various design suggestions to better align with the character of the Architectural Preservation District including a front entrance vestibule, sidelights on both sides of door, a traditional style door, and double hung windows in lieu of casement. Mr. Ovington continued by suggesting less imposing roof plan designs and indicating a reddish brick would be more appropriate than the dark brown presented.

Mr. Ross invited the applicant to speak.

Builder/Designer Michael Joly addressed the board on behalf of the applicant. Mr. Joly proceeded to inform the board the proposed roof meets regulations, shutters are appropriate, described the mixture of architecture, and would not consider a flat roof. He indicated that staff comments were addressed and asserted with the limitations on the site the submitted plans present the best options. Mr. Joly expressed his intent to build a beautiful building and avoid further frustrations.

Mr. Joly and the board discussed potential amenable concessions.

Mr. Ross inquired of Mr. Yandrick how to proceed. Mr. Yandrick indicated if Mr. Ross agreed to first allow members of the public present to speak, then the board could deliberate on the case presenting any additional questions then deciding to either proceed with approval, deny, or table the item.

Mr. Ross invited anyone wishing to make public comment to come forward.

Conrad Kuczak, 6923 Vienna Woods Tr., owner of property immediately to the north of subject site. Mr. Kuczak expressed admiration of Mr. Joly's work, however, voiced concerns to this project based on the size of building related to the lot size and the potential for future parking conflicts.

Mr. Ross acknowledged it is a large building for the size of the lot but encourages development of the long-time vacant lot with something that is reasonable and attractive. Mr. Yandrick stated the zoning approval for a commercial use would require parking in accordance with the UDO.

Applicant Kee Hee Butterworth spoke on a parking agreement she is arranging with the church across the street and the intent to utilize part of the building as a residence.

Doug Fisher, 60 S. Main St. Mr. Fischer stated he has been an architect for 34 years and objected to the proposed plan. He presented photos of various structures throughout the community and from the City of Dublin, OH. He maintained the character and scale of the building is out of place, stating he is for development but within the guidelines of the Architectural Preservation District.

Dr. Kathy Platoni, 50 S. Main St. Dr. Platoni expressed disapproval of the project stating it is out of character for a historic district. She shared the arduous process she had gone through for simple improvements to her property within the Architectural Preservation District.

Board members discussed tabling the item to have a special work session meeting. Potential dates and times were presented, and it was agreed with the applicant to set a work session for November 17, at 5:45 pm in council chambers.

Mr. Fisher asserted he would not be able to attend and wanted to be present to provide input. The board offered Mr. Fisher the opportunity to submit input prior. Mr. Yandrick reminded the board and public although a work session is open to the public it is not open for public comment.

MOTION: Mr. DeMariano moved to table application P-2020-0031; seconded by Mr. Ovington. The motion passed 6-0.

COMMUNICATIONS

Mr. Yandrick shared with the board that final interviews with two potential engineering and design firm candidates for Uptown were held which included community stakeholders. The city hopes to have a decision in the next week. Mr. Yandrick welcomed Council Member Jo Anne Rau and Development Director Michael Norton-Smith to the meeting and invited them to speak to the board on what the CCIC is and the Uptown funding sources as follow-up to questions raised at the last B.A.R. meeting.

Mrs. Rau as the Chair of the Centerville Community Improvement Corporation (CCIC) shared its purpose is advancing and promoting development within the City of Centerville. She spoke about the structure of the corporation indicating it is a non-profit which receives funding through the city to promote projects, offer low-cost loan programs, and grants. The CCIC aligns with the intent of the city's strategic plan serving as an economic agent of the city.

Mrs. Rau and Mr. Norton-Smith answered questions of board members related to CCIC participation, project sources, current projects, and other municipality Community Improvement Corporations.

Mr. Norton-Smith discussed the Uptown action plan moving from a concept plan to an actionable plan with the hiring of the engineering/design firm. Funding sources for Uptown could include the city, tax increment financing, special improvement districts, federal grants, and block grants. He indicated they have not been at the point to explore these potential funding options yet.

Mr. Yandrick expressed the goal for the work session is to get the applicant what they need to make for a smooth process in December.

Mr. Yandrick recommended the police training room for the work session if it was available. The board concurred.

Mr. Ross distributed copies of a new walking tour publication from the Centerville Washington History.

The next meeting to the Board of Architectural Review will be December 1, 2020 in the J. V. Stone Council Chambers at 7:00 p.m.

ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 9:06 p.m.

Submitted By: Donna Fiori

Approved By: Ed Ross
Chairperson

Date: 4/8/2021