

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW
Work Session Meeting Minutes
Tuesday, May 4, 2021

TIME: 5:30pm

PLACE: J. V. Stone Council Chambers

ATTENDANCE:

Present: Ed Ross, Richard Hoback, Frank Holloway, Thomas Ovington. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, and Councilmember Duke Lunsford.

Mr. Ross called the meeting to order at 5:30 p.m.

Chris Papakirk arrived at 5:32 p.m.

**P-2021-0009 – Major Site Plan
199 N. Main St.
Doug Fisher (Fisher Group Architects, Inc.), Whit's Frozen Custard**

Mark Yandrick presented the staff report detailing the background of the property, the proposal to redevelop the former Marathon Gas Station and convert it into a Whit's Frozen Custard Restaurant. Mr. Yandrick stated the proposal redevelops the parking lot, creates a patio in front of the existing garage doors, and adds architectural enhancements including the addition of a cupola and a rear cooler. Mr. Yandrick indicated the applicant requests to paint the fascia and base Columbia Blue which aligns with 5415C of the Design Review Criteria for exterior building color in the APD. He discussed additional approvals required include a variance for a rear yard setback, sign permits, and a right-of-way certificate. Mr. Yandrick discussed items the applicant will need to address in the resubmittal.

Mr. Ross read an opening statement for Board of Architecture Review work sessions.

Mr. Hoback inquired of EPA or underground tank issues. Mr. Yandrick indicated an environmental assessment of the property was already completed. Mr. Ovington inquired about a drive thru window. Mr. Yandrick stated drive-thru restaurants are not permitted in the APD and the applicant inquired about it at the time the property was purchased. Mr. Ovington expressed the desire for additional lighting to be subtle. Mr. Yandrick indicated staff can work with the applicant related to the lighting.

Mr. Ross invited the applicant to speak. Owner Jeff Neace presented himself to answer questions. Mr. Ross inquired about the proposed Columbia Blue paint color indicating it was not consistent with the APD color palette. Mr. Neace stated he holds the aesthetics of the property to a high standard and expressed the desire for Columbia Blue as a nostalgic nod to the University of Dayton. Board members discussed the color and issues arising from prior cases. Board members discussed the desire for additional architectural style to the façade of the building offering suggestions and requested more details on landscaping for the next meeting.

Mr. Ross welcomed the applicant to the community.

Mr. Ross adjourned the work session at 6:21 p.m.

Submitted By: Donna Fiori

Approved By: Ed Ross
Chairperson

Date: 6/3/2021