

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW
Regular Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, June 1, 2021

Mr. Ross called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

ATTENDANCE

Present: Ed Ross, Joe DeMariano, Richard Hoback, Frank Holloway, and Chris Papakirk. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, Assistant City Engineer David Swanson, Councilmember Duke Lunsford, Planning Intern Max Lambert, and Assistant Clerk of Council Donna Fiori.

APPROVAL OF MINUTES

Minutes of the B.A.R. work session and regular meetings on May 4, 2021 had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. Hoback moved to approve the regular meeting minutes as distributed; seconded by Mr. Holloway. The motion passed 5-0.

Joyce Ray-Brown arrived for the meeting at 5:33 p.m.

NEW BUSINESS

**P-2021-0009 – Major Site Plan
Doug Fisher, Fisher Architects Inc. on behalf of Whit's Custard
199 N. Main St.**

Mr. O'Brien provided a PowerPoint presentation detailing the history of the property, application summary, proposed site redevelopment, changes made since work session, standards of approval and staff analysis. The application is to redevelop the former Marathon Gas Station and convert it into a Whit's Frozen Custard Restaurant which includes the addition of a cupola on the roof, a rear cooler, Royal Blue (aligns with 533C of the Design Review Criteria) base and fascia with a white building body, existing garage doors will be opened in summer weather, downward directed lights to be placed above each of the garage doors, front patio with seating for 48 people, indoor seating with 59 seats, a bike rack, and windows and doors on the north and south facades. The parking lot will include 34 parking spaces and add parking lot landscape islands, which exceeds the 30 spaces that are required. The applicant proposes landscaping the northwest portion of the site that is currently paved and to replace the dumpster enclosure with a new 6' cedar fence. The applicant will also clear brush on the southern and rear property lines. Mr. O'Brien noted changes since work session include base and fascia paint color to Royal Blue, new pedestrian connection from sidewalk, bollards added in front of patio parking spaces, landscaping added behind building and dumpster pad, and a catch basin added to northeast end of parking lot. He informed the board additional approvals are required from Planning Commission for a rear yard setback variance and from City Council for a right-of-way certificate. Mr. O'Brien stated that staff recommends approval with the following seven (7) conditions.

1. Site shall be repaved to the satisfaction of City staff.
2. The applicant shall work with City staff to meet all signage requirements in a separate permit.
3. The applicant shall provide a final grading plan to the satisfaction of the City Engineer before a Zoning Certificate can be issued.
4. The applicant shall provide a lighting plan for the site, conforming to regulations of Unified Development Ordinance Article 9.29, before a Zoning Certificate can be issued.

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5. The applicant shall provide additional landscaping on the northwest corner bufferyard to shield traffic, noise, and light from the surrounding property.
6. The site plan shall be amended in accordance with the Right-of-Way certificate City Council Resolution.
7. The site plan shall be amended in accordance with the UDO on all variance decisions rendered from case P-2021-0014.

Jeff Neace presented himself for questions. Mr. Ross expressed satisfaction with the royal blue color selected for the façade.

MOTION: Mr. DeMariano moved to approve the major site plan for case P-2021-0009 with the seven (7) conditions as presented by staff; seconded by Mr. Holloway The motion passed 6-0.

**Z-2021-0169 – Minor Site Plan
Patrick Beckel, Beckel's Humidor & The Aficionado Cigar Club
31-33 W. Franklin St.**

Mr. Yandrick provided a PowerPoint presentation detailing the history of the property, application summary, architecture and operations, materials, parking and site layout design, standards of approval, and staff recommendation. The applicant requests to add a two-story deck to the rear and east side of the building made of Trex material, proposes to reconfigure the second-floor rear façade by replacing the existing windows with French doors and smaller windows centered in the second story elevation. Additional site improvements include bollards and/or landscaping to be installed on the west side of the property to protect the deck from vehicular access on the pavement. Mr. Yandrick indicated the addition of the door and reconfiguring of the second-story rear windows align with the Design Review Criteria and the Unified Development Ordinance. Mr. Yandrick stated staff recommends approval with the following four (4) conditions.

1. The Board of Architectural Review specifically approves the use of Trex for the deck material.
2. The applicant shall work with City Staff on an appropriate buffer between the deck and pavement with appropriate separation and protection to the satisfaction of the City Planner.
3. Any additional architectural changes to the building or building façade shall be approved by the City Planner.
4. A planter or landscaping shall be placed at the southwest corner of the property to block access to the property.

Mr. DeMariano expressed concern related to landscaping in lieu of bollards which Mr. Yandrick explained landscaping provides greater protection and would be appropriate. Mr. Ross expressed support of the Trex material which is consistent with the board's decision to allow the use of modern materials.

Patrick Beckel presented himself for questions. The Board, staff, and applicant discussed handicap access, curb cuts with the Uptown Action Plan, and removal of the existing deck. Mr. Beckel expressed the desire to do something that will be beautiful and last.

MOTION: Mr. Hoback moved to approve the minor site plan for case Z-2021-0169 with the four (4) conditions as presented by staff; seconded by Mr. DeMariano The motion passed 6-0.

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**P-2021-0015 – APD/ Exterior Improvement, Centerpieces Mural
Michael Norton-Smith, Centerville Community Improvement Corporation (CCIC)
1 N. Main St.**

Mr. Yandrick provided a PowerPoint presentation detailing the location, background, process, architecture and operations, standards of approval, and staff recommendation. The request is to install a mural on the north façade of the building at 1 N. Main St. as the first piece created by the Centerville Community Improvement Corporation's Centerpieces Mural Program. The building owner GPAJESSE LLC is supportive of the proposed mural. Mr. Yandrick explained this application is for the location only and the Board will have an opportunity to revisit this case after the mural design is selected. Staff recommends approval with the following one condition:

1. The CCIC shall return to the Board of Architectural Review for final artwork approval before the zoning certificate is issued.

Mr. Ross shared that the role of the Board of Architectural Review is to approve the location and not the content like signage approvals. He explained there is an artwork selection process outside of the role of the Board and will only be considered for painted brick buildings. Mr. Ross stated historically there have been big signs on the front of the building which were more obvious than this location so should not have an adverse impact.

Mr. Norton-Smith presented himself to the board and shared the rationale for choosing this location for the first mural. Board, staff, and applicant discussed traffic distractions, scope of mural on building, appropriateness of paintings on old buildings, and a life expectancy of 20-30 years for a mural. Board expressed support of the location selection.

MOTION: Mr. Holloway moved to approve the P-2021-0015 with the one condition as presented by staff; seconded by Mr. DeMariano. The motion passed 6-0.

OLD BUSINESS

**B.A.R. MAYOR'S AWARD FOR PRESERVATION
NOMINATION AND DISCUSSION**

r. O'Brien provided a Power Point presentation, describing the award categories/criteria, showing photos of previous winners, and photos of the 2021 nominees. The following addresses were presented for consideration of the award.

Bill's Donut Shop – 268 N. Main St. – well maintained, nicely landscaped, and a cornerstone of our community.

Square One Salon – 1 N. Main St. – significant original building, beautifully painted, decorated and maintained.

Dr. Angy Mounir-Toufils D.M.D. – 79 W. Franklin St. – original stone building, nicely landscaped, and maintained.

B.A.R. members discussed the merits of each nominee.

MOTION: Mr. DeMariano moved to award the 2021 B.A.R. Mayors Award for Preservation to Dr. Angy Mounir-Toufils D.M.D. for Stewardship; seconded by Mr. Holloway. The motion passed 6-0.

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COMMUNICATIONS

Mr. Yandrick introduced Planning Intern Max Lambert and indicated that he anticipates future B.A.R. applications as a result of the façade improvement program.

Mr. DeMariano inquired about the City’s purchase of 54 W. Franklin. Mr. Norton-Smith detailed the strategic acquisition was for the purpose of possible future development, revitalization, adaptive reuse or municipal services.

The next meeting of the Board of Architectural Review will be July 6, 2021 in the J. V. Stone Council Chambers at 5:30 p.m.

ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 6:25 p.m.

Submitted By: Donna Fiori

Ed Ross
Approved – Chairperson

9/8/2021
Date