

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW
Regular Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, October 5, 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, Tom Ovington, and Chris Papakirk. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Councilmember Duke Lunsford, Planning Intern Austin Nelson, and Assistant Clerk of Council Donna Fiori.

EXCUSE ABSENT MEMBERS

MOTION: Mr. DeMariano made a motion to excuse Frank Holloway and Joyce Ray-Brown from the meeting; seconded by Mr. Hoback. The motion passed 5-0.

Mr. Ross read an opening statement.

APPROVAL OF MINUTES

Minutes of the B.A.R. work session and regular meetings on September 7, 2021, had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. DeMariano made a motion to approve the regular meeting and work session minutes as distributed; seconded by Mr. Ovington. The motion passed 4-0 with Mr. Papakirk abstaining.

NEW BUSINESS

**P-2021-0027 – Major Site Plan
Greg Lauterbach, Greg L. Lauterbach Architect LLC
61 W. Franklin St.**

Mr. Yandrick presented the location, plot plan map, history of property, application summary, façade and elevation renderings, standards of approval with items of consideration, staff analysis, and staff recommendation. The proposed plan includes an adaptive reuse to convert two buildings into one for a Class I restaurant with modifications to the architecture for a unified look, additions to several portions of the building and a patio on the northwest side of the building. The applicant received approval of record plat to combine lots and dedicate right-of-way. Mr. Yandrick noted changes made to the plans since the September work session which include the patio offset two (2) feet to adjust for drive aisle width, a minimum 12-foot driveway width with a two (2) foot wide landscape buffer, taller/narrow arbor vitae included within the landscape bed to complement the west façade, and details on the proposed windows and doors with Queen Anne style grilling pattern.

Mr. Yandrick indicated staff recommends approval with the following two conditions:

1. The applicant shall seal specific areas of the parking lot that are in disrepair to meet the City's Property Maintenance Code for condition of the commercial parking lot.
2. The color of the doors is to be consistent with the design of the building and the exterior approved colors of the Design Review Criteria. The final selection is to be approved by the City Planner during the Zoning Certificate process.

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Board members and staff discussed the drive aisle width with turn radius, existing and future parking spaces options, and current versus proposed window material.

Mr. Ross opened the meeting for public comment.

Architect Greg Lauterbach, 200 Brown Street, was present for the meeting and described the changes made since the work session, specifically the addition of taller landscaping such as arbor vitae trees on the west façade instead of the suggested wrought iron or faux shutter architectural elements. Mr. Lauterbach noted this would create cohesiveness with the rest of the building and soften the façade.

Board members, staff and Mr. Lauterbach discussed height of the west wall in comparison to the height of new landscaping, a stained-glass window feature, blank wall architectural feature considerations, window details in the connecting hallway, patio material, future development options, and the design process. Mr. Yandrick reminded the board, conditions can be placed on an approval at their discretion.

Laurel Benner, 1000 Hidden Ridge Lane, inquired on the interior plans and the transition between the two buildings.

Mr. Yandrick displayed the basic floor plan and explained the Unified Development Ordinance and the Design Review Criteria only address the exterior of the building and interior design does not fall under the powers and duties of the Board of Architectural Review.

Mr. Lauterbach and Ms. Benner discussed various details of the interior construction, design, and efforts to maintain the historic nature of the interior. Ms. Benner noted concern regarding items of historical significance being discarded.

Mr. Ross closed the public comment portion of the meeting.

MOTION: Mr. DeMariano made a motion to approve P-2021-0027 as presented by staff; seconded by Mr. Ovington The motion passed 5-0.

2022 Board of Architectural Review Submittal and Meeting Calendar

Mr. Yandrick presented the 2022 B.A.R. submittal and meeting calendar. Board members spoke in support of the calendar as presented.

MOTION: Mr. Hoback made a motion to approve the 2022 Board of Architectural Review Submittal and Meeting Calendar as presented; seconded by Mr. DeMariano. The motion passed 5-0.

COMMUNICATIONS

Mr. Yandrick spoke about the upcoming Community Leadership Forum and encouraged Board members to attend. He also shared information on a zoning approval at 21 W. Franklin St. for a patio and staircase.

Board members and staff discussed the next steps for the Uptown Plan, progress of the Elk mural, and potential prospects for the former Panera property.

The next meeting of the Board of Architectural Review will be November 9, 2021, in the J. V. Stone Council Chambers at 5:30 p.m.

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ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 6:13 p.m.

Submitted By: Donna Fioni

Ed Ross
Approved – Chairperson

11/10/2021
Date