

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)  
Regular Meeting Minutes  
J.V. Stone Council Chambers, 100 W. Spring Valley Road  
Tuesday, February 1, 2022

Mr. Ross called the meeting to order at 5:32 p.m. and led the Pledge of Allegiance.

**ATTENDANCE**

Present: Ed Ross, Joe DeMariano, Tom Ovington, and Chris Papakirk. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Members Absent: Joyce Ray-Brown, Richard Hoback, and Frank Holloway.

**EXCUSE ABSENT MEMBERS**

MOTION: Mr. DeMariano made a motion to excuse Joyce Ray-Brown, who notified staff in advance of her absence; seconded by Mr. Papakirk. The motion passed 4-0.

**APPROVAL OF MINUTES**

Minutes of the BAR regular meeting on December 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 minutes as distributed; seconded by Mr. Ovington. The motion passed 4-0.

Mr. Ross read an opening statement.

**NEW BUSINESS**

**P-2022-0001 – APD Demolition  
Michael Norton-Smith, City of Centerville  
98 W. Franklin St.**

Mr. O'Brien presented the application for the demolition of the principal structure at 98 West Franklin Street in conjunction with the construction of a valet parking lot for nearby businesses. Mr. O'Brien stated the property is not listed in the Ohio Historic Inventory. Additionally, the city has no records signifying the structure has any historical significance. Mr. O'Brien noted the four (4) standards of approval and explained to demolish a structure in the APD, the board must be satisfied that the structure meets one (1) of the standards. He went on to explain how this structure meets the standard of a deterrent to major community improvement.

Mr. O'Brien stated Staff recommends approval of the demolition without conditions.

The applicant Michael Norton-Smith, Development Director for the City of Centerville stated the intent to demolish the home and plant sod in the spring while further planning is done for the development of a parking lot.

Board members, applicant, and staff discussed:

1. Expected timeframe for demolition.

2. Current occupancy of the structure.
3. Uses of the parking lot to include valet, overflow, and potential expansion for public.
4. Connection to West Franklin and access drive.
5. Size and type of house.
6. Efforts to maintain frontage for potential future development.
7. Surrounding land uses.

Mr. Ross commented that the house is not historically significant and provides needed space for the future development and needs of the community.

Mr. Ross opened the meeting for public comment. Seeing none and there being no questions or comments from the Board, Mr. Ross called for a motion.

MOTION: Mr. DeMariano made a motion to approve P-2022-0001 as presented by staff; seconded by Mr. Ovington. The motion passed 4-0.

### COMMUNICATIONS

Mr. Yandrick spoke about the upcoming evaluation process of the comprehensive plan, Create the Vision and noted the goal is to recommend to City Council to either keep, amend, or create a new plan. He also shared progress on Whit's Custard and Manna construction in Uptown.

Board members and staff discussed the property at 101 W. Franklin Street.

The next meeting of the Board of Architectural Review will be March 1, 2022, in the J. V. Stone Council Chambers at 5:30 p.m.

### ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 5:56 p.m.

Submitted By: Donna Fiori

Ed Ross  
Approved – Chairperson

3/23/2022  
Date