

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)
Special Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, March 22, 2022

Mr. Ross called the meeting to order at 5:34 p.m. and led the Pledge of Allegiance.

ATTENDANCE

Present: Ed Ross, Joe DeMariano, Frank Holloway, Tom Ovington, Chris Papakirk, and Joyce Ray-Brown. Also present were City Planner Mark Yandrick, Councilmember Duke Lunsford, Planning Intern Emily Jackson, and Assistant Clerk of Council Donna Fiori.

Members Absent: Richard Hoback.

EXCUSE ABSENT MEMBERS

MOTION: Mr. Holloway made a motion to excuse Richard Hoback; seconded by Mr. DeMariano. The motion passed 6-0.

APPROVAL OF MINUTES

Minutes of the BAR regular meeting on February 1, 2022, had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. Papakirk made a motion to approve the regular meeting minutes as distributed; seconded by Mr. DeMariano. The motion passed 6-0.

Mr. Ross read an opening statement.

OLD BUSINESS

**P-2021-0027 – Major Site Plan - Amendment (Manna)
Greg Lauterbach, Greg L. Lauterbach Architect LLC and
Mitch Perry Creative Inc.
61 W. Franklin St.**

The BAR originally approved this Major Site Plan with the following (2) 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.

The applicant requests to amend the major site plan to include the windows to be vinyl with black exterior and wood grain exterior; exterior doors will be steel with a wood grain paint and full glass; The Queen Anne style grilling will be removed from proposed doors and windows; lap siding width will increase to 5" from 4" due to availability of this product with a wood grain texture.

The Board of Architectural Review needs to specifically approve vinyl replacement windows as part of this amendment. The vinyl wood has a wood grain interior that will give a traditional, natural material look to the non-traditional element. The Design Review Criteria strongly discourages vinyl windows but

allows the Board of Architectural Review to approve it in limited use if historic and architectural character of the APD is not adversely affected.

Staff recommends approval on this Major Site Plan amendments with one condition:

1. The Board of Architectural Review specifically approves the use of vinyl windows with a wood grain interior.

Mr. Ross opened the meeting for public comment.

Victor Orta, 61 W. Franklin, the general contractor was present for the meeting on behalf of the applicant Mitch Perry who could not attend the meeting in person but was on Mr. Orta's speakerphone to answer questions of the board.

Mr. Perry shared with the board the reason for the proposed amendment is that costs and wait times have doubled for the original products.

Board members, the applicant, and staff discussed:

1. Siding and trim color.
2. Appearance of the windows is same except for the elimination of the Queen Anne style grilling.
3. Window materials.
4. Color choices of the window exterior and window trim board.
5. The change from 4" to 5" lap siding is indiscriminate.
6. Exterior door material, color, and finish.

Mr. Ovington expressed concern about the black window exterior with black trim board being too harsh next to the white. Mr. Perry recognized there can be differences in opinions on design but pointed out these colors were part of the original approval. After discussion it was agreed that the window trim color in black and white will be evaluated by staff for approval.

There being no questions or comments from the Board, Mr. Ross called for a motion.

MOTION: Mr. DeMariano made a motion to approve P-2021-0027 Major Site Plan amendment subject to the condition recommended by staff and adding the following condition:

- The window trim color shall be evaluated in black and white with the final selection to be approved by the City Planner during the Zoning Certificate process.

Mr. Ovington seconded the motion. The motion passed 6-0.

COMMUNICATIONS

Mr. Yandrick introduced Planning Intern Emily Jackson, thanked Ed Ross for participating in the Create the Vision evaluation committee, and noted that City Council has approved phase III design plans for Uptown.

CITY COUNCIL WORK SESSION INVITE

Councilmember Duke Lunsford announced the Centerville City Council was inviting representatives of various boards and commissions to Council work sessions for input from the groups. Mr. Lunsford extended an invitation to BAR members to visit the work session on April 18, 2022.

CALL FOR NOMINATIONS FOR MAYOR’S PRESERVATION AWARD

Mr. Yandrick presented a memo, noting the criteria and the list of previous winners of the Mayor’s Preservation Award. Mr. Yandrick noted Staff will collect nominations prior to the May 3 meeting, at which time the Board will select this year’s winner.

Mr. Ross informed the board that the barn demolition at 54 W. Franklin is getting close and he confirmed with Development Director Michael Norton-Smith of the coordination with the representatives from Centerville-Washington History and the Landmarks Foundation of Centerville Washington Township. Mr. Yandrick noted the demolition project has just gone out for bid.

Mr. Ross inquired if the Miami Valley Planning and Zoning Workshop would be held this year. Mr. Yandrick anticipates the workshop will be held in December this year.

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

ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 6:16 p.m.

Submitted By: Donna Fiori

Joseph DeMariano
Approved – Vice-Chairperson

5/4/2022
Date