

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)
Regular Meeting Minutes
J. V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, September 06, 2022

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

ATTENDANCE

Present: Chair Ed Ross, Vice Chair Joe DeMariano, Richard Hoback, Frank Holloway, 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.

EXCUSE ABSENT MEMBERS

Ms. Ray-Brown previously communicated to staff she was unable to attend the meeting.

MOTION: Mr. DeMariano made a motion to excuse Joyce Ray-Brown; seconded by Mr. Ovington. The motion passed 6-0.

APPROVAL OF MINUTES

Minutes of the BAR regular meeting and work session on July 12, 2022, and work session on August 2, 2022, had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. DeMariano made a motion to approve the three (3) sets of minutes as distributed; seconded by Mr. Holloway. The motion passed 6-0.

Mr. Ross read an opening statement.

NEW BUSINESS

**P-2022-0013 – APD Exterior Improvement
Brian Sharp, Agave and Rye
11 North Main Street**

Mr. Yandrick provided a presentation discussing the staff report including location, application summary, timeline, history, façade renderings, standards of approval, staff analysis, and staff recommendation. The applicant proposes exterior improvements to the existing building for the new restaurant. The improvements include painting the building black with white trim, removing the porch, and fencing on north and south facades, eliminating the building's awnings, and installing a 22.5 square foot blade sign on the southeast corner. Mr. Yandrick noted the applicant requested three (3) variances to Planning Commission at the August 30, 2022, meeting. The variance for the 22.5 square foot blade sign was approved; however, the remaining variance requests were tabled for further review and modifications for the applicant to work with City Staff.

Mr. Yandrick stated no elements of the building are historic or use any material from a historic building. He explained this proposal aligns with the goals of the MKSK recommendations that the City is considering for the Unified Development Ordinance and Design Review Criteria amendments.

Staff recommended approval with the following five (5) conditions:

1. The Board of Architectural Review specifically approves the painting of the building black, as depicted in the renderings.
2. The BAR approves the 22.5 square foot projecting blade sign, and not any additional signage or Works of Art shown on the plan.
3. The blade sign may not be internally illuminated until the Unified Development Ordinance specifically allows the internal illumination of signs.
4. The top of the blade sign may not be higher than the second story window, in alignment with the variance approval for case P-2022-0012.
5. The applicant must seek a future variance and BAR approval for any additional signage and/or Works of Art.

Mr. Ovington inquired about approval for the white trim. Mr. Yandrick explained the principal color is the only required to have approval of the Board.

Mr. Ross opened the meeting for public comment.

Brian Sharp, 432 Pike Street, South Lebanon, representing Agave & Rye spoke about the color selection as part of their branding, similarities to Troy location with painted brick, and success of other locations. Mr. Sharp expressed the desire to be in Centerville and to work in cooperation with the City.

Board members, staff, and applicant discussed the direction of signage and artwork, gables, willingness to work with city to find solutions, lighting of blade sign, pending regulation amendments, bold statement of color selection, "Save the Bees" logo, and exterior lighting,

There being no other comments, Mr. Ross called for a motion.

MOTION: Mr. DeMariano made a motion to approve P-2022-0013 APD Exterior Improvements with the five conditions as recommended by staff; seconded by Mr. Hoback The motion passed 6-0.

VICE CHAIR SELECTION

The Vice-Chair position requires an annual appointment per the Board of Architectural Review Rules of Procedure. Board members expressed the desire for Mr. DeMariano to continue in the role as Vice-Chair. Mr. DeMariano stated he was willing to continue as Vice-Chair.

MOTION: Mr. Holloway made a motion to reappoint Mr. DeMariano as Vice-Chair; seconded by Mr. Ovington The motion passed 6-0.

OLD BUSINESS

**P-2022-0007 – APD/Landmark – Exterior Improvement, Centerpieces Mural
Michael Norton-Smith, Centerville Community Improvement Corporation (CCIC)
241 North Main Street**

Mr. O'Brien presented the location, site plan, background, architecture and operations, process,

standards of approval, and staff recommendation. The request is for final mural artwork approval of Jennifer Eickelberger’s “Centerville Postcard” to be installed on the south façade of the building at 241 North Main Street. Staff recommends approval without condition.

Mr. Ross provided an overview of the Mural Selection Committee process and spoke about the Board’s role in approving the artwork.

Mr. Norton-Smith presented himself to the board and discussed the experience of choosing this location for the mural. Board expressed support of the location selection.

MOTION: Mr. Holloway made a motion to approve the artwork for application P-2022-0007 as presented by staff; seconded by Mr. Papakirk. The motion passed 6-0.

COMMUNICATIONS

Mr. Yandrick spoke about:

- Volunteer Salute on September 13, 2022.
- Leadership forum on October 8, 2022.
- Save the date for Miami Valley Regional Planning and Zoning Workshop on December 2, 2022.
- Main Street and Martha Street land strategic purchase by the City.

Board members and staff discussed Design Review Criteria and aspects of the City of Dublin book to incorporate into future design of Centerville’s guide. Desire to make the Design Review Criteria format easier to read.

Board members and staff discussed demolition and the future valet parking lot.

The next meeting of the Board of Architectural Review will be October 4, 2022, in the J. V. Stone Council Chambers at 5:30 p.m.

ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 6:20 p.m.

Submitted By: Donna Fiori

Ed Ross
Approved – Chairperson

10/5/2022
Date