

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)
Regular Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, February 7, 2023

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

ATTENDANCE

Present: Vice Chair Joe DeMariano, Frank Holloway, Tom Ovington, and Chris Papakirk. Also present were Interim City Planner Joey O'Brien, Development Director Erik Collins, Municipal Attorney Scott Liberman, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Members Absent: Ed Ross, Richard Hoback, and Joyce Ray-Brown.

EXCUSE ABSENT MEMBERS

Mr. Ross, Mr. Hoback, and Ms. Ray-Brown communicated with the staff they would be unable to attend the meeting.

MOTION: Mr. Holloway made a motion to excuse Ed Ross, Richard Hoback, and Joyce Ray-Brown; seconded by Mr. Ovington. The motion passed 4-0.

APPROVAL OF MINUTES

Minutes of the following BAR meetings had been distributed prior to this meeting:

Regular Meeting: December 6, 2022

MOTION: Mr. Ovington made a motion to approve the minutes as distributed; seconded by Mr. Holloway. The motion passed 4-0.

Mr. DeMariano read an opening statement.

NEW BUSINESS

**P-2023-0002 – APD Exterior Improvement – Window Replacement
Mike Oakes
58 East Franklin Street**

Mr. O'Brien presented the staff report, providing the property description, application summary, standards of approval, staff analysis, and recommendation. The applicant proposes to replace the existing windows on the subject property with double-hung vinyl windows. Mr. O'Brien noted the windows facing East Franklin Street will have white square mullions and muntins to provide architectural detail. Staff recommends approval without condition.

Mr. DeMariano opened the meeting for public comment.

Mike Oakes, 58 East Franklin Street, stated he purchased this property and owns the building next door at 62 East Franklin. He described the disrepair of the building and the poor condition of the windows. Mr. Oakes detailed the high quality of the proposed windows.

Mr. Ovington inquired why muntins were only on the front windows and not on the others. Mr. Oakes noted the windows without muntins are not visible from the street and stated those windows did not have muntins, to begin with.

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

MOTION: Mr. Papakirk made a motion to approve Application P-2023-0002 as presented by staff; seconded by Mr. Holloway. The motion passed 4-0.

**P-2023-0003 – APD Exterior Improvement – Signage
James Stewart (Sign Dynamics), on behalf of Manna
61 West Franklin Street**

Mr. O'Brien presented the staff report, providing the property description, approved site work, application summary, standards of approval, staff analysis, and recommendation. The applicant proposes to install three (3) new wall signs for the restaurant Manna, on the subject property. The signage application includes the following:

- Sign A: Illuminated black cabinet wall sign with push through acrylic (9.6 square feet) – rear façade.
- Sign B: Illuminated black cabinet projecting sign with push through acrylic on the outer logo (10 square feet) – front façade.
- Sign C: Non-Illuminated sign with laser cut background and digital print. (3.4 square feet) – front façade.

Mr. O'Brien noted the current Unified Development Ordinance (UDO) regulations require that any internally illuminated signage within the Architectural Preservation District (APD) be reviewed by the BAR to ensure appropriateness and compatibility. Sign A and Sign B require specific BAR approval and Sign C will not be internally illuminated and can be approved administratively by City staff. Staff recommends approval without condition.

Mr. DeMariano opened the meeting for public comment.

Jimmy Stuart, with Sign Dynamics, described the design and lighting of the proposed signs. Mr. Stuart noted the lighting is LED which reduces extraneous light, is long-lasting, and is non-polluting. He explained having the LED lighting in a sign with white lettering and a black background helps create a softer appearance and is still visible.

Board members and the applicant discussed the intensity of the illumination noting it should not affect neighbors. Discussion on NITs occurred. Mr. Liberman read the definition of a NIT from the UDO.

“The measurement of the amount of light a bulb produces. It is given in nits or one (1) candela per square meter (cd/m²). One (1) nit is equal to one (1) cd/m². For purposes of this Ordinance, 5,000 Nits equals 464.5 candela per square foot and 1,000 Nits equals 92.9 candela per square foot.”

Board members and the applicant discussed the size and location of the proposed signs.

Jeffrey Becht, the owner of Sign Dynamics, discussed the popularity of LED lighting noting it has a softer, cleaner brightness and uses less energy compared to neon or fluorescent bulbs. He stated LEDs are long-lasting which helps prevent half-lit signs.

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

MOTION: Mr. Ovington made a motion to approve Application P-2023-0003 as presented by staff; seconded by Mr. Papakirk. The motion passed 4-0.

P-2022-0013 – APD Exterior Improvement – Signage and Work of Art
Brian Sharp, Agave and Rye
11 North Main Street

Mr. O'Brien presented the staff report, providing the property description, application summary, standards of approval, staff analysis, and recommendation. The applicant proposes to install 863 square feet of painted and internally illuminated channel letter signage throughout all four (4) building façades.

A summary of the proposed signs includes the following:

East Façade

- Sign 1: 22.5-square foot projecting sign on the southeast corner of the building. The top of the sign will be located slightly under the existing roof overhang. This sign was approved with conditions at the August 30, 2022, Planning Commission meeting and approved by the BAR at their September 6, 2022 meeting.

South Façade

- Sign 2: 33-square foot channel letter sign proposed in the middle of the façade.
- Sign 3: 115 square foot channel letter sign proposed on the eastern side of the façade.

North Elevation

- Sign 4: 114.5-square foot channel letter sign proposed on the eastern side of the façade.
- Work of Art/Mural 5: 1,012-square foot painted mural proposed in the middle of the façade.

West Elevation

- Sign 6: 280-square foot painted logo sign proposed near the existing door.
- Sign 7: 96-square foot painted A & R logo sign proposed near the existing door.

Mr. O'Brien stated the proposed signage plan requires three (3) variances for signage size, location, and height. He explained the variance for sign #1 was approved by Planning Commission but the remaining variance requests were tabled by Planning Commission until after the BAR renders a decision on the signage and work of art's architectural compatibility.

Mr. Liberman clarified that based on his legal analysis it has been determined that the "Save the Bees" mural is not a sign but a work of art and should be considered separately from the sign package as a mural. Additionally, any approvals on the sign package will only go into effect pending variance decisions by the Planning Commission or City Council.

Mr. DeMariano opened the meeting for public comment.

Brian Sharp, 432 Pike Street, South Lebanon, representing Agave & Rye noted sign #3 has been removed from the proposal. He discussed the credentials of the artist that will be doing the mural and noted one of the core values of Agave & Rye is community. Mr. Sharp described each of the proposed signs.

Board members and the applicant discussed the location and the large scale of sign #7 at the rear entrance. Alternatives for the location and scale of sign #7 were discussed. Discussion occurred about the material of walls and paints used for painting signs on the hardie board. Mr. Sharp discussed success with other locations that have painted hardie board.

The board and staff discussed options for approval noting sign #7 should be resubmitted for consideration before the board.

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

MOTION: Mr. Papakirk made a motion to approve signs #2, #4, and #6 for application P-2022-0013 with one condition:

- 1. The signage plan within this application shall be consistent with all outcomes of variance case P-2022-0012.

Seconded by Mr. Ovington. The motion passed 4-0.

MOTION: Mr. Ovington made a motion to approve the "Save the Bees" work of art mural for application P-2022-0013; seconded by Mr. Papakirk. The motion passed 4-0.

COMMUNICATIONS

Mr. DeMariano expressed his opinion that the house presented for exterior improvements at 58 East Franklin this evening appears to be in worse shape than the one approved for demolition in October. He reiterated the desire for more due diligence with demolitions in the future.

Mr. O'Brien spoke about:

- Joe DeMariano was reappointed by City Council to the BAR for another 4-year term.
- Invitations have been sent for the Board and Commission training on March 27.

Mr. Collins spoke about:

- Joey O'Brien was promoted to Economic Development Administrator.
- Hiring for the City Planner position is still in progress.

The next meeting of the Board of Architectural Review will be on March 7, 2023, in the J.V. Stone Council Chambers at 5:30 p.m.

ADJOURNMENT

Seeing no further business, Mr. DeMariano adjourned the meeting at 6:43 p.m.

Submitted By: Donna Fiori

Ed R
Approved – Chairperson

3/8/2023
Date