

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

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

ATTENDANCE

Present: Chair Ed Ross, Vice Chair Joe DeMariano, Richard Hoback, Tom Ovington, and Joyce Ray-Brown. Also present were Economic Development Administrator Joey O'Brien, Development Director Erik Collins, Municipal Attorney Scott Liberman, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Members Absent: Frank Holloway and Chris Papakirk.

EXCUSE ABSENT MEMBERS

Mr. Holloway and Mr. Papakirk communicated with the staff they would be unable to attend the meeting.

MOTION: Mr. Hoback made a motion to excuse Frank Holloway and Chris Papakirk; seconded by Ms. Joyce Ray-Brown. The motion passed 5-0.

APPROVAL OF MINUTES

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

Regular Meeting: February 7, 2023

MOTION: Mr. DeMariano made a motion to approve the minutes as distributed; seconded by Mr. Ovington. The motion passed 5-0.

Mr. Ross read an opening statement.

NEW BUSINESS

**P-2023-0004 – APD Exterior Improvement – Door Replacements
Dave Murphy, Primary Properties LTD
94 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 replace two (2) wood doors with new fiberglass doors and to install a glass storm door outside the proposed front door to provide greater protection. Mr. O'Brien noted according to the Ohio Historic Inventory report, the building's existing wood doors are modern and not historically significant to the building. The existing doors do not provide adequate weatherproofing and cannot be repaired to provide the necessary protection. The proposed doors will have horizontal panels with horizontal windows similar to the existing architectural features. Mr. O'Brien explained that fiberglass and glass storm doors are subject to BAR consideration to determine architectural compatibility with the subject building and surrounding properties. Staff recommends approval without condition.

Board members and staff discussed the material and design of the storm door, the placement and

location of the doors will remain the same, and the need to protect the building from weather damage.

Mr. Ross shared the historic significance of the building.

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

MOTION: Mr. DeMariano made a motion to approve Application P-2023-0004 as presented by staff; seconded by Mr. Ovington. The motion passed 5-0.

**P-2023-0006 – Major Site Plan – Public Parking Lot
City of Centerville
89 - 133 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 city proposes to construct an approximately 100-space public parking lot along five (5) adjacent properties on the north side of West Franklin Street. This parking lot will be connected between all five (5) properties and replace existing standalone parking lots. All five (5) property owners have signed the Uptown Parking District Agreement, therefore, all parking spaces within the proposed parking lot will be public. Significant landscaping, screening, and stormwater improvements will protect and improve adjacent residential properties.

Mr. O'Brien detailed the following items proposed with the plan:

- Approximately 100 space public parking lot
- Signalized connection to the public parking lot on West Franklin Street at Virginia Avenue intersection
- Unsignalized connection to the public parking lot on West Franklin Street at 101 West Franklin Street
- Three (3) public dumpsters will support all property owners
- All dumpster enclosures will include a brick veneer
- Lighting fixtures throughout the parking lot will meet Uptown lighting fixture standards and Unified Development Ordinance (UDO) minimum lighting standards
- Pedestrian sidewalks will be located throughout the site and connect to public sidewalks along West Franklin Street

Staff recommends approval with one (1) condition:

1. All review comments from public and utility review agencies shall be incorporated into final construction documents to the satisfaction of the City Planner.

Board members and staff discussed:

- Existing parking lot conditions
- Phases of the Uptown parking plan and connectivity of future phases
- Elimination of individual driveways and centralized access
- Lots to be maintained by the City
- Communications with neighbors
- Privacy fence material
- Project timeline

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

MOTION: Mr. DeMariano made a motion to approve Application P-2023-0006 as presented by staff; seconded by Mr. Ovington. The motion passed 5-0.

COMMUNICATIONS

Mr. Ross congratulated Donna Fiori for obtaining her Certified Municipal Clerk designation.

MAYOR’S PRESERVATION AWARD - CALL FOR NOMINATIONS

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

Mr. Collins spoke about:

- New City Planner Ian Vanness starting March 20.

The next meeting of the Board of Architectural Review will be on April 4, 2023, in the J.V. Stone Council Chambers at 5:30 p.m.

ADJOURNMENT

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

Submitted By: Donna Fiori

Ed Ross
Approved – Chairperson

4/5/2023
Date