

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)

Regular Meeting Minutes
J.V. Stone Council Chambers
Tuesday, January 9, 2024

Mr. Ross called the meeting to order at 5:35 p.m.

ATTENDANCE

Present: Chair Ed Ross, Vice Chair Tom Ovington, Frank Holloway, James Neidhard, Chris Papakirk, and Joyce Ray-Brown, Also present were City Planner Ian Vanness, Development Director Erik Collins, and Assistant Clerk of Council Donna Fiori.

Members Absent: Richard Hoback

EXCUSE ABSENT MEMBERS

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

APPROVAL OF MINUTES

Minutes of the following BAR meeting had been distributed before this meeting:

Regular Meeting:	November 14, 2023
Work Session:	November 14, 2023

MOTION: Mr. Ovington made a motion to approve the minutes as distributed; seconded by Mr. Holloway. The motion passed 6-0.

Mr. Ross rearranged the published agenda delaying the APD Exterior Improvement until after communications.

COMMUNICATIONS

Mr. Vanness spoke about:

- Mr. Yang of 20 Iron Gate Park Drive was sent a link for cupolas and was explained the process of his case that was tabled until February.
- No update on the 21 West Franklin Street mural that was tabled until March.
- Moving forward with a new Comprehensive Plan which is a strategic land use document. Contract with planning NEXT to facilitate this process.
- Best wishes to Dick Hoback and family on his recovery.

Mr. Collins spoke about:

- Demolition projects at 54 West Franklin Street and 7491 Far Hills Avenue and repurposed materials.
- Provided an update on 30 North Main Street and the work of LWC.
- Uptown Parking monument signs.
- North side of West Franklin Street parking update.
- Brunch Pub update.

NEW BUSINESS

**P-2023-0035 – APD Exterior Improvement
Jason Lincoln, Vita Modern Homes LLC
170 South Main Street**

Mr. Vanness presented the staff report, providing the property description, project/application summary, preliminary site plan, APD Architectural Characteristics, standards of approval, staff analysis, and recommendation. The applicant requests to construct three (3) owner-occupied attached townhomes. Each townhome would have a total gross floor area of 2,550 square feet, be three (3) stories (30’), have an attached garage accessed from the rear, and would include a rooftop deck facing South Main Street. Mr. Vanness noted the City does not have records indicating that the property has historic or architectural designations or protections. The subject property is not located within the National Register Historic District (NRHD) portion of the APD and is not listed on the Ohio Historic Inventory.

Mr. Vanness explained the proposed development is less than four (4) units, and therefore, does not qualify for Major Site Plan review by the BAR only exterior improvement approval for new construction architecture.

Staff recommends approval without condition.

The applicant was not present for the meeting.

Mr. Ross expressed satisfaction with the changes made to the plans since the work sessions to align the structure with the character of the neighborhood.

The board and staff discussed the driveway location, parking stalls, and the material of the projection surrounding the windows. Mr. Vanness indicated he would work with the applicant during the minor site plan review on the location of the driveway and verify the minimum parking standards are met.

The board concurred that the structure has a clean look.

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

MOTION: Mr. Papakirk made a motion to approve exterior improvements application P-2023-0035; seconded by Mr. Holloway. The motion passed 6-0.

The next meeting of the Board of Architectural Review will be on February 6, 2024, 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

2/7/2024
Date