

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)  
Regular Meeting Minutes  
J.V. Stone Council Chambers  
Tuesday, February 6, 2024

Mr. Ross called the meeting to order at 5:40 p.m.

**ATTENDANCE**

Present: Chair Ed Ross, Vice Chair Tom Ovington, Frank Holloway, and Chris Papakirk. Also present were City Planner Ian Vanness, Development Director Erik Collins, Municipal Attorney Scott Liberman, Councilmember Bill Serr and Assistant Clerk of Council Donna Fiori.

Members Absent: Richard Hoback, James Neidhard and Joyce Ray-Brown

**EXCUSE ABSENT MEMBERS**

MOTION: Mr. Holloway made a motion to excuse Mr. Hoback, Mr. Neidhard and Ms. Ray-Brown from the meeting; seconded by Mr. Ovington. The motion passed 4-0.

**APPROVAL OF MINUTES**

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

Regular Meeting:	January 9, 2024
Work Session:	January 9, 2024

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

Mr. Ross read an opening statement.

Mr. Ross proposed amending the published agenda to add case P-2023-0033\_21 W. Franklin APD Exterior Improvement for a mural that was tabled on November 14, 2023 to no later than March 5, 2024 under Old Business.

MOTION: Mr. Ovington made a motion to amend the agenda as proposed; seconded by Mr. Holloway. The motion passed 4-0.

**OLD BUSINESS**

**P-2023-0033 - APD Exterior Improvement – Mural**  
**Peter Haynal**  
**21 W. Franklin**  
**(Tabled on November 14, 2023)**

MOTION: Mr. Papakirk made a motion to remove from the table application P-2023-0033, the APD Exterior Improvement request for a mural submitted by Peter Haynal; seconded by Mr. Ovington. The motion passed 4-0.

Board members discussed tabling the item to no later than the May meeting to provide the applicant time to explore the Centerpieces Mural Program.

MOTION: Mr. Holloway made a motion to table application P-2023-0033, the APD Exterior Improvement request for a mural to no later than the May 7, 2024, BAR meeting; seconded by Mr. Papakirk. The motion passed 4-0.

**P-2023-0030 – APD Exterior Improvement – Cupola removal**  
**Charlie Yang**  
**20 Iron Gate Park Drive**  
**(Tabled on November 14, 2023)**

MOTION: Mr. Ovington made a motion to remove from the table application P-2023-0030, the APD Exterior Improvement request for the removal of a cupola submitted by Charlie Yang; seconded by Mr. Papakirk. The motion passed 4-0.

Mr. Vanness reminded the board the applicant's request is to remove the cupola from the building at 20 Iron Gate Park Drive (a.k.a. 99 Maple Avenue) to prevent further deterioration of the building's roof and ceiling. The board tabled the item at the November 14, 2023 meeting to allow the applicant time to amend the application and propose a replacement option instead of removing the cupola. Mr. Vanness noted the applicant was not present for the meeting, but he had spoken with Mr. Yang and stated that there has been no amendment to the application.

Mr. Ross indicated based on the discussion from the last meeting the board felt the roof could be repaired and measures taken to stop the leaking with the existing cupola or a replacement one. Since there has been no change to the application the board agrees that the cupola is an important piece of architectural detail, especially in that neighborhood, and that removing it is not in keeping with the parameters in the Unified Development Ordinance (UDO).

MOTION: Mr. Papakirk made a motion to approve application P-2023-0030, the APD Exterior Improvement request for the removal of a cupola; seconded by Mr. Holloway. The motion failed 0-4.

**NEW BUSINESS**

**P-2023-0036 – Major Site Plan**  
**Robert Hall III, Oberer Land Developers**  
**110 West Franklin Street**

Mr. Vanness presented the staff report providing the property description, application summary, Architectural Preservation District (APD) architectural characteristics, changes since the work session, elevation renderings, landscaping, trash enclosure, lighting, standards of approval, staff analysis and recommendation. The applicant, requests to construct a new one (1) story 6,000 square foot Class 1, Sit-down Restaurant at 110 West Franklin Street. The applicant proposes developing the subject property by completing associated site work, installing all utilities, and constructing a new commercial structure and parking lot. The applicant is in the process of executing a public parking lot agreement with the City of Centerville therefore several of the proposed site plan's setback and minimum off-street parking nonconformities have been exempted to allow for the implementation of the Uptown Action Plan. Staff recommends approval with four (4) conditions:

1. All review comments from public and utility review agencies shall be incorporated into final

- construction documents to the satisfaction of the City Planner.
2. A final zoning permit shall not be issued until a public parking agreement between the applicant and City has been fully executed.
  3. The dumpster enclosure and pole-mounted lights shall match the public parking lot on the northside of West Franklin Street.
  4. Final construction drawings shall include a bike rack per UDO 9.29 (G) and shall be located to the satisfaction of the City Planner.

Mr. Ovington expressed the desire for the building to be more integrated as opposed to the appearance of two separate buildings and proposed keeping the materials the same on both masses. Board members discussed that the UDO and Design Review Criteria intended to limit the massing of buildings by breaking up a large building into smaller-looking buildings. Mr. Papakirk asserted the appearance of each of these masses as presented is appropriate to the scale of the surrounding neighborhood.

Mr. Ovington suggested that the patio cover be changed to have a pitched roof to prevent it from appearing as an afterthought.

Mr. Ross opened the meeting for public comment.

Robert Hall, ObererLand developers, 3445. Newmark Drive, Miamisburg, spoke about changes made since the work session. He discussed the addition of faux windows on the west elevation, the removal of the decorative lintels above the windows, the rearrangement of the south elevation's windows and mural board, and the change in color of the smaller mass. Mr. Hall presented a building cross-section discussing the various roof styles and screening of the rooftop mechanicals.

In response to Mr. Ovington's prior comments, Mr. Hall explained breaking up the building into two masses was to be consistent with the UDO and the Design Review Criteria to keep with the historic architecture of having two different styles meet each other. Mr. Hall offered a compromise to integrate the two masses by continuing the stone wainscot and hardy siding around the entire building and eliminating the brick but noted he preferred to keep it as proposed if it satisfied the board. Additionally, he expressed the desire to maintain the patio cover as presented because creating a differently pitched roof would interfere with the proposed signage on the gable above.

The board expressed appreciation for the changes since the work session and the consensus of the group was the proposal was acceptable as presented with the staff recommended conditions.

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

MOTION: Mr. Holloway made a motion to approve the major site plan application P-2023-0036 at 110 West Franklin Street with the four (4) conditions as recommended by staff; seconded by Mr. Papakirk. The motion passed 4-0.

## **COMMUNICATIONS**

Mr. Vanness spoke about:

- Comprehensive Plan Steering Committee applications.
- 170 South Main Street, townhomes site plan layout rearrangements.
- 7155 Wilmington Pike, Karras Property update.

Mr. Collins spoke about:


- Work with LWC on code analysis and potential uses for 30 North Main Street.
- Future assessment of City-owned properties for ways to redevelop and repurpose.
- Gateways to the community.

The next meeting of the Board of Architectural Review will be on March 5, 2024, in the J.V. Stone Council Chambers at 5:30 p.m.

**ADJOURNMENT**

Seeing no further business, Mr. Ross adjourned the meeting at 6:36 p.m.

Submitted By: Donna Fiori

  
Approved – Chairperson

5/7/2024  
Date