

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)

Regular Meeting Minutes

J.V. Stone Council Chambers

Tuesday, October 1, 2024

Mr. Ross called the meeting to order at 5:31 p.m.

**ATTENDANCE**

Present: Chair Ed Ross, Vice Chair Tom Ovington, Frank Holloway, James Neidhard, 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 and Joyce Ray-Brown.

**EXCUSE ABSENT MEMBERS**

MOTION: Mr. Holloway made a motion to excuse Mr. Hoback and Ms. Ray-Brown from the meeting; seconded by Mr. Ovington. The motion passed 5-0.

**APPROVAL OF MINUTES**

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

Regular Meeting: September 10, 2024

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

Mr. Ross read an opening statement.

**OLD BUSINESS**

**P-2024-0019 – APD Exterior Improvement –Fascia  
John Gilson, Prime Residence Group  
70 West Franklin Street**

The APD Exterior Improvement of fascia for case P-2024-0019 at 70 West Franklin Street was tabled at the September 10, 2024 meeting until the October 1, 2024 meeting. This postponement allowed the applicant's representative to clarify the proposed replacement material and explore the possibility of widening the fascia for a more pronounced architectural appearance than the existing design.

MOTION: Mr. Neidhard made a motion to remove from the table application P-2024-0019, the APD exterior improvement of fascia at 70 West Franklin Street; seconded by Mr. Holloway. The motion passed 5-0.

Mr. Vanness presented the staff report displaying the property description, application summary, standards of approval, and staff recommendation. John Gilson, representing Prime Residence Group, requested approval to replace the existing wood fascia along the gutters with Mastic aluminum trim coil by plyGem. The proposed replacement will maintain the current style and size and applies only to the west elevation, which lacks architectural detailing. The introduction of aluminum, a non-traditional material, requires Board of Architectural Review (BAR) approval.

Staff recommended approval without condition.

Mr. Vanness noted that the applicant's representative, Darren Booth, was present to answer any questions from the board.

Mr. Ross raised the visibility issues of the current fascia, noting it appears hidden under the gutter and asserted a wider fascia would enhance the building's architectural features, particularly in alignment with the wider trim around the doors.

Mr. Ross opened the meeting for public comment.

Darren Booth representing Prime Residence Group, 74 West Franklin Street voiced the intention to maintain the building's existing appearance, which has remained consistent since their ownership. He acknowledged the board's suggestion for a wider fascia but expressed concerns with added costs and that extending it might obscure important architectural features, such as the soldier bricks. He clarified that the proposed material would be a metal fascia with a PVC coating, distinct from the PVC materials used for trim on the lower level. Mr. Booth expressed a desire to preserve the original design while incorporating modern, durable materials.

Mr. Ovington expressed the opinion that the fascia needed greater emphasis than it currently has.

Mr. Vanness clarified that the two main issues are the appropriateness of the proposed non-traditional material and the potential widening of the fascia. He noted that any decision made by the board must align with the established standards of approval, which require that trim elements be appropriate for the building's architectural style. Mr. Vanness detailed the need for the board's discussion to connect back to these standards, ensuring that any modifications comply with the guidelines for design and materials.

Mr. Ross discussed established precedents for approving new, modern materials that are maintenance-free and durable, aside from traditional wood. Board members expressed no objections to the proposed new material.

With no one else requesting to speak Mr. Ross called for a motion.

MOTION: Mr. Papakirk made a motion to approve the request for the replacement of the fascia for application P-2024-0019, at 70 West Franklin Street; seconded by Mr. Neidhard. The motion passed 5-0.

## **NEW BUSINESS**

**P-2024-0023 – APD Exterior Improvement – Internally Illuminated Sign  
Brittany Bland, Abbott Image Solutions  
78 East Franklin Street**

Mr. Vanness presented the staff report displaying the property description, application summary, standards of approval, and staff recommendation. The applicant, Brittany Bland, on behalf of Anew Behavioral Health, proposes installing a 2.67' x 4' (10.68 square feet) 6' tall internally illuminated ground sign on the property's front yard. The sign contains the establishment's name "ANEW" in blue upper-case letters, with a great leaf above the name, and a white background. The ground sign structure is made of two 4" x 4" white posts and a white aluminum cabinet. Internally illuminated signs may be permitted in the APD if specifically approved by the BAR as outlined in the UDO 9.51 (H)(3)(d)(i)(b). The proposed ground sign's internal illumination is the only sign component requiring BAR approval.

Staff recommended approval with two (2) conditions:

1. The final zoning permit application shall include information stating the total nits during the day and night and shall comply with UDO 9.51 (H)(3)(d)(ii).

2. The final zoning permit application shall include a site plan showing the required landscaping as outlined in the UDO 9.51 (D)(18)(c).

Mr. Papakirk asked whether the proposed sign location is the same as the current one and expressed concern about visibility for drivers turning left from the drive. Mr. Vanness confirmed that the proposed sign's location matches the current one and addressed concerns about visibility assuring that the sign's placement will be reviewed for compliance with vision clearance regulations during the final zoning process.

Mr. Papakirk pointed out the similarity to the previously approved internally illuminated parking signs used by the City of Centerville.

Mr. Vanness noted that internally illuminated signs look cleaner than externally illuminated options.

Mr. Holloway agreed with the discussion about sign visibility and the preference for internally illuminated signs. He noted issues with glare from externally illuminated signs, indicating that such lighting can be distracting.

Mr. Ross highlighted the visibility challenges along East Franklin Street, particularly due to large trees and darkness, which can obscure business signs. He noted the proposed sign would help the businesses become more visible. Mr. Ross agreed that internally illuminated signs are less obtrusive than externally illuminated ones.

Mr. Ross opened the meeting for public comment.

Sean McKeegan, 185 Park Drive, Wilmington, representing the applicant echoed the sentiments about the issues associated with externally illuminated signs. He emphasized that internally illuminated signs provide a softer glow, which is less intrusive and easier on the eyes. Mr. McKeegan noted that the subtle illumination allows for effective visibility without overwhelming brightness, making it suitable for everyday driving.

With no one else requesting to speak Mr. Ross called for a motion.

MOTION: Mr. Papakirk made a motion to approve application P-2024-0023, the APD Exterior Improvement request for an internally illuminated sign at 78 East Franklin Street; seconded by Mr. Holloway. The motion passed 5-0.

### **2025 Board of Architectural Review Application Submittal and Meeting Calendar**

Mr. Vanness presented the proposed 2025 BAR submittal and meeting calendar for approval noting two modified dates due to Labor Day and Election Day.

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

MOTION: Mr. Holloway made a motion to approve the calendar as presented; seconded by Mr. Ovington. The motion passed 5-0.

### **COMMUNICATIONS**

#### **BAR Processes**

Mr. Vanness discussed the importance of understanding the difference between requesting changes and

requiring compliance in applications. He explained that standards of approval are minimum requirements while guidelines are suggestions and that a negotiation process is needed when an application meets minimum standards but could benefit from design improvements. Mr. Vanness acknowledged this process is more straightforward for the Planning Commission due to clearer guidelines.

Mr. Liberman emphasized that while suggestions for improvements to applications are welcome, any changes must adhere to established standards. If a design element is not part of the required standards, the applicant must agree to it for it to be considered. He noted that suggestions for changes to the Unified Development Ordinance (UDO) should be directed to the City Council, as they have the authority to modify requirements. Mr. Liberman stated the focus should remain on adhering to the existing standards outlined in the UDO for the applications being reviewed.

Mr. Ross provided a positive example of negotiation from a previous application, emphasizing the importance of allowing businesses to modify traditional homes for their needs.

Mr. Vanness noted his efforts to communicate what can be approved according to the UDO and design review criteria in presentations and staff reports. He encouraged members to ask questions ahead of meetings for better clarity. Mr. Vanness reiterated the importance of making decisions based on established standards and acknowledged the need for a holistic approach in reviewing applications, especially regarding the architectural character of properties.

Mr. Ovington voiced concerns about 60 South Main Street citing specific design elements, such as ventilation of the porch and the overall aesthetic impact of the proposed changes on the surrounding properties.

**Good of the Order**

Mr. Vanness shared the following communications:

- Color changes at 110 West Franklin Street that align with the design review criteria.
- Due to Election Day, next month’s meeting is scheduled for November 12<sup>th</sup>.

The next meeting of the Board of Architectural Review will be on November 12, 2024, in the J.V. Stone Council Chambers at 5:30 p.m.

**ADJOURNMENT**

Seeing no further business, Mr. Ross adjourned the meeting at 6:15 p.m.

Submitted By: Donna Fiori

Ed Ross  
Approved – Chairperson

11/13/2024  
Date