



DESIGN REVIEW BOARD MEETING MINUTES

September 28, 2022 at 6:30 PM in Council Chambers

CALL TO ORDER

Mr. Boyer called the meeting to order at 6:37pm.

ROLL CALL

Present – Todd Boyer (Chair), Jim Cron, Tim Dawson, Christine Iman, John Rucker

Absent – Jamie Davis, Ronald Price (Vice-Chair)

Also present – Taylor Brill (Village Planner), Justin Dreier (Zoning Inspector)

APPROVAL OF MINUTES

Ms. Iman motioned to approve the Design Review Board-Regular Meeting- July 27, 2022, seconded by Mr. Cron. 3 yeas from Mr. Boyer, Ms. Iman, and Mr. Cron. 1 no from Mr. Dawson, 1 abstention from Mr. Rucker.

COMMUNICATION

Planning & Zoning- Ms. Brill & Mr. Dreier

Ms. Brill updated the board on the Uptown Master Plan process and the latest steering committee meeting. She stated that once the feedback stage is completed, the consultant on the project will formulate an overall plan. Additionally, she updated the board on the zoning code update and that its next step is going to Council for a public hearing. Ms. Brill stated that Mr. Dreier will be handling these meetings going forward and that she has taken another employment position. The board expressed their congratulations to Ms. Brill on the new job.

PUBLIC COMMENT

Eric Medici was sworn in by Mr. Boyer. Mr. Medici asked the board if the wooden privacy fence that Mr. Dawson erected on the north part of his property at 138 W Main Street had been approved. Mr. Dawson stated that it is a temporary structure that was built to address concerns put forth by residents in regards to the noise from the outdoor entertainment at the property. He said that he is waiting to see if it does help the sound and if it does, he will bring it to this board with an application to make it a permanent fence. Mr. Medici stated his concern that approval was not sought before putting up the temporary fence. Mr. Rucker stated that this will be a situation that is handled by the zoning staff in its current status and not this board. Mr. Medici asked when residents could expect to have an answer if the fence will remain. Mr.

Dawson answered that he plans to check the decibel level this weekend to see if the fence is helping the noise level or not. Mr. Medici thanked the board for their time.

OLD BUSINESS

None

NEW BUSINESS

COA-22-15: 233 W Main St; Certificate of Appropriateness; Addition

Mr. Dreier gave the board a brief background on the application, stating that the applicant is applying for a Certificate of Appropriateness to add an addition to the east side of the building at 233 W Main Street. The addition will be a walk-in cooler with white steel siding. Ms. Brill showed the board the site plans for the addition and spec sheet of the siding.

Ms. Iman asked if the addition will be attached to the existing building. Mr. Dreier responded that it will be attached and that the entrance will be from the interior of the building.

Ms. Brill showed the board a picture of the current structure. Mr. Rucker noted that the addition would not detract from the current building. Ms. Iman asked if the addition could be added to the rear of the building. Mr. Dreier responded that the owner, given the interior layout of the structure, prefers to have the cooler addition on the east side of the building.

Mr. Dawson asked what type of roof the addition will have. Ms. Brill answered that it will be a rubber-material flat roof. Mr. Boyer asked if the block wall that will be installed for fire suppression would be noticeable from the street. He noted that the elevation plans do not depict the block wall.

Mr. Boyer asked if the block wall would be painted white as well. Mr. Dreier responded that in his communication with the contractor, he stated that all exterior surfaces will be painted white. Mr. Dreier gave the board paper copies of the site plan to further review. The board asked for location clarification for the addition. Ms. Brill stated that it will be on the east side of the property and that there would not be any setback requirements given the location of the existing building.

Mr. Dawson stated that it is difficult to make a judgement based on the lack of information and renderings. He would like to see more information. He also stated that, while he believes the addition will be good for the property, he is more concerned with how the addition will look once its completed and its fitment in relation to the existing structure. Mr. Dawson asked if, under the proposed zoning code, a building like this would be allowed. Ms. Brill responded that it would be a conditional use.

Ms. Iman asked, in relation to the steel siding, where the block wall will be located. Mr. Boyer responded accordingly. Mr. Boyer stated that he would like to see the applicant extend the siding to cover the block wall to have a uniform look. Ms. Iman agreed and stated that she does not want the addition to look disjointed.

Mr. Cron asked Mr. Dreier for clarification on the National Register of Historic Places and how this building is impacted by that application. Mr. Dreier responded that this building would still be included on the district listing with the Register but that it would be a non-contributing resource which means that it does not contribute to the historical significance of the overall district.

Mr. Cron stated that if the siding could match the rest of the building, that would be ideal. The board agreed.

Mr. Boyer asked if tabling the application is an option. Ms. Brill responded that the board must make an approval, approval with conditions, or denial within 45 days so tabling is not an option.

Mr. Rucker motioned to deny application COA-22-15 with the recommendation of resubmittal with more information, seconded by Ms. Iman. All yeas.

DISCUSSION ITEMS

None

ADJOURNMENT

Meeting adjourned at 7:02pm.