



**DESIGN REVIEW BOARD MINUTES**  
**November 30, 2022 at 6:30 PM**  
**Council Chambers**

**Chair:** Todd Boyer **Vice-Chair:** Ronald Price

**Design Review Board Members:** John Rucker, Jim Cron, Jamie Davis, Tim Dawson,  
Christine Iman

**Call to Order:**

Mr. Boyer called the meeting to order at 6:32pm.

**Roll Call:**

Present: T. Boyer, R. Price, J. Rucker, J. Cron, J. Davis, T. Dawson, and C. Iman.

**Approval of Minutes:**

Design Review Board Minutes – September 28, 2022

Mr. Rucker motioned to approve the September 28, 2022 minutes, seconded by Mr. Cron. 5 yeas from Mr. Boyer, Mr. Rucker, Mr. Cron, Mr. Dawson, and Ms. Iman. 2 abstentions from Mr. Price and Ms. Davis.

**Communication:**

Planning & Zoning – Mr. Hutchinson

Mr. Hutchinson introduced himself and detailed his extensive experience in planning and zoning. He stated that he is excited and happy to be here with the Village and looks forward to working with everyone and getting to know everyone better. He added that he is currently working on the zoning code comprehensive update.

**Public Comment:**

None.

**Discussion Items:****Uptown Streetscape Project**

Mr. Dreier gave a brief overview of the current status of the north streetscape to the Board members and stated that the contract has been awarded to Danbert Inc. He said that this portion of the streetscape project includes the north side of Main Street. Completing this part of the streetscape project will complete that quadrant and provide fire suppression to the Uptown businesses.

Mr. Rucker asked the rest of the Board members if anyone had any comments or questions on the overall design of the streetscape. Mr. Hutchinson noted that the north side would look the same as the south side that has been completed.

Mr. Dawson asked if the original street lights would eventually be turned off or if there would be two sets of street lights. Mr. Dreier answered that, to his knowledge, only the new street lights would be kept on once the project is completed.

**Old Business:**

None.

**New Business:****COA-22-16: 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 and a block wall on the east side of the cooler and a lattice screening on the north side. He added that this application is from the same applicant of the previously denied Certificate of Appropriateness for Mike's Pit Stop. The current application has been resubmitted with additional information.

Mr. Dreier presented an image of the screening structure and stated that both the screening and block wall would be painted the same color as the existing building.

Mr. Dean Bollinger, the architect on the project, stated that the screening would be more visually appealing to pedestrians. Ms. Iman asked if the screening would be tall enough to cover the cooler. Mr. Bollinger answered that it would be tall enough and

that specific sizing would be adjusted to fit accordingly. Mr. Bollinger added that the posts on the screen are made of treated wood and the lattice is a plastic composite material.

Mr. Boyer asked the rest of the Board if anyone had any comments or questions. Mr. Cron stated that given the nature of the building not being a historic building and this addition being located on the east side, he feels it is appropriate. Mr. Cron added that his main concern with the previous application is being able to see the cooler from the street. With the proposal of adding a screen to block that view, he believes his concern has been addressed.

Mr. Dawson asked if the cooler would extend all the way to the Plain City Animal Hospital. Mr. Bollinger responded that it would not and that there is appropriate space between the addition and the property line. Mr. Bollinger also stated that, as a result of the cooler being close to the property line and neighboring structure, it necessitated the installation of a block wall for fire suppression.

Mr. Boyer stated that, per the architectural drawings submitted with the application, the block wall will be about nine feet tall.

Ms. Iman asked Mr. Bollinger if the screen would be at the front of the building. Mr. Bollinger responded that it would be in front of the cooler, facing the street. Ms. Iman stated that she would be concerned that the block wall is visually larger or more noticeable than the screen if the screen is not appropriately sized or placed.

Mr. Boyer stated his agreement with Ms. Iman's concern and asked if the block wall could extend and wrap around the north side of the cooler which would negate the need for the screen and provide a more uniform look. Mr. Bollinger replied that, by code, only the wall on the east is required. Mr. Bollinger added that, once the screen is installed, it would be hard to see the cooler given that the screen will cover it.

Mr. Rucker motioned to approve COA-22-16 as submitted, seconded by Mr. Price. 4 yeas from Mr. Price, Mr. Rucker, Ms. Iman, and Mr. Cron. 3 nays from Mr. Boyer, Ms. Davis, and Mr. Dawson.

### **Adjourn:**

Mr. Rucker motioned to adjourn, seconded by Mr. Price. Meeting adjourned at 6:50pm.