



## **DESIGN REVIEW BOARD MEETING MINUTES**

**June 29, 2022 at 6:30 PM in Council Chambers**

### **CALL TO ORDER**

Mr. Price called the meeting to order at 6:30pm.

### **ROLL CALL**

Present: Ronald Price (vice-chair), John Rucker, Tim Dawson, Christine Iman, and Jim Cron

Absent: Todd Boyer (chair) and Jamie Davis

Ms. Ashley Hetzel was present in lieu of the Village Solicitor, Mr. Paul Lafayette.

### **APPROVAL OF MINUTES**

Mr. Rucker motioned to approve Design Review Board-Regular Meeting - May 25, 2022, seconded by Ms. Iman. 3 yeas, 2 abstentions from Mr. Cron and Mr. Dawson.

### **COMMUNICATION**

Planning & Zoning- Ms. Brill

Ms. Brill informed the board that the position for Zoning Inspector has been filled by Mr. Justin Dreier. She introduced him to the board and the board expressed their welcome.

### **NEW BUSINESS**

#### **COA-22-9: 156 W Main St; Certificate of Appropriateness; Façade Renovations**

Mr. Price swore in Mr. Dawson, the applicant. Mr. Dawson introduced the first case. He explained that this application is for new glass to replace the previous stucco and glass on the front of 156 W Main St. Ms. Iman asked the applicant if the door will be aluminum, the applicant responded that it will be black painted aluminum.

Mr. Rucker motioned to approve application COA-22-9, seconded by Mr. Cron. 4 yeas, 1 abstention from Mr. Dawson.

#### **COA-22-10: 138 W Main St; Certificate of Appropriateness; Exterior Stairs Renovations**

Mr. Price introduced the second case and had Mr. Dawson, the applicant, explain the details of the application. Mr. Dawson explained that the application is for a side and top covering on exterior stairs on the Grainery restaurant. The covering has been mandated by both the Fire Marshall and building code department to protect the stairs from inclement weather. Mr. Price

asked the applicant if smoke detectors are required inside the stairway, he responded that they were not required. Mr. Dawson informed the board that the sides are removable and would be removed during the spring, summer, and fall months when the weather is generally nicer, however the awning is permanent and would stay year-round. Mr. Dawson also stated that the entire covering, both sides and awning, would be black and apologized for the incorrect rendering color. He mentioned that the entire enclosure would be covered, including the back of the stairway that isn't pictured in the rendering. Mr. Cron asked what material the enclosure would be, Mr. Dawson stated that it would be a vinyl canvas material. Ms. Iman asked if the material on the sides is flexible, Mr. Dawson answered that it is more rigid and that the windows would be clear to allow light in.

Mr. Price swore in Mr. Eric Medici for public comment. He mentioned that the solution looks unintentional but also understands that there are fire code requirements that must be met. He also proposed the idea of enclosing the bottom portion of the stairway and upper portion in board and batten siding to make the entire structure look like a permanent addition however he understands that proposal would not work if the sides would be removed for the spring, summer, and fall months.

Ms. Iman stated that she would like to see all of the wood painted black to match. Mr. Dawson answered that he had to wait one year to be able to paint the treated wood and that he is now within the time frame to be able to paint it all black and intends to do so once the stairway enclosure is finalized.

Mr. Rucker stated that he appreciates the ability to remove the sides of the enclosure.

Mr. Rucker motioned to approve COA-22-10, seconded by Ms. Iman. 4 yeas, 1 abstention from Mr. Dawson.

#### **COA-22-11: 114 W Main St; Certificate of Appropriateness; Façade Renovations & Addition**

Mr. Price introduced the third case and swore in Mr. Chris Miller who gave some brief introduction to the application and expectations of the overall building project which includes new office spaces.

Mr. Price swore in Mr. Steve Stroh from Jack D. Walter & Associates, the applicant. Mr. Stroh gave an overall introduction to the project and provided the board with some information on the case and details on the presentation slides. Mr. Stroh gave a brief background on the structural integrity of the building and explained the placement of the elevator shaft and addition to cover it. The applicant stated that they would be replacing all the second and third story windows with new vinyl windows with grids to be as historically accurate as possible. The first-floor windows and doors will also be replaced and will be painted tricor black. The applicant stated that any exterior utility panels, extra downspouts, exposed conduit and fire escapes will be removed and either be on the rear or interior of the building. The elevator addition would have board and batten siding and a sloped roof. Additionally, the six chimneys would be removed.

Mr. Stroh showed the board examples of what the windows and gridding would be like and explained that the current sandstone parts of the building would be replaced with tuck point brick and would be resealed.

Mr. Cron asked if the stairs on the rear of the building would go to the second floor. Mr. Stroh answered that they would go all the way to the third floor. Mr. Cron stated that he would like to see more jobs brought to Plain City and likes the concept of what the building will provide but is concerned about potential parking for those employees.

Mr. Price asked the applicant if electrical conduit and meters currently located on the exterior of the building would be moved either inside the building or underground. Mr. Stroh stated that the main meter would be on the exterior but the sub meters and related lines would be relocated to the inside.

Mr. Rucker asked if the building still has cast iron downspouts. The applicant replied that it does until roughly midpoint and then changes to aluminum.

Ms. Iman inquired if there would be signage indicating entryways. Mr. Stroh replied that he does envision some signage but has not reached that step of the planning process yet.

Mr. Price swore in Mr. Jason James for public comment. Mr. James asked the applicant about setbacks regarding the rear alley. He stated that he is concerned that the proposed addition may restrict his access to his building which is located adjacent to the applicant's building. Ms. Brill informed Mr. James and the board that in a B3 district there are no side setback requirements unless the lot is adjacent to a residential development. Mr. James replied that he understood. Mr. Stroh asked Ms. Brill what the Village's position is on the alley and Ms. Brill responded that since the alley was vacated it is now private property. Mr. James stated again that he is concerned about lack of access for general purposes and for trash collection. Mr. Miller stated that they are looking into professional services to assist with trash collection within the building to prevent any buildup in the alleyway.

Mr. Dawson stated that is not pleased with the proposal to extend the building for the elevator shaft and would prefer to see the elevator placed within the existing building without any additions. Mr. Dawson stated that he is also concerned with the look of the elevator addition not matching what is currently present on the building. He prefers that the applicant looks into other alternatives for placement of the elevator.

Mr. Price asked for any public comment and Mr. Medici said he would like to speak. Mr. Medici stated that he likes the look of the proposed addition and understands why the proposal places the elevator to the side of the building. He also stated that he likes the look of the windows between the elevator shaft and building.

Mr. Price swore in Mr. Mark Troyer for public comment. Mr. Troyer stated that he also likes the design of the proposal and what it entails. He said that he agrees with what Mr. Medici stated in his public comment.

Mr. Chris Miller stepped in for public comment. Mr. Miller stated that he has spoken with Mr. James and has had productive conversations regarding access in the rear of the buildings. Mr.

Miller also said that he and his associates have taken steps to ensure that there would be adequate walking space in the vacated alley. Mr. Dawson stated that Mr. Miller's measurements are incorrect and that there is not enough room to have his portable bathrooms serviced.

Mr. Price swore in Mr. Chris Kerr for public comment. Mr. Kerr expressed his desire to be able to install appropriate amenities to be able to make the building as accessible as possible for all residents of Plain City.

Mr. Dawson expressed his displeasure at the location of the elevator shaft and stated that he would like to see the elevator shaft installed where the current mechanical room is. Mr. Stroh replied that it would be difficult to do so since there are hydraulic pumps and other necessary equipment for the operation of the elevator that requires the extra space the addition would provide. Mr. Stroh explained to the board that he has explored other options for elevator placement or stairwells and believes that what he has proposed is the best solution given the buildings age and layout. Mr. Dawson again voiced his concern with the placement and said that he believes there are other options. Mr. Stroh replied that he believes the proposed placement is the best option.

Mr. Kerr expressed that although the elevator shaft is not the cheapest solution, that stairs would be much cheaper, he would like to see this building be as accessible as possible and plan for the future for both the building and residents.

Mr. Price asked Mr. Stroh if the elevator could be rotated 90 degrees and moved slightly to the east which would place it inside the existing building. Mr. Stroh answered that doing so would prevent access to the fire escape stair.

Mr. Price stated to the board and applicant that he hopes to see the historic aspect of the building preserved as much as possible, especially in regards to viewpoints from the street. He acknowledged that costs are a factor in all of this and that elevator access is important however this board's purpose is to preserve the historical aspect of buildings and he is not sure that this plan is the only way to do so.

Ms. Iman stated that she has seen other historic buildings in similar areas install elevators and not have to add additions to house the shaft. She noted that to make the placement of the elevator as ADA compliant as possible, it may make more sense to have the elevator more centrally located. Mr. Stroh responded with understanding but said that by doing so the elevator shaft would rise above the current roofline.

Mr. Dawson asked Mr. Stroh if there are other options including building the elevator in the alcove next to Mr. James building. Mr. James stated that he would prefer to not see that happen since it would restrict his access to the second story of his building.

Ms. Brill reminded the board and applicant about the zoning code as it relates to the Design Review Board and how that can assist board members in making decisions on applications.

Mr. Medici stated that he understands the constraints that these historic buildings present, especially in regards to open retail space. He explained the benefits of having a designated entrance and lobby area in front of the elevator as proposed in the application.

Ms. Iman asked if the brick on the existing first floor room on the rear of the building is original or different than the rest of the brick. Mr. Kerr responded that it is different brick. Ms. Iman asked the applicant if the elevator shaft would be attached to the building itself. Mr. Stroh responded that there would be a firewall separating the two. Ms. Iman stated that she is not opposed to the look of the addition but believes that it alters several important aspects of the existing building including layout.

Mr. Troyer stated that he believes that there have been other changes to historic buildings within the same area that are similar to what is being proposed, including changes to the building that the Grainery and Pioneer Pizza are in. Mr. Dawson responded that is not true.

Ms. Iman asked for clarification on what the board is debating specifically during this meeting and what their purview is. Ms. Brill encouraged the board to look at the points within the code that layout guidelines to help with decision making.

Mr. Price suggested that he would like to see a compromise between both sides of the debate to minimize the footprint change of the first-floor layout. He prefers that the addition not be visually noticeable from the street. He stated that he understands that this is a difficult project.

Mr. Rucker asked if it is possible to have the elevator rotated so that it would open into the adjacent stairwell and place the equipment room between the elevator and the load bearing wall to the south. Mr. Stroh responded that he does not believe that fire code would allow for that orientation.

Mr. Rucker inquired if it is possible to table the COA-22-11 application until next month to allow the board chairman, Mr. Boyer, state his opinion. Mr. Stroh asked the board if they would agree to partially approving the application; approving the windows and doors replacement and tabling the elevator addition until next month. The solicitor, Ms. Ashley Hetzel, said that is allowed.

Mr. Kerr stated that he is fine with separating the application as to what was proposed by Mr. Stroh.

Mr. Rucker motioned to table COA-22-11, specifically the elevator addition portion, at the applicant's request. Ms. Iman seconded. 4 yeas, 1 abstention from Mr. Dawson.

Mr. Rucker motioned to approve COA-22-11, specifically the door and window replacement portion. Ms. Iman seconded. 4 yeas, 1 abstention from Mr. Dawson.

## **DISCUSSION ITEMS**

None

## **ADJOURNMENT**

Meeting adjourned at 7:52pm.