



DESIGN REVIEW BOARD MEETING MINUTES

September 29, 2021 at 6:30 PM in Council Chambers

CALL TO ORDER

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

ROLL CALL

Present: Todd Boyer (Chair), John Rucker, Tim Dawson, Jim Cron, Ronald Price

Absent: Christine Iman, Nate Byrum

Mr. Price was sworn in as a new member.

APPROVAL OF MINUTES

- i. Design Review Board-Regular Meeting- August 25, 2021

Motion to approve the Design Review Board-Regular Meeting- August 25, 2021 meeting minutes by Mr. Rucker, seconded by Mr. Cron. All in favor, Mr. Price abstained.

COMMUNICATION

2. Planning & Zoning- Ms. Brill

Ms. Brill welcomed Mr. Price to the Board and reported that the board is full now.

The parking lot behind Lovejoy's Building is under construction, as well as the uptown streetscape. Thanks for being patient and the results should be great.

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

All speakers were sworn in by Mr. Holthus.

3. COA-21-20: 127 W Main St; Certificate of Appropriateness; Wheelchair Ramp;
Applicant: Ina Medici

The applicant has filed an application for Certificate of Appropriateness (COA) to allow for the installation of a wheelchair ramp and railing. The applicant proposes to install a concrete wheelchair ramp, to accommodate for ADA. The ramp will be accessible from the west (towards the alley) with a step on the east side (toward N. Chillicothe St). In order to determine all building and zoning codes are satisfied, the applicant will need to continue working with the administration. The applicant has proposed the railing to encroach into the alley. As this is public right of way, additional permits and permission will need to be granted. This will be taken care of during the plan review and permitting process. The ramp is proposed to be concrete with a black steel railing, to include spindles on the north side of the ramp (portion closest to the street). On the building side, there will be a handrail only. Conceptual drawings were included in the packet. Staff recommends approval with conditions that the ramp is permitted to enter the public right of way.

Mr. Medici is here on behalf of the application He has included building department approval and drawings in the packet. He will continue working with them for the construction of the ramp.

Ms. Jenny Brill spoke on behalf of installing the ramp. She owns the business that is in the building and noted that several of her clientele will benefit from a safe ramp.

Mr. Rucker believes that the impact of this ramp on the historical value of the district is minimal, and that safety is the priority. Mr. Dawson asked the building owner if the ramp can start earlier so it doesn't need to enter into the alley. Mr. Medici explained that the current designed slope is an exception and is the absolute minimum that is can be. The ramp cannot start earlier because it would require cutting into a structural portion of the building. From the flat landing, the ramp would still need to be the same length. The only portion of the ramp that is in the alley is the turn around. But the Village plans to close the alley to traffic so the ramp will not affect traffic.

Mr. Cron has visited the site and viewed the plans that will allow for the alley closure and the sidewalk across the alley. This will allow for easier access into a new ramp. Mr. Price believes that the ramp and spindles should fit into the district easily.

Mr. Boyer does not have an issue with the design of the ramp or railings. He still has thoughts about how the ramp will alter the character of the storefront and the historic nature of the building. However, he is in support of safer ways of entry but that might include better access from the rear of the building.

Mr. Medici explained that the alley is in disrepair and is still not safe for entrance. The door is still raised and would need a long ramp as well. There is also limited parking in the back of the building. The entrance to the Historical Society should not have a step anymore after the new sidewalks are installed.

Mr. Dawson restated his concerns about altering the historic nature of the building. Mr. Rucker responded that things like patios also alter how a building looks.

Mr. Boyer asked for more details about the rear parking lot and who parks there. Mr. Medici explained that the rear access is for staff only and cannot be a primary entry. Mr. Boyer clarified that his questions are to gain clarity about what is affecting the building and what is affecting the tenant. The rear access only is a tenant issue and may not be true in the future. There was some discussion about when the alley would be repaired by the Village.

Mr. Rucker read the Solicitor's opinion about the need to contact the State Historical Society if future guidance is needed.

Mr. Dawson asked about the materials on the side of the ramp. The current plans are for a concrete only ramp which will allow for bending in and a less wide ramp.

Mr. Rucker motioned to approve COA-21-20, seconded by Mr. Cron.

Yay –Rucker, Cron, Price

Nay -Boyer, Dawson

Motion passes.

4. COA-21-21: 305 W Main St; Certificate of Appropriateness; Signage; Applicant: Chris Long

The applicant has filed an application for Certificate of Appropriateness (COA) to allow for the installation of a ground sign. Per section 1327.07, No alteration or environmental change shall be made to any property within the Historic District until a COA has been applied for and issued by the Board. Alteration is defined to mean any material or visual change, other than the normal maintenance and repair, to the exterior of any structure located within the Uptown Plain City Historic District. Therefore, it was deemed by staff to warrant a COA. The applicant proposes to install a ground sign, in the newly constructed learning garden, in front of the library. The sign will be roughly 2'x4' and mounted on two white decorative posts. The sign will be set back 8' front the edge of the sidewalk. The sign will be incorporated into the new landscaping that is being installed. They have identified the sign colors to be white and green. The green will be color matched with SW2810 Rookwood Sash Green, which is on the Sherwin Williams Historic palette.

Mr. Dawson asked why the library hadn't submitted a previous application for the pergola structure. Ms. Brill noted that zoning and building permits aren't issued for pergolas.

Mr. Cron thinks the sign looks great and supports the library. Mr. Price agreed and likes the colors. Mr. Dawson agrees as long as it meets the sign requirements.

Mr. Rucker would have liked the Design Review Board to approve the pergola structure.

Ms. Brill confirmed that the size meets the guidelines set by the Village and it is not externally illuminated.

Mr. Boyer thinks that the orientation is a little strange but is ok with the sign if the purposes are not to be displayed to traffic.

Mr. Dawson motioned to approve COA-21-21, seconded by Mr. Rucker. All in favor.

B. DISCUSSION ITEMS

Mr. Rucker shared with the board the UpCo is disbanding. The Village is working on how to replace the UpCo seat on the Design Review Board.

C. ADJOURNMENT

Meeting adjourned at 7:07pm.