

**Design Review Board
March 31, 2021
Meeting Minutes**

DRB Committee Members present: Todd Boyer (Chair), Christine Iman, John Rucker, Tim Dawson, Jim Cron, Nate Byrum

Participants: Zoning Official: Taylor Brill, Clerk: Haley Lupton

Visitors: Joan Mulford, Frank Mulford, Julie Golden, Chelsie Tarrier, Eric Medici, Bryan Adams

CALL TO ORDER Mr. Boyer Called the Meeting to Order at 6:32pm.

ROLL CALL

APPROVAL OF MINUTES Motion to approve Design Review Board as amended-Regular Meeting- February 24, 2021 Minutes by Mr. Rucker, seconded by Mr. Cron. All in favor.

COMMUNICATIONS

Zoning- Ms. Brill

A Zoning Code Enforcement Technician position has been posted for the Village. This position will help with code enforcement and zoning administration.

SWEARING IN OF SPEAKERS

Mr. Dawson, Ms. Mulford, Mr. Mulford, Ms. Tarrier, and Mr. Medici were sworn in throughout discussions.

OLD BUSINESS

CERTIFICATE OF APPROPRIATENESS; 114 W MAIN STREET; PLAIN CITY, OHIO: TO ALLOW HVAC UNIT ON BUILDING FACADE. APPLICANT: JOHN HOUGHARD (APPLICATION #COA-21-2)

This item was tabled at the last meeting to explore alternative installation options for better concealment. The applicant forwarded a letter that was sent to the Board regarding the information the applicant has received.

Julie Golden added that the building owner is interested in doing several things with the building. Right now, the HVAC unit installation on the side of the building should be considered temporary. Installation on the roof was not found reasonable at this time.

Eric Medici is an Uptown business owner. His viewpoint is that this HVAC unit should never be installed on a historical building. For this unit, there should be a ten-foot condenser installed. The short distance as currently installed will blow up the unit and it will not work. Mr. Medici has experience installing these types of units and encourages the building owner to read the manufacturer's specifications for the HVAC unit. He believes that the unit could be installed in the back and ran through the building.

Ms. Golden responded that the unit was installed by a professional, and the building relied on their expertise and emphasized that it is a temporary solution. The new unit also replaces a unit that was in the same place.

Mr. Dawson commented as a public business owner. He hopes that the Design Review Board would never approve this type of unit on the front of the building due to the historic facade and the look of the unit. As a business owner, he knows that there are sometimes cheaper options, but they are not the correct way to do things. The owners should

find an alternative solution. Mr. Dawson also mentioned that the building has boarded up windows and he hopes that building owners focus on complying with the uptown building requirements.

Public comment closed.

Mr. Rucker thanked Mr. Medici for his knowledgeable HVAC input and defers to his opinion.

Mr. Byrum noted that there were no official quotes received by the applicant's letter, as the board had requested.

Ms. Iman agrees with the board. There is not enough information in the letter, and we have expert opinion that says it is feasible to put it somewhere else.

Mr. Cron noted that the air conditioner replacing a prior unit in the same position should allow for the new installation. Businesses should be supported in whatever way possible. Historical standards are sometimes not feasible for financial reasons.

Mr. Boyer understands that it is a replacement unit, but it is not mounted in the same way. Mr. Boyer appreciates the input that the building owner received information about mounting the unit on the roof. This unit is at a critical corner in the Uptown district and should move. If it is in fact a temporary solution, Mr. Boyer would like to set a time period for removal.

The Board cannot table the application because of the 45-day timeline. If denied, the code violation has to be enforced legally. If the applicant is willing to agree to a timeline, the board can approve as submitted with conditions of time.

Ms. Golden suggested 60 days for repair. Mr. Rucker would be ok with six months so it can be done correctly. Ms. Iman would like a three-month timeline, if possible. Mr. Cron would like six months.

Motion to approve application #COA-21-2 with the condition that the owner has three months to finalize a plan for relocation of the HVAC unit somewhere other than the front building facade and six months for implementation of that plan, by Ms. Iman, seconded by Mr. Cron. Six yea votes.

NEW BUSINESS

1.CERTIFICATE OF APPROPRIATENESS; 221 CHILLICOTHE STREET, PLAIN CITY, OHIO: TO ALLOW REPLACEMENT OF TWO WINDOWS. APPLICATION: FRANK MULFORD (APPLICATION #COA-21-4)

Ms. Brill presented the details of the current window request. The application last year was denied. The proposed application is to replace the windows and install the stained-glass windows and the tempered panels. A company will be completing the work. The contractor has provided the material samples that allows flow from the authentic stained glass.

Frank Mulford swore in and introduced Chelsea Tarrier from Buckeye Glass.

Chelsea Tarrier from Buckeye Glass explained the project. The new windows will use the same-colored glass for the borders as the old windows. The arches will be clear, and the original pieces will be colored to match. The wood will be replaced with zinc, which is historical and will match the current grid look. A company will come in and take out the windows, place tempered glass panels for the outside layer, and the stained glass will be installed within the tempered glass. The tempered glass protects the stained glass from weather, rocks, or any other damage.

Ms. Iman thinks this is a good plan that protects the historical look but provides energy efficiency. Mr. Rucker noted that this solution works.

Mr. Rucker motioned to approve application #COA-21-4, Mr. Cron seconded. Six yea votes.

2.CERTIFICATE OF APPROPRIATENESS; 156 W MAIN STREET, PLAIN CITY, OHIO: TO ALLOW REPLACEMENT OF WINDOWS. APPLICATION: TIM DAWSON (APPLICATION #COA-21-5)

Ms. Brill presented the historical reference and existing condition of this building. The materials will be vinyl and glass. Mr. Dawson has no further comments.

Mr. Boyer asked if vinyl windows have been approved before, Ms. Brill noted that they have.

Ms. Iman motioned to approve application #COA-21-5, seconded by Mr. Byrum. Five yea votes. Mr. Dawson abstained.

3.CERTIFICATE OF APPROPRIATENESS;138 W MAIN STREET, PLAIN CITY, OHIO: TO INSTALL A PRIVACY FENCE. APPLICATION: TIM DAWSON (APPLICATION #COA-21-6)

Ms. Brill presented information. The area for the fence will be under the stairs. Material and size were not defined, but staff recommended a deck skirting for aesthetic appeal. Ms. Brill also suggested matching the cedar fence used as a screen for the smoker in the back of the building.

Mr. Dawson noted that the material will be the same as the fence in the back of the building, and the walk-in cooler. The walk-in cooler fencing will be vertical so he would like the alley fence way vertical as well. The lumber will be treated and dog-eared wood and will conceal the area under the stairs.

Mr. Rucker asked if storage under a fire escape is allowed per the fire code. If it is, materials should be non-combustible. Mr. Dawson noted that the patio furniture will probably be storage for patio furniture in the future.

Mr. Boyer explained that he is ok with the 6' fence enclosure but asked about the stairs. The wood stairs have been previously approved, but Mr. Dawson intends to put in the application for the wood spindle railing soon.

Ms. Iman asked about the length of the fence. The fence will only extend to the end of the step platform where the 6x6 posts are.

Ms. Iman motioned to approve application #COA-21-6, seconded by Mr. Rucker. Five yea votes, Mr. Dawson abstained.

4.CERTIFICATE OF APPROPRIATENESS;132 N CHILLICOTHE STREET, PLAIN CITY, OHIO: TO INSTALL A SLIDING DOOR. APPLICATION: TIM DAWSON (APPLICATION #COA-21-7)

Ms. Brill presented the look and location of the sliding door.

Mr. Dawson noted that this door is part of the original facade agreement. It was originally supposed to be a garage door, but Mr. Dawson felt the accordion style door may be better received by the Board. The only people that can see the door will be standing on the back patio.

Mr. Boyer asked about the dark bronze color. Mr. Dawson replied that this color is very close to black and the manufacturer said that black is extremely back ordered. The bronze also matches the garage doors on the front of the building. Mr. Boyer stated that this is a good solution to allowing for inside/outside dining.

Ms. Iman agreed that the door is a nice solution.

Ms. Golden noted that the sliding door is not historical, and the rear of the building might not always be the same but that she does like the look. Ms. Iman noted that other communities use bifold doors in the historic district.

Ms. Iman motioned to approve application #COA-21-7, seconded by Mr. Rucker. Five yea votes. Mr. Dawson abstained.

ADJOURNMENT

Meeting adjourned at 7:28pm.