

MINUTES
City of Wooster Design and Review Board
August 14, 2018

I. MEETING CALLED TO ORDER AND ROLL CALL

John Campbell, Chairman of the Design and Review Board, called the meeting to order. Board members John Campbell, Dick Deffenbaugh, Sandra Hull, Louise Keating, and Keith Speirs were present at the meeting. Board members Susan Bates and Dick Kinder were absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF MINUTES

Louise Keating moved to approve the Minutes of July 10, 2018, regular meeting of the Design and Review Board. Sandra Hull seconded the motion. The motion carried 5-0.

III. APPLICATIONS

DR-18-21.

Byron Manchester of BSHM Architects representing the Wooster City Schools requested Certificate of Appropriateness approval for parking, landscaping, and lighting at 101 West Bowman Street, an Other Landmark Property.

Byron Manchester of BSHM Architects stated that the proposal was for parking improvements to the northeast corner of Grant Street and Bowman Street. Mr. Manchester continued that the plan would reduce congestion on Grant Street by allowing 59 new parking spaces, including 5 ADA compliant parking spaces. Mr. Manchester stated that the proposal would allow buses and parents to pick up and drop off students. Mr. Manchester explained that lighting and landscaping plans were also included in the submittal.

Sandra Hull moved to approve the application as submitted. Dick Deffenbaugh seconded the motion. The motion carried 5-0.

DR-18-25.

Evan Woolums representing Family Dollar requested sign approval for window signs at 239 West Liberty Street in the C-4 Zoning District.

Sandra Hull stated that she had received requests from area property owners to reduce the Family Dollar signs.

Sandra Hull moved to table the application until representation was present. Louise Keating seconded the motion. The motion carried 5-0.

DR-18-26.

Jesse Dickerson requested an approval recommendation from the Board for a shed at 200 South Market Street in the C-4 Zoning District.

Jesse Dickerson stated that he represented the assisted living providers at Townview Terrace. Mr. Dickerson explained that the proposal was for a storage shed on an existing concrete pad behind the building near the dumpsters. Mr. Dickerson continued that the shed could be any color and have a metal or shingle roof.

Sandra Hull asked if the building could be painted a dark color or match the building. John Campbell stated that the building could match the dumpster shed with a dark brown color and utilize a metal roof.

John Campbell moved to approve the application as submitted with the condition that the shed siding and metal roof shall be brown in color to match the existing dumpster enclosure on the site.

Sandra Hull seconded the motion. The motion carried 5-0.

DR-18-27.

Ronald Stone requested an approval recommendation from the Board for the construction of a wall, replacement of a portion of a wall and the replacement of door at 333 East Liberty Street in the C-4 Zoning District.

Melissa Stone stated that a 4 by 4 feet slab of concrete would be placed in front of the newly installed glass storefront door. Mrs. Stone explained that one layer of storefront clay block would replace the block on the front of the rear building. The Board and the applicant discussed the use of split face block and painting the remainder of the rear building.

John Campbell moved to approve the application with the following conditions:

1. The replacement block on the north wall of the rear building shall be split face block matching the existing split face block on the "Hairbenders" building adjacent to E. Liberty Street in style and color;
2. The remainder of the rear building shall be painted to match the color of the replacement split face block; and
3. The parking lot wall shall utilize split face block matching the existing split face block on the "Hairbenders" building adjacent to E. Liberty Street in style and color.

Dick Deffenbaugh seconded the motion. The motion carried 4-1 with Sandra Hull voting no.

DR-18-29.

Kathy Odenkirk requested sign approval for wall signs at 333 East Liberty Street in the C-4 Zoning District.

Kathy Odenkirk stated that the proposal included a 2 ft. by 4 ft. wall sign on the corner of the front building on the site. Mrs. Odenkirk continued that a second 2 ft. by 5 ft. wall sign was also proposed above the entrance door of the rear building on the site. Mrs. Odenkirk explained that the entrance of the rear building was not visible from Liberty Street.

Sandra Hull moved to approve the application as submitted. Louise Keating seconded the motion. The motion carried 5-0.

DR-18-28.

Aaron Dearth requested Certificate of Appropriateness approval for the replacement of a retaining wall and railing at 144 North Market Street in the Public Square Landmark District.

Chad Emmons stated that the proposal was to tear down a window well and replace a retaining wall and railing at the Wooster City School Board office. Mr. Emmons explained that the wall would be replaced with a concrete wall. He stated the proposed railing would match the existing railing on the site.

Sandra Hull moved to approve the application as submitted. Louise Keating seconded the motion. The motion carried 5-0.

DR-18-30.

Tonya Bowden requested Certificate of Appropriateness approval for an awning, awning signs and window signs at 105 East Liberty Street in the Public Square Landmark District.

Linda Nichols stated that Westfield Bank was rebranding. Mrs. Nichols explained that the exterior doors would have new store hours with a new logo and an illuminated cabinet that would be hung in the interior of the building. Mrs. Nichols stated that the awning would be replaced with the same size black awning and incorporate signs with the new logo.

Mr. Dutton stated that the illuminated cabinet signs had been removed from the application at the request of the business owner.

Dick Deffenbaugh moved to approve the application as submitted. Sandra Hull seconded the motion. The motion carried 5-0.

IV. ADJOURNMENT

Louise Keating moved to adjourn the meeting. Sandra Hull seconded the motion. The motion carried 5-0. The meeting adjourned at 5:55 p.m.

John Campbell, Chairman

Carla Jessie, Administrative Assistant