

**MINUTES
DESIGN & REVIEW BOARD**

APRIL 8, 2014

MEMBERS PRESENT: Keith Speirs, Dick Kinder, Louise Keating, John Campbell, Sandra Hull and Dick Deffenbaugh. Susan Bates arrived after DR-491 was considered by the Board.

STAFF PRESENT: Andrew Dutton and Jonathan Millea

I. MINUTES

Louise Keating moved, Sandra Hull seconded, to approve the Minutes of March 11, 2014 as received. Motion carried.

II. PROJECT REVIEW AND/OR APPROVAL

DR-491. (C-1, North Market Street Landmark District). LetterGraphics, Inc., on behalf of Rocky Ridge Realty, LLC, requesting Board approval of an internally illuminated face change to an existing freestanding sign for property located at 505 North Market Street (Long, Cook & Samsa).

Chris Butdorf, LetterGraphics Sign Company, on behalf of Long, Cook & Samsa, stated the proposal was to install an aluminum, internally illuminated cabinet. The only thing which would illuminate at night would be the letters themselves; the background would be opaque. Mr. Butdorf stated the sign should look very similar to the sign which existed currently. Mr. Deffenbaugh questioned if there was any color change proposed. Mr. Butdorf stated the house was grey and the trim was white, and the existing sign was currently more of the trim color. Mr. Butdorf stated there had been some discussion of changing the white to grey. Mr. Butdorf stated if that was a significant factor, he indicated they would come back before the Board.

Louise Keating moved, Dick Deffenbaugh seconded, to grant the request of LetterGraphics, Inc., on behalf of Rocky Ridge Realty, LLC as submitted for property located at 505 North Market Street. Motion carried by a 6-0 vote.

DR-492. (C-4 District). Main Street Wooster, Inc., on behalf of Matthew Chelf, requesting Board approval of a *"Welcome to Historic Downtown Wooster, Ohio"* mural to be painted on one wall of the building located at 432 South Market Street (laundromat).

Sandra Hull recused herself from the Board to give the presentation regarding the signage request.

Ms. Hull stated the property in question was located at 432 South Market Street, on the east side of the street. Ms. Hull stated Wooster Brush demolished the car wash and the property was now greenspace, making the wall of the laundromat very visible. Ms. Hull stated Michael Dowd of the Wooster Brush Company, who did the design for the mural on the Somar building, was proposing a mural for a wall on the laundromat building. Ms. Hull stated the mural would be painted by Rusty Baker who also did the Somar mural.

Mr. Keating questioned the life of the mural. Ms. Hull stated Main Street had an agreement with the property owners that it not be painted for a period of 10 years. Ms. Hull stated Rusty Baker felt 15-20 years would be life of the mural before the paint would start to flake off.

Susan Bates moved, Louise Keating seconded, to grant the request of Main Street Wooster, Inc. for property located at 432 South Market Street as submitted. Motion carried by a 6-0 vote (Sandra Hull not voting on the matter).

DR-493. (C-4 District). Jonathan Millea, on behalf of the City of Wooster, requesting Board approval of a 26 space, public parking lot for property located at 331-341 East North Street.

Jonathan Millea, City of Wooster, stated the project before the Board began in late, 2011. Mr. Millea stated the City had a Downtown Parking Exemption District which allowed for businesses in the downtown area to operate without having to provide for on-site parking. Mr. Millea stated as a result, the City was trying to develop a parking lot on East North Street. Mr. Millea stated the current parking exemption district terminated at Bever Street, so businesses east of Bever Street were required to provide for parking. Mr. Millea stated the proposed parking lot would help to relieve the development constraint so that similar developments would occur beyond the parking exemption district. Mr. Millea stated Community Development Block Grant monies were available for the development of the lots in question for parking purposes but noted the Grant monies expired in June. Mr. Millea stated the Grant monies were used to purchase the lots and the remaining money would be used to add landscaping and gravel. Mr. Millea stated the gravel would serve as a base coat for a layer of paving. Mr. Millea stated the homes that had existed on the lots (3) had been demolished, and the lots were left unutilized. Mr. Millea stated the parking lot would consist of a raised mound which would include hedge rows along the front of the property to provide more greenery to the site. Mr. Millea stated it was the goal of the City to expand the Parking Exemption District to Beall Avenue. Mr. Millea stated the proposed parking lot would improve the aesthetics of the area.

Mr. Deffenbaugh questioned if the parking area was in anticipation of a development on East Liberty Street. Mr. Millea stated it was the hope of the City that the parking lot would help to promote development in the area.

Ms. Hull stated she was concerned with no lighting being provided and parking, at night, might be an issue. Ms. Hull also expressed concern with providing gravel and not asphalt. Ms. Hull asked if the greenspace would be added at the time gravel was placed on the lot. Mr. Millea stated yes. Ms. Hull questioned the proposed timeline on asphalt and lighting for the lot. Mr. Millea stated the City's goal was to pave the lot within two years. Mr. Campbell questioned if a variance were obtained to install the graveled parking lot. Mr. Millea stated yes. Mr. Millea stated the Grant money would offer a start to the parking lot by providing for gravel and landscaping now and to allow the gravel to sit over the winter, and then in the spring, it would ideally be the best time to pave the lot.

Louise Keating moved, Sandra Hull seconded, to grant the request of the City of Wooster for 331 - 341 East North Street as submitted. Motion carried by a 7-0 vote.

DR-494. (C-4 District). Wootown Properties/Dave Wengerd Construction requesting the Board's recommendation to the Planning Staff of proposed vinyl siding, soffit and fascia for property located at 236 South Market Street.

Dave Wengerd, Wootown Properties, stated he wished to remove the existing aluminum siding on the duplex. Mr. Wengerd stated last year, an attempt was made to clean the siding but felt it was an

eyesore. Mr. Wengerd stated vinyl siding was proposed which would match the storefronts once they were updated.

Sandra Hull moved, Dick Deffenbaugh seconded, to grant the request of Wootown Properties as proposed at 236 South Market Street. Motion carried by a 7-0 vote.

DR-495. (C-4, Public Square Historic District). Jacob Miley of AODK Inc., representing Craig Wellert, requesting an amendment to the previously approved DR-484 for the inclusion of a standing seam metal roof for property located at 149 North Walnut Street.

Craig Wellert, C & C Wellert Properties, stated the proposal was to truss the roof of the building in question. Mr. Wellert stated a raised, metal roof was planned.

Ms. Hull stated when the Board previously reviewed the changes to the building, a raised roof was not proposed and she was concerned with keeping the integrity of the building. Mr. Wellert stated they had to raise one side of the roof dramatically to get enough runoff, so he asked the architect to re-design the roof. Mr. Wellert stated the north side of the building would have to be built up considerably to get enough slope to provide for the metal roof. Mr. Wellert stated the roof was currently “a swimming pool”, and he was concerned with the effects on the interior of the building. Ms. Hull stated the roof would change the look of the building completely. Ms. Hull questioned the color of the roof. Mr. Wellert indicated it would be Hartford Green which was dark, almost black.

Dick Kinder moved, Susan Bates seconded, to grant the request of Craig Wellert as proposed for property located at 149 North Walnut Street. Motion carried by a 7-0 vote.

Meeting adjourned at 5:56 p.m.

Andrew Dutton, Staff Liaison