

# MINUTES DESIGN & REVIEW BOARD

OCTOBER 8, 2013

**MEMBERS PRESENT:** Keith Speirs, John Campbell, Sandra Hull, Dick Deffenbaugh and Susan Bates

**MEMBERS ABSENT:** Louise Keating and Dick Kinder

**STAFF PRESENT:** Andrew Dutton

## I. MINUTES

Sandra Hull moved, Susan Bates seconded, to approve the Minutes of August 13, 2013 as received. Motion carried.

## II. PROJECT REVIEW AND/OR APPROVAL

- A. **TABLED. DR-473. (C-4 District). Wings, Wheels & Waves** requesting Board approval of a 4' x 10' aluminate sign using the existing frame for property located at 133 North Bever Street.

Michael Guest, owner of Wings, Wheels & Waves, indicated the sign had been erected in early to mid-April. Mr. Deffenbaugh questioned if the sign replaced an existing sign. Mr. Guest stated yes and indicated there was existing framework and a canvas sign which had been partially torn from not being used.

Ms. Hull questioned if the owner was willing to remove the awning on the building. Mr. Guest indicated he was not—the owner did not wish to make modifications to the building.

Mr. Campbell questioned if the sign met the Sign Code regulations. Mr. Dutton indicated yes.

Ms. Hull stated she understood that the sign was existing but noted she had met with Mr. Guest and asked if he would consider changing the sign to be more in keeping with signage in the downtown, and Mr. Guest was unwilling to make changes to the sign.

Mr. Campbell noted that the sign did not violate the Sign Code. Mr. Campbell stated that while the Board did not particularly care for the sign, there was nothing the Board could do to reject the sign since it met the City's Sign Code regulations.

John Campbell moved, Dick Deffenbaugh seconded, to accept the sign as presented for Wings, Wheels & Waves at 133 North Bever Street. Motion carried by a 4-1 vote, Sandra Hull voting negatively.

Mr. Guest questioned what the Board would like to see changed on the sign. Mr. Campbell stated the Board likely would have suggested toning down the sign and possibly asking that it be mounted to the masonry rather than the apparatus on the awning. Mr. Campbell also felt that there may have been enough signage just with the window signs – the more words that were put on a sign, the more complex and useless it became. Mr. Campbell noted window signage would be at street level which he felt would benefit the business.

- B. DR-474. (C-4 District). Great Impression Sign Company, on behalf of the Ohio BMV,** requesting Board approval of non-illuminated, door and building mounted signage for property located at 340 South Market Street.

The sign installer indicated that the BMV was changing their logo, so signage throughout the State of Ohio needed to be updated. He indicated that with respect to the overhead sign, the existing face would be removed and replaced with the updated sign face; the existing wall mounted sign would be removed and replaced with a new one; decal signage on the door would be added.

Mr. Campbell noted there were two different faces on the building where the signs would be located.

Sandra Hull moved, Susan Bates seconded, to approve signage as proposed for the Ohio BMV at 340 South Market Street. Motion carried unanimously.

- C. DR-475. (C-4, Public Square Landmark District). Lucky Records** requesting Board approval of non-illuminated, building mounted signage at 126 South Market Street.

Lorie Rodgers, Lucky Records, stated two, 8' panels were proposed (sign would be 2' x 16'); a painted wood logo would be mounted to the panels. The words "buy and sell" and "new and used" would be eliminated from the proposal submitted to the Board.

Mr. Campbell noted the background would be white with a frame around it. Ms. Rodgers stated the entire façade would be white, and a painted wood logo would be mounted to it. Mr. Campbell questioned if each of the letters were individual letters. Ms. Rodgers stated she was not certain. Ms. Rodgers stated she thought the plywood would be ½" thickness.

Mr. Deffenbaugh questioned the size being so large. Ms. Rodgers stated the size was determined in order to cover the area of the former sign. Ms. Rodgers noted that it was a rough, wood exterior.

Mr. Deffenbaugh stated it was his understanding the sign would not be illuminated. Ms. Rodgers stated that was correct.

Ms. Hull stated she felt the overall look of the sign would be nicer with a black border around it to help mitigate the white. Ms. Rodgers agreed but indicated her husband was opposed to the border.

Sandra Hull moved, Keith Speirs seconded, to approve the request of Lucky Records at 126 South Market Street contingent upon the addition of a black border being added. Ms. Rodgers questioned the thickness of the border. Mr. Campbell stated he felt it would need to be at least 1 - 1 ½" wide and placed about the same distance from the edge of the aluminum panel similar to the temporary banner which was currently on the building.

Motion carried unanimously.

- D. DR-476. (C-4 District). Tom Gross, on behalf of Campbell Oil/Bellstores,** requesting Board approval of the replacement of an existing illuminated Subway sign and changes to an existing building canopy at 404 South Market Street.

Tom Gross, on behalf of Campbell Oil, stated the existing Subway decal was weather-aged and would be replaced with an exterior, illuminated decal, smaller than what currently existed. Mr. Gross stated the existing sign was internally illuminated.

Mr. Gross noted that the existing canopy was getting rusty, and instead of replacing it with the t-shaped canopy, the t-portion would be removed entirely to open up the front of the building, and the 28' x 84' canopy section would be re-decked. Mr. Gross stated the canopy currently had a 42" Marathon fascia on it; the proposed would be fluorescent, backlit, with a canvas material pulled tight around it. The canopy was now on three sides—north, west and south, and the new canopy would be 4-sided (east side was the side facing the store). Mr. Campbell stated that basically what was being done was the replacement of an existing sign with new graphics and materials. Mr. Campbell questioned how the existing Subway signed as illuminated. Mr. Gross stated it had a light shining up on it.

Mr. Campbell questioned if the Subway pedestal sign at the street would be changed. Mr. Gross stated no.

Susan Bates moved, Dick Deffenbaugh seconded, to approve the request of Campbell Oil/Bellstores at 404 South Market Street as submitted. Motion carried unanimously.

- E. DR-477. (C-4 District). Mairs Veterinary Hospital** requesting Board recommendation of an 8' x 8' storage building for property located at 389 West Liberty Street (rear).

Sara Miller, Office Manager for Mairs Veterinary Hospital, stated the storage building had already been placed on the lot as they were unaware a zoning permit was needed. Ms. Miller stated the veterinary hospital business had been growing, and they attempted to purchase the property in the area in order to expand the building but needed the storage shed to store the excess antique tools, fans, and heaters—items which were not frequently used. Ms. Miller stated the items were previously stored in the office but due

to space issues, needed to be stored elsewhere. Ms. Miller stated the storage building was painted the same color as the building and was located 21' off the alley.

Mr. Campbell questioned if the building complied with the zoning of the property. Mr. Dutton stated yes and noted that the Board's recommendation was needed.

Ms. Hull suggested that the property be striped around the building so that vehicles would not park everywhere. Ms. Miller stated she would be willing to do that. Mr. Campbell noted that on the south side of the property, there really was not adequate space for a lined parking lot which was why he felt the chaotic procedure worked better. Mr. Campbell stated because the property was landlocked, at some point in time, they would have to "fish or cut bait". Ms. Miller stated it was a family owned business that had been in operation since 1961 and was sentimental. Mr. Campbell stated if there were parking issues, it would be better to stripe it. Mr. Campbell suggested that she work with Mr. Dutton regarding how that should be done to be sure it complied with Zoning Code regulations.

Susan Bates moved, Sandra Hull seconded, to recommend approval of the request of Mairs Veterinary Hospital at 389 West Liberty Street (rear) as submitted. Motion carried unanimously.

### III. MISCELLANEOUS

Mr. Dutton stated City Council passed the amendments to the Design & Review Board regulations with two minor changes – one with regard to penalty for non-compliance (changed to a minor misdemeanor); and for a nomination to the landmark district, it was required to have written consent from any property owner. Mr. Dutton stated the changes would become effective 30 days from October 7.

Mr. Dutton asked Board members to submit their resumes to him which was required as part of the CLG regulations.

Meeting adjourned at 6:00 p.m.

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**Andrew Dutton, Staff Liaison**