



Design Review Board
Tuesday, April 12, 2022 - 5:00 PM
MINUTES

1. Call to Order

Chairman Ashbrook called the Design Review Board meeting to order at 5:00 pm.

2. Roll Call

Present - Chairman Nathanael Ashbrook, Heather Green, Josh Harrison, Candice Evans
Absent - None

Staff present - Bailey Morlan - City Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Walter Raub, Dave Pontia, Sean Staneart, Joseph Jorge, Andrew Lallathin

3. Public Comment

No public comments

4. Approval of Minutes

a. January 25, 2022

ACTION: Josh Harrison moved to approve; Nathanael Ashbrook seconded and the vote was as follows:

AYES: Harrison, Evans, Green, Ashbrook

NOES: None

ABSTAIN: None

Passed 4 - 0

5. Application # Z-22-65 Certificate of Appropriateness; 8 Coshocton Street

This application is for the construction of a new Bell Stores gas station; the existing gas station building and gas pumps will come down. The Planning Commission approved a Variance at the last meeting for the canopy; this application is for design of the new station. Applicant Joe George with CESO, the engineer of record along with Andrew Lallathin, the architect of record were in attendance for review. Mr. Lallathin addressed questions from the board on lighting. Candice Evans said she feels the building could be better integrated with the downtown space as far as the overall look, feels like it is a little commercialized for where they are trying to go with the downtown, feels the materials are ok at this point and understands branding but does not feel the red accents where it should. Josh Harrison said one idea on how to integrate this better into the downtown would be to consider an all brick building. Discussion on exterior materials, all brick options, wall signage options, green space, street lighting and right of way.

Public Comments:

1. Ryan Green; 408 Sunset

- Would like to see this match up better to the downtown area.
- Encouraged the Board to look at both zoning and design review documents
- Appreciates this upgraded model; adds that he likes the Maslin building design
- Wants to ensure a buffer for the residents behind
- Likes the look of the Short North UDF
- Would like to reduce the curb cut
- Would like to see other options for the logo sign
- Would like to see a screening option rather than the wall

2. Walter Raub; 320 S. Main

- Asked if the lots have been combined. Applicant answered this was in process.
- Would like to see the all brick option for the building
- Would like to see a softer barrier than the wall, some bushes or landscaping
- Likes the darker red, would like to see other signage options

3. Tod Huston; 104 Benedict Drive

- Appreciates the work in the Design Review Document but there are conflicts with the Zoning Code between the Historic District and GCC-1; asked what happens with the conflicts.
- Does not see this matching up with the historic opera house; a bit too commercial for the overlay district.
- Needs a lot of tweaking to make this building amenable with the downtown historic area

4. Sean Staneart; 8411 Jacob White Road

- Would like to see them incorporate brick that would match the opera house
- The flat roof buildings in the downtown are two story, applicant could go for that look. If keeping one story, would like to see a pitched roof
- Would like to see the outcropping extend further and incorporate more black or rod iron, the red is too loud
- Would like to see the same street lighting style in the downtown area be incorporated in the lighting plan
- Noted that the current green space shown in right of way shown could disappear if the road was ever widened
- Concern for ingress/egress onto Oregon Street, curious if traffic study has been done, concern trucks could try to enter/exit there.
- Side walls look blank, would recommend adding the look of windows
- Also referenced liking the Short North UDF

- Referenced Kroger's secondary pay area underneath the canopy

Public comments closed

Applicant to take all comments into consideration.

ACTION: Mr. Ashbrook moved to table the application; Mr. Harrison seconded and the vote was as follows:
AYES: Josh Harrison, Candice Evans, Nathanael Ashbrook
NOES: None
ABSTAIN: Heather Green; works for CESO

Motion to table passed 3 - 0

a. Bell Stores COA application & Staff report

6. Other Business

7. Adjourn

Candice Evans moved to adjourn, Heather Green seconded and all were in favor. Motion carried 4-0.

Meeting adjourned at 5:58 pm