



Design Review Board
Tuesday, June 13, 2023 - 5:00 PM
MINUTES

1. Call to Order

Board Chair Nathanael Ashbrook called the Design Review Board to order for June 13, 2023 at 5:06 pm

2. Roll Call

Members present were Chairman Nathanael Ashbrook, Heather Green, Josh Harrison, Franz Stein.

Absent: Candice Evans

Staff present: Sean Staneart-Acting City Manager, Terry Wymer-Zoning Inspector, Teresa Monroe-Clerk of Council

Public present: Greg Byrer, Robert Miller Jr., Shannon Staneart

3. Public Comment - None

4. Application # Z-23-119 Zoning Certificate; 159 S. Main Street - Sign

a. Application

Applicant proposes to install an electronic sign in front of the United Methodist Church at 159 S. Main Street. Board members reviewed images provided by Kessler Sign Company. Sean Staneart said the sign size is in conformity with the current sign code. Josh Harrison said he would like to see a brick base. Discussion on sign illumination and brightness and the disconnect switch location. Board would like to confirm the sign setback and would also like the brick base to be consistent with the current building brick. Board questions on the black material shown at the border of the sign, is it gloss, satin, semi-gloss or flat finish, concern for weather wear or corrosion and longevity of the paint. Board preference would be satin or semi-gloss.

Sean Staneart reviewed follow up items:

Lumens, is there a way to measure brightness?

Brick base to be consistent with the brick of the church

Disconnect switch needs to be hidden

Confirm setbacks, board preference is no closer than five feet from inside the sidewalk

Black powder coated paint needs to be semi-gloss or satin

ACTION: Heather Green moved to table; Nathanael Ashbrook seconded and the vote was as follows:

AYES: Harrison, Green, Ashbrook, Stein

NOES: None

ABSTAIN: None

Passed 4 - 0 TABLED

5. Application # Z-23-120 Certificate of Appropriateness; 208 S. Main Street - Remodel

a. Application

Applicant proposes a residential remodel and expansion to 208 S. Main Street. The Design Review Board is seeing this tonight because the home is in an historic overlay district. Board member review, concern that the vinyl siding on the addition will not match existing.

Conditions listed for approval:

1. New siding, roof and gutters to match existing in color and material
2. No overlap of visible seams between existing and addition

ACTION: Nathanael Ashbrook moved to approve with conditions as listed; Josh Harrison seconded and the vote was as follows:
AYES: Green, Ashbrook, Stein, Harrison
NOES: None
ABSTAIN: None

Passed 4 - 0

6. Application # Z-23-129 Certificate of Appropriateness; 0 Clark Drive - New Construction

a. Application

Application is for new construction of a commercial building at 0 Clark Drive. Any new, non-residential construction in the GCC-1, GCC-2 or Light Manufacturing district must go before the Design Review Board for Certificate of Appropriateness approval. This parcel is in a GCC-2 zoning district but not in the overlay district. Sean Stanearth said that for transparency, he has an ownership interest in this building and that he would be stepping down into the audience to allow the board to have discussion. Greg Byrer with Tekton Engineering was present for review of the application. The proposed building is 8,920 square feet, the anchor tenant is going to be a fitness center, with three additional spaces available for rent in the future. Board review of the building design presented. Board members expressed that they would like to see the building turned so that the other entrances faced Clark Drive. Heather Green said that if the other spaces are retail, she would like to see more of a storefront and more windows. Discussion on parking spaces, building materials, horizontal and vertical siding proposed, landscape buffering and location of air conditioning units. Further discussion on the desire to see the building turned to face Clark Drive, building orientation, review of the location of the catch basin and topography of the property and future expansion plans. Board would like some architectural features on the back side of the building that faces the street, to make it look less like the back and to show A/C units and screening. Sean Stanearth said the additional spaces will be more office space rather than retail. Applicant to make some adjustments to the building and site development plans and return.

ACTION: Nathanael Ashbrook moved to table the application; Heather Green seconded and the vote was as follows:
AYES: Ashbrook, Stein, Harrison, Green
NOES: None

ABSTAIN: None

Passed 4 - 0 TABLED

7. Other Business

 None

8. Adjourn

 Nathanael Ashbrook moved to adjourn, Franz Stein seconded and all were in favor. Motion passed 4-0.

 Meeting adjourned at 6:44 pm.