



Design Review Board
Tuesday, August 13, 2024 - 5:00 PM
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for Tuesday, August 13, 2024 at 5:05 pm

Present - Heather Green, Candice Evans, Andrew Hale, Franz Stein, Craig Bohning
Absent - None

Staff present - Sean Staneart - City Manager, Teresa Monroe - Clerk of Council

Public present - Cris Geiser, Don Lightle, Leo Miller (Tekton), Buddy Dowell, Chris Palmer, Mike Sileargy

2. Public Comment

No comments

3. TABLED Application # 7-1-5 Certificate of Appropriateness; 161 Lakeview Dr. - Covered front porch

ACTION: Heather Green moved to take applications 7-1-5, 7-2-5, 7-2-10 and 7-8-15 from the table; Craig Bohning seconded and all were in favor.

AYES: Heather Green, Candice Evans, Franz Stein, Andrew Hale, Craig Bohning

NOES: None

ABSTAIN: None

Passed 5 - 0

a. Application

Don Lightle present. Board review of updated application materials, roof updated to gable style, he will re-use siding panels removed from bottom on the gable to address the boards' concern for matching the siding old/new. Will also be using vinyl siding that looks like brick or stone along the front of the house. Provided a picture of a similar house two doors down. Contractor said he will be replacing the whole roof so not to worry about matching shingles. Resident has not picked the vinyl color at this time. Board members expressed their concern for approving an application without the material and color chosen. Ms. Green said they feel good about the design and the separation of material, but they will need to see the final selection the homeowner chooses so they know what the final look will be. Applicant in favor of tabling until the August 27th meeting.

ACTION: Andrew Hale moved to table pending submission of finish materials; Heather Green seconded and the vote was as follows:

AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Candice Evans

NOES: None

ABSTAIN: None

Passed 5 – 0 TABLED

4. TABLED Application # 7-2-5 Certificate of Appropriateness; 169 Stone Hedge Row Dr. - Sun Room

a. Application

Applicant or contractor not present. Ms. Green said she is still confused as to what this addition is going to look like, there are several variations shown in the materials provided. Mr. Hale said until they see something that makes sense, a decision cannot be made. Board in agreement that they need to see what this is going to look like, roof, sides and finish materials. Board requests to see elevations of what is being built with the entirety of the house and material samples for the roof and siding addition.

ACTION: Franz Stein moved to table application # 7-2-5; Craig Bohning seconded and the vote was as follows:
AYES: Franz Stein, Craig Bohning, Candice Evans, Heather Green, Andrew Hale
NOES: None
ABSTAIN: None

Passed 5 - 0 TABLED

5. TABLED Application # 7-2-10 Certificate of Appropriateness; 300 Hanebrink Ave - Concord Crossing East Pavilion

a. Application

Cris Geiser with Schlabach Builders present. Applicant presented images as requested of front posts with white trim (the posts on the existing clubhouse will be replaced with the same ones as the new pavilion), light pole style, pickleball fencing and court color provided. All have been added to the site plans as requested as well as the approved trees for the landscape plan. Confirmation that there will not be any lighting on the exterior of the pavilion. It was also noted that any fencing for future pools will match the existing pool, it will not be chain link.

ACTION: Andrew Hale moved to approve; Franz Stein seconded and the vote was as follows:
AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Candice Evans
NOES: None
ABSTAIN: None

Passed 5 - 0

6. TABLED Application # 7-8-15 Certificate of Appropriateness; 82 Meadow Lane - Solar Panels

a. Application

No applicant or contractor present. Previously, the board requested street view elevations on all four sides; review of updated materials. Further discussion on possible screening of the mechanicals for they system mounted to house, discussion on the front elevation solar panel shown and the board's desire to set a standard for not seeing solar panels from the

street or front elevation. Mr. Hale said these systems do have an expiration date, if someone is being subsidized to put them on and we have a hail storm or something where it gets smashed, or it stops working or is not maintained, fifteen years from now we have something growing mildew on a roof and the city would have no recourse, somehow they have to get in the way of this before it becomes the eyesore it is going to become. Discussion on setting a criteria for solar panels, what will and won't be approved, suggested review of the City of Bexley's code on solar panel systems.

The board requests the contractor to submit a design that does not have solar panels showing on the front elevation.

ACTION: Heather Green moved to table with direction given; Craig Bohning seconded and the vote was as follows:
AYES: Heather Green, Franz Stein, Craig Bohning, Candice Evans, Andrew Hale
NOES: None
ABSTAIN: None

Passed 5 - 0 TABLED

7. Application # 7-22-5 Certificate of Appropriateness; 29 Greenscape Ct. - Siding

a. Application

Leo Miller with Tekton Engineering present, the applicant requests to re-side an existing building to match two other buildings on the property. Review of plans and material samples presented.

ACTION: Craig Bohning moved to approve; Heather Green seconded and the vote was as follows:
AYES: Craig Bohning, Candice Evans, Andrew Hale, Heather Green, Franz Stein
NOES: None
ABSTAIN: None

Passed 5 - 0

8. Application # 8-5-5 Certificate of Appropriateness; 105 W Jersey St. - Garage

a. Application

Buddy Dowell present. The applicant presented the architect's site plan and elevations for a detached pole barn/garage on the single family home lot. Garage will have the same siding as the house, white vinyl, a black metal roof, garage and man doors.

ACTION: Heather Green moved to approve; Franz Stein seconded and the vote was as follows:
AYES: Heather Green, Franz Stein, Craig Bohning, Candice Evans, Andrew Hale
NOES: None
ABSTAIN: None

Passed 5 - 0

9. Application # 7-30-5 Certificate of Appropriateness; 795 W. Coshocton St. - 62 Car Wash

a. Application

Chris Palmer present for the application, review of submitted plans. Mr. Palmer said the plan is to remove the current vacuums and the islands they are on and move to a more modern vacuum system which will be individual canisters, evenly spaced at the front of the property. They are not changing the quantity of vacuums just the layout. Additionally, they will be doing landscaping improvements, adding five street trees evenly spaced as well as green foliage throughout the entire project. The board reviewed the conditions by the Planning and Zoning Commission: the sidewalk to extend to end of property, plant five street trees along US 62, plant three trees on the north side of the property near the parking lot, lights for vacuums will only be actuated upon use, will bring the monument sign into conformity within twenty-four months, add an enclosure around the dumpster and move it to a concrete pad in the green space area south of the blacktop and add appropriate year-round shrubs on three sides for screening. Board review of vacuum system style and placement, the canopy shown over they vacuums will not be used. Sean Staneart said he would recommend the board give an opinion on what type of dumpster enclosure they would like to see, Mr. Palmer said he was open to material and style. Agreement on using cedar on all four sides, planting bushes for screening, and using bollards to protect the enclosure, two on the front and two on the side facing CVS.

ACTION: Andrew Hale moved to approve; Candice Evans seconded and the vote was as follows:
AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Candice Evans
NOES: None
ABSTAIN: None

Passed 5 - 0

10. Other Business

1. Andrew Hale will forward Bexley's solar panel ordinances to the board to review
2. Sean Staneart said he believes they will see a proposal in council next week from MKSK for the Design Guidelines.

11. Adjourn

ACTION: Andrew Hale moved to adjourn; Candice Evans seconded and all were in favor.
AYES: Heather Green, Candice Evans, Franz Stein, Andrew Hale, Craig Bohning
NOES: None
ABSTAIN: None

Passed 5 - 0

The meeting adjourned at 6:40 pm