MEETING SUMMARY

March 28, 2019
Michael B Coleman Government Center Hearing Room
111 North Front Street, Room 204

Frank Petruziello, Kerry Reeds, Pasquale Grado, Doreen Uhas Sauer, Steven Papineau
Kay Bea Jones, Keoni Fleming

A. 4:06 Business of the Board

1. Approval of Meeting Summary from February 28, 2019

   motion by Ms. Uhas Sauer / Mr. Reeds
   Motion To approve the meeting summary as submitted.
   Vote 5-0

B. Applications for Certificate of Approval

   1. address: 2247-2289 North High Street
      View on Pavey Square
      app no.: UID_19-03-010
      applicant: Tim Berical/Planit Studios
      reviewed: Graphics
      4:08 – 4:22
      Recusal: None
      Staff Report:
      • Mr. Teba presented a staff report and slides of the site location and existing site conditions.
      • Tim Berical and Jarrod Norton presented the proposal.
      • Ms Uhas Sauer asked if there would be a different sign package for the houses.
      • Mr. Berical replied that there would be, but only one of the houses on High St. was commercial, the other four would be residential.
      • Mr. Petruziello asked if there would be any other signage on the buildings.
      • Mr. Berical said there wasn’t.
      • Mr. Petruziello asked if the Hometeam properties sign had a backing board.
      • Mr. Berical said it did not.
      • Mr. Petruziello asked what the material of the backing board of the East Entry Sign on page 12 was made of.
      • Mr. Norton replied that it was aluminum.
      • Ms. Uhas Sauer asked if Cazuelas was moving into the building.
      • Mr. Berical replied that they were, but the name was changing to Tito’s Bar and Grill.
      • Ms. Uhas Sauer was impressed that the graphics were so restrained.

   motion by Mr. Petruziello/Ms. Uhas Sauer
   To approve the signage with the following conditions:
   • The East Entry Sign on page 12 of the submission packet specify that the ¼” backer board be aluminum.
   • That all wiring be hidden.
   • All mounting bolts should go into the mortar joints and not the brick.
   • All mounting bolts should be covered with escutcheon plates.

   vote 5-0
2. address | 1980 North High Street | Charley's
app no.: | UID_19-02-014
applicant: | Stanley Young
reviewed: | Graphics
4:22 – 4:29
Recusal: | None
Staff report:
• Mr. Teba presented a staff report and slides of the site location and existing site conditions.
• Stan Young presented the proposal.

discussion:
• Mr. Petruziello stated that the applicant had done a good job.
• Mr. Grado expressed concern that the bolts were not going to be able to go into the mortar joints and avoid the terra cotta.
• Mr. Young explained that the bolts would go into the horizontal mortar joints, not the vertical.

motion by: Mr. Reeds / Mr. Petruziello
Motion: To approve the proposal as submitted.
Vote: 5-0

3. address | 1400 North High Street | Spectrum
app no.: | 19-03-001
applicant: | DaNite Sign Co. / Jill Waddell
reviewed: | Graphics
4:29 – 4:38
Recusals: | None
Staff Report:
• Mr. Teba presented a staff report and slides of the site location and existing site conditions.
• Stan Young presented the proposal.

discussion:
• Mr. Petruziello asked why the blade signs were so far from the High St. corner.
• Mr. Young replied that if they brought the signs closer to the corner the support column would block them.
• Mr. Reeds asked if the signs were at the edge of their lease space.
• Mr. Young believed that they were.
• Mr. Petruziello asked if the wall signs were centered on the sign band.
• Mr. Young replied that they were.

Motion by: Mr. Reeds / Mr. Grado
Motion: To approve the proposal as submitted.
Vote: 5-0

4. address | 1764 North High Street | Dave’s Cosmic Subs
app no.: | UID_19-03-003
applicant: | George Dragon
reviewed: | Graphics
4:38 – 4:58
Recusals: | None
Staff Report:
• Mr. Teba presented a staff report and slides of the site location and existing site conditions.
• Mr. Dragon presented the proposal.

• Mr. Grado said he agreed with staff that the wall sign should go between the brick piers.
• Mr. Petruziello stated that the white lexan on the pole sign did not look good.
• Mr. Dragon replied that the company always had white backgrounds to their signs.
• Ms. Uhas Sauer said that compared to other Dave’s Cosmic Subs graphics, this was subdued.
• Mr. Petruziello recommended putting a black band on the top and bottom to reduce the white lexan on the pole sign.

discussion:
• Mr. Dragon replied that they could do that.
• Mr. Reeds asked for clarification on the neon sign.
• Mr. Dragon explained that the neon was only thin tubes going along the lettering.
• Mr. Petruziello stated that he felt the neon was appropriate, but the wall sign should go between the piers.
• Mr. Dragon produced a revised wall sign proposal showing non illuminated routed letters mounted flush to the wall.
• Mr. Reeds stated that this was more appropriate.

Motion by: Mr. Petruziello / Mr. Grado

To approve with the following conditions:
• Place black bands along the top and bottom faces of the pole sign to reduce the area of the white lexan.
• The white lexan faces of the pole sign should be opaque.
• The wall sign should be non-illuminated routed letters mounted flush to the wall, as per the applicant’s handout.
• That all electrical be hidden behind the wall with no exposed conduit or wires.
• All mounting bolts should go into the mortar joints and not the brick.

Vote: 5-0 to approve

5. address
21 East Arcadia Avenue
Multifamily

app no.: UID_19-03-008

applicant: Dean Monnin

reviewed: Exterior Building Alteration

4:58 – 5:35

Recusals: None

Staff Report:
• Mr. Teba presented a staff report and slides of the site location and existing site conditions.
• Dean Monnin presented the proposal.

• Mr. Grado raised objections to the fact that the applicant was stating that the Board had been supportive of the front parking location.
• Mr. Monnin replied that his understanding was that the site plan had been approved through the variance process.
• Mr. Teba explained that the variance process only allowed for parking in front, but its exact configuration and design were never addressed.

discussion:
• Mr. Petruziello stated that the wood fencing should look like wooden walls, and be very substantial in appearance. He also raised concerns over the size and location of the rear garage door, and the removal of a section of a pilaster.
• The applicant replied that he has had a structural engineer look at the brick wall, and the exterior pilaster no longer supports the roof or the wall.
• Mr. Petruziello said that there wasn’t enough information to approve the design. Windows in the dimensions that the applicant was seeking would be difficult and expensive to find.
• Mr. Grado reiterated that the parking should be pushed further back and screened.
• Mr. Reeds stated that a solution to the front parking would be to make it more ornamental in nature.
- Mr. Petruziello agreed, and stated that it should act as both a place to park a car, but also a place to enjoy.
- Mr. Reeds said they could possibly do a permeable material, and push the parking further back closer to the building.
- Mr. Monnin asked for greater direction on the parking screening.
- Mr. Petruziello replied that the better the parking appeared, the less screening would be required.

<table>
<thead>
<tr>
<th>Motion by:</th>
<th>Motion</th>
<th>Vote:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. address</th>
<th>15 East 17th Avenue</th>
<th>Sweetwaters Coffee and Tea</th>
</tr>
</thead>
<tbody>
<tr>
<td>app no.:</td>
<td>UID_19-03-009</td>
<td></td>
</tr>
<tr>
<td>applicant:</td>
<td>Moe Hassan</td>
<td></td>
</tr>
<tr>
<td>reviewed:</td>
<td>Signs</td>
<td></td>
</tr>
<tr>
<td>5:35 – 5:38</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Recusals:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Staff Report:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>discussion:</td>
<td>The applicant did not appear at the meeting.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C.</th>
<th>Applications for Zoning, Code Enforcement and/ or Conceptual Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. address</td>
<td>75 East 11th Avenue</td>
</tr>
<tr>
<td>app no.:</td>
<td>UID_19-03-011</td>
</tr>
<tr>
<td>applicant:</td>
<td>Kyle A. Adams</td>
</tr>
<tr>
<td>reviewed:</td>
<td>Parks and Recreational Facilities</td>
</tr>
<tr>
<td>5:38 – 6:00</td>
<td></td>
</tr>
<tr>
<td>Recusals:</td>
<td></td>
</tr>
<tr>
<td>Staff Report:</td>
<td></td>
</tr>
<tr>
<td>discussion:</td>
<td>Mr. Teba presented a staff report and slides of the site location and existing site conditions.</td>
</tr>
<tr>
<td></td>
<td>Kyle Adams and Christine Moffa presented the proposal.</td>
</tr>
<tr>
<td></td>
<td>Mr. Grado asked what happened to the ivy on the parking garage.</td>
</tr>
<tr>
<td></td>
<td>Mr. Moffa explained that it never grew very well and was removed.</td>
</tr>
<tr>
<td></td>
<td>Mr. Petruziello asked about the neighboring properties.</td>
</tr>
<tr>
<td></td>
<td>Ms. Moffa replied that they were mostly Buckeye Real Estate properties.</td>
</tr>
<tr>
<td></td>
<td>Mr. Reeds expressed concern that the rice stone and pea gravel would be messy. He stated that there was a product that allowed the stones to bind to one another.</td>
</tr>
<tr>
<td></td>
<td>Mr. Teba asked if binding the stones could hurt the dog’s paws.</td>
</tr>
<tr>
<td></td>
<td>Ms. Moffa said they would look into it.</td>
</tr>
<tr>
<td></td>
<td>Mr. Reeds stated that the dog urine would kill off the trees along the eastern property line.</td>
</tr>
<tr>
<td></td>
<td>Mr. Adams explained that they were going to put a protective barrier around the trees for at least the first five years.</td>
</tr>
<tr>
<td></td>
<td>Mr. Grado stated that he would like to see the ivy replaced.</td>
</tr>
<tr>
<td></td>
<td>Mr. Reeds added that a Boston Ivy should be able to grow there.</td>
</tr>
<tr>
<td></td>
<td>Mr. Adams replied that Boston Ivy was what had failed at that location.</td>
</tr>
<tr>
<td></td>
<td>Mr. Petruziello stated that the soil was likely to blame.</td>
</tr>
<tr>
<td></td>
<td>Mr. Reeds replied that they could take out a trench of soil along the parking garage wall and replace it with better soil.</td>
</tr>
<tr>
<td></td>
<td>Ms. Moffa said they would work to reincorporate the ivy onto the wall of the garage.</td>
</tr>
<tr>
<td></td>
<td>Mr. Petruziello stated that he liked the concept.</td>
</tr>
</tbody>
</table>
Motion by: N/A – Conceptual Review

Motion: N/A

Vote: 4-0

<table>
<thead>
<tr>
<th>D.</th>
<th>6:00</th>
<th>Staff Issued Certificates of Approval (March Items)</th>
</tr>
</thead>
</table>
| 1.   | 338 King Avenue  
UID_19-03-002 | Items approved: Roofing  
2/25/2019 |
| 2.   | 288 East 12th Avenue  
UID_19-03-004 | Roofing  
2/27/2019 |
| 3.   | 2036 North High Street  
UID_19-03-005 | Signs  
3/1/2019 |
| 4.   | 99 East 16th Avenue  
UID_19-03-006 | Roofing  
3/7/2019 |
| 5.   | 133 East 11th Avenue  
UID_19-03-007 | Window Well  
3/8/2019 |
| 6.   | 2247-2289 North High Street  
UID_19-03-012 | Building Modification  
3/22/2019 |

Motion: To approve the Staff Issued COA’s

Vote: 4-0

<table>
<thead>
<tr>
<th>E.</th>
<th>6:01</th>
<th>Staff Issued Certificates of Approval (February Items)</th>
</tr>
</thead>
</table>
| 1.   | 162-168 East 12th Avenue  
UID_19-02-003 | Items approved: Roof  
1/30/2019 |
| 2.   | 72 East 14th Avenue  
UID_19-02-004 | Roof  
1/30/2019 |
| 3.   | 149-157 North 10th Avenue  
UID_19-02-005 | Roof  
1/30/2019 |
| 4.   | 253 East 19th Avenue  
UID_19-02-006 | Roof  
1/30/2019 |
| 5.   | 97 West 9th Avenue  
UID_19-02-007 | Porch  
1/31/2019 |
| 6.   | 109 McMillen Avenue  
UID_19-02-008 | Porch  
1/31/2019 |
| 7.   | 95 McMillen Avenue  
UID_19-02-009 | Porch  
1/31/2019 |
| 8.   | 113-115 McMillen Avenue  
UID_19-02-010 | Porch  
1/31/2019 |
| 9.   | 45-47 West 9th Avenue  
UID_19-02-011 | Porches  
1/31/2019 |
| 10.  | 91 McMillen Avenue  
UID_19-02-012 | Porch  
2/5/2019 |
| 11.  | 271 Chittenden Avenue  
UID_19-02-015 | Roof & Windows  
2/13/2019 |
| 12.  | 2628-2630 North High Street  
UID_19-02-016 | Windows  
2/14/2019 |
| 13.  | 139-141 West 9th Avenue  
UID_19-02-020 | Multi-Family Addition  
2/14/2019 |
| 14.  | 1888 Summit Street  
UID_19-02-021 | Porch  
2/22/2019 |
| 15.  | 333 West 8th Avenue  
UID_19-02-022 | Windows  
2/22/2019 |

F. 6:02 | Board Issued Applications Issued Certificates of Approval (March Items) |

| 1.   | 1976 North High Street  
UID_19-02-013 | Items approved: Ad Mural  
3/8/2019 |
| 2.   | 2106 North High Street  
UID_19-02-017 | White Castle Projecting Sign  
3/15/2019 |
<table>
<thead>
<tr>
<th></th>
<th>6:03</th>
<th>Board Issued Applications Issued Certificates of Approval (February Items)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>15 East Lane Avenue</td>
<td>Items approved: Signs-Ninja Grill</td>
</tr>
<tr>
<td></td>
<td>UID_19-01-009</td>
<td>COA issued 1/30/2019</td>
</tr>
<tr>
<td>2.</td>
<td>2160 North High Street</td>
<td>Signs-CVS 1/30/2019</td>
</tr>
<tr>
<td></td>
<td>UID_18-11-004</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>1980 North High Street</td>
<td>Signs-Evolved 2/5/2019</td>
</tr>
<tr>
<td></td>
<td>UID_18-09-010</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>1227 North High Street</td>
<td>Signs-Condado 2/12/2019</td>
</tr>
<tr>
<td></td>
<td>UID_19-01-008</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>15 East Lane Avenue</td>
<td>Rooftop Antennas 2/12/2019</td>
</tr>
<tr>
<td></td>
<td>UID_18-07-005</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>1350 North High Street</td>
<td>Kroger Bus Stop 2/22/2019</td>
</tr>
<tr>
<td></td>
<td>UID_18-11-006</td>
<td></td>
</tr>
</tbody>
</table>

Motion: To approve the Board Issued COA’s
Vote: 4-0