

Commissioners Present: Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Robert Loversidge, Mike Lusk, Jennifer Rittler, Trudy Bartley, Otto Beatty

Absent: Tony Slanec

Staff Present: Luis Teba

Call to Order (8:30)

- Swear in Staff
- Introduction of Commissioners
- Overview of Hearing Format
- Public Forum

A. Approval of Minutes from Last Meeting

Discussion: N/A

Motion: To approve the minutes as presented.

Motion by: Loversidge/Rittler (7-0-0) APPROVED.

B. Continued Applications

- 1) N/A

C. New Applications

- 1) **DC_22-07-012**

366 East Broad

Vera on Broad LLC / Archall, Brad Parish

Request for Action

Exterior Building Alteration

Removal of approved perforated screening and addition of perforated overhead door.

Discussion:

Jonathan Grubb presented.

- Loversidge asked how far back the ramp was from the front.
- Grub replied 8-12 inches.
- Wittmann asked if they were proposing to paint the ramps.
- Grubb replied they were.
- Loversidge asked why they don't continue the graphics onto the second floor.
- Grubb answered that they were just going to paint it.
- Wittmann said he didn't want the graphics overdone.
- Loversidge said he felt the graphic should continue onto the second floor ramp.
- Rittler asked if the modifications were only driven by cost or design.
- Grubb replied that it was design driven. The older design appeared as a wall.
- Maniace said she would like some portion of the graphics to continue upward.

Motion: To approve the proposal with the following conditions:

- The graphics should continue upward onto the second floor ramp.

Motion by: Loversidge/Maniace (7-0-0) APPROVED WITH CONDITIONS.

2) **DC_22-07-004**

2 Miranova Place

CH Miranova Corporate Tower LLC / Signcom, Incorporated

Request for Action

Graphics

Installation of a corporate tower/skyline wall sign.

Discussion:

Bruce Summerfeld presented.

- Rittler asked how the dots would be attached.
- Summerfeld replied it would be structurally attached to the heart.

Motion: To approve the proposal as presented.

Motion by: Loversidge/Maniace (7-0-0). APPROVED

3) **DC_22-07-005**

77 Belle Street

RB Scioto LLC / RBH Acquisition LLC c/o Rockbridge Capital

Request for Action

Exterior Building Alterations / Landscaping

Modifications to a previously approved hotel and sidewalk dining.

Discussion:

Julie Brownfield and Heather Vasquez Johnson presented.

Steve Wittmann recused himself.

- Loversidge asked how stormwater would be handled.
- Johnson replied it would go into a gutter system.

Motion: To approve the proposal as presented.

Motion by: Rittler/Bartley (6-0-0). APPROVED [WITTMANN RECUSED]

4) **DC_22-07-006**

Three locations in the public right-of-way

City of Columbus / Capital Crossroads

Request for Action

New Construction

Installation of three public restrooms within the public right of way.

Discussion:

Lisa Defendiefer, Robert Furgeson, and Mark Klinger presented.

- Wittmann asked if there were public restrooms Downtown.
Defendiefer replied at the Statehouse and the Public Library.
- Maniace said that the second location appears too close to the intersection. This is such a prominent street, could it be put north?
- Furgeson said they were trying to get it as close to the corner as possible.
- Loversidge said that is the wrong approach. This is one of the most prominent intersections. It should be pushed a little further north.
- Furgeson said they would look into that.
- Other commissioners agreed.
- Beatty said he wasn't sure if he agreed. He would like to see some alternate views.
- Bartley said that it just obstructs the pedestrian view.
- Furgeson said that the sidewalk gets narrower and narrower as you go north.
- Bartley asked if they were self-cleaning.
- Defendiefer said they were not.
- Wittmann asked if it was open on the top and bottom.

- Defendiefer said they were open for clean air and safety issues.
- Lusk asked if there was signage identifying them as bathrooms.
- Defendiefer said there wasn't, but they will consider it.
- Wittmann asked who cleans it.
- Defendiefer said it would be the SID and they would clean it three times a day, or perhaps more if necessary.
- Loversidge asked if there would be a floor drain and if the loos would be lit.
- Furgeson said that they would install a floor drain and a light.
- Beatty stated that there was a blue light that would discourage drug use.
- Furgeson said that was correct.
- Maniace said they should use the universal bathroom sign.
- Defendiefer said that was a great idea.

Motion: To approve the proposal with the following conditions:

- **Broad and Third location be moved further north away from the intersection.**

Motion by: Bartley/Maniace (7-0-0). APPROVED WITH CONDITIONS

5) **DC_22-07-007**

59 Spruce Street

Steve Alvarez / Brian Suiter

Request for Action

Graphics

Relocation of an existing sign.

Discussion:

Julie Brownfield and Brian Suiter presented.

- Loversidge stated that it was a bit big, but it would look scaled appropriate when the new building goes in.
- Maniace asked that it be raised just enough to not cover up the arch of the brick on the windows.
- Suiter replied that it was a good observation.
- Wittmann said he did like the gap on top of the sign.

Motion: to approve the proposal as presented

Motion by: Loversidge / Beatty (7-0-0). APPROVED

6) **DC_22-07-008**

342 East Long Street

The 2017 Rolland E George Trust / Hemplotize LLC

Request for Action

Exterior Building Alterations

Modifications consisting of parapet, storefront, windows, planters, and parking.

Discussion:

Mark Thompson and Brian Savage presented.

- Thompson indicated that the pole sign will remain.
- Savage stated that the glass block will be clear.
- Loversidge asked if they were keeping the access on grant.
- Thompson said they would.
- Beatty asked what the business will be.
- Savage replied that it would be a dispensary.
- Lusk asked if there would be deliveries at the front door.
- Savage replied that was the intent.
- Lusk asked how they would handle traffic.

- Savage said they were in discussions with the other tenant to hopefully have them use the alley for their deliveries.

Motion: To approve the proposal as presented.

Motion by: Loversidge / Bartley (7-0-0). APPROVED

7) **DC_22-07-009**

580 East Rich Street

Obrien Development / Columbus Design LLC

Request for Action

New Construction / Lot Combination

Construction of 5 new dwelling units in two separate buildings.

Discussion:

Karrick Sherrill presented.

- Maniace asked if the apparatus access lane couldn't be a softer landscaping material.
- Sherrod said he could attempt to work with the fire department, but he couldn't promise anything.
- Loversidge asked if it couldn't be offset to allow grass in front of the buildings.
- Sherrod said he would like to look for solutions to soften up the area.
- Teba asked what the site was parked at.
- Sherrod said two spaces per unit.
- Teba replied that was relatively high and is driving the amount of impervious surfaces being proposed.
- Loversidge stated that they should approve the buildings and have them return with a landscaping plan.
- Wittmann asked what the hardscape was made of.
- Sherrod said it was asphalt, but they would see if they could improve it.
- Rittler asked if the fire department needed to be able to drive through.
- Sherrod said that they most likely would.
- Rittler said that perhaps the hashed area could be moved north, and allow for a different material on the south side.
- Loversidge asked if Sherrod was happy with the rooftop projections. Wouldn't it be better if it had more glazing and felt like a belvedere?
- Sherrod said that yes, he would, but the programming inside limits the glazing. The location of them on the building should limit their view from the ground.
- Loversidge stated that the parking area could appear more as a courtyard.

Motion: To approve the proposal with the following conditions:

- The buildings are approved, the applicant must return with a detailed site and landscaping plan.

Motion by: Lusk / Loversidge (7-0-0). APPROVED WITH CONDITIONS

D. Conceptual Applications

1) N/A

E. Staff Approved Applications

1) **DC_22-07-001**

280 East Broad Street

Franklin County / Michelle Appelbaum

Ground signs

2) **DC_22-07-002**

43 West Long Street

Long Street Associates / Orange Barrel Media

Ad-Mural

- 3) **DC_22-07-003**
475 East Town Street
Cathryn & Jeffrey Geppert / Cathryn & Jeffrey Geppert
Roof, Window, railing repairs
- 4) **DC_22-07-010**
145 North High Street
William and Mary Yarbrough / William and Mary Yarbrough
Windows
- 5) **DC_22-07-011**
402-404 North High
Franklin County Convention Facilities Authority / Meyers + Associates, Chris Meyers
Staff approved graphics
- 6) **DC_22-07-013**
471 East Broad Street
Motorist Mutual Insurance Co / Shelby Nelson
Temporary Banners
- 7) **DC_22-07-014**
534 East Rich Street
Todd Schiff, Schiff Capital / Oliver Holtsberry, DaNite Sign
Canopy Sign

Motion: To enter the staff approved applications into the formal record.
Motion by: Lusk / Loversidge (7-0-0)

F. New Business

- 1) **N/A**

G. Old Business

- 1) **N/A**

H. Adjournment 10:30am

Applicants or their representatives must attend this hearing, for new and continued applications for Certificates of Appropriateness. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email zdjones@columbus.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.