



**Location:** 111 North Front Street, Room 204

**Date:** December 21, 2022

**Time:** 8:30am

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

**Absent:** N/A

**Staff Present:** Luis Teba

**Call to Order (8:30)**

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

Mark Dravillas, Planning Administrator, addressed the commission regarding Zone In.

- Wittmann asked if the Downtown Zoning District would be affected.
- Dravillas replied that they did not anticipate touching the Downtown District. The priorities are the other areas, the Downtown District seems to be right as is.
- Loversidge said it was a massive undertaking and he commended them for taking it on.
- Lusk asked if they were looking at other cities.
- Dravillas said they did significant benchmarking. No one had gotten this spot on, but many cities had different elements they thought were good.
- Maniace asked what would be the best way to get involved.
- Dravillas said for now, sign up to get the emails. It would keep them informed.

**A. Approval of Minutes from Last Meeting**

**Discussion:** N/A

**Motion:** To approve the minutes as presented.

**Motion by:** Bartley/Slanec (8-0-0) APPROVED.

**B. Continued Applications**

- 1) N/A

**C. New Applications**

- 1) **DC\_22-12-004**

111 Belle Street

Scioto Peninsula FC LLC / Colin Brinkman

Request for Action

**Graphics**

Installation of a skyline sign, blade sign, and canopy sign.

**Discussion:**

Colin Brinkman of DaNite Sign Co. presented.

- Wittmann asked how bright they would be.
- Colin said it would be set on a timer or photocell.
- Wittmann asked how bright it would be and if it can be adjusted.
- Colin said it could be if that was a cause for approval.
- Maniace asked if the rooftop and canopy signs would have a raceway for the illumination.
- Colin replied that there was a raceway. They would paint it to match the façade as close as they could.
- Maniace asked if the blade sign would identify the building itself, or the bar.
- Colin said it would identify the building.

**Motion:** To approve the proposal as presented

**Motion by:** Lusk/Loversidge (8-0-0) APPROVED.

2) **DC\_22-12-002**

330 Huntington Park Lane

Franklin County Stadium / Ken Schnacke

Request for Action

**Graphics**

Application of a vinyl advertising sign.

**Discussion:**

- Ken Schnacke of the Columbus Clippers presented.
- Loversidge asked why it wasn't a billboard.
- Teba replied that it wasn't a billboard because it was selling on-premises products.
- Lusk asked how long it would be up.
- Schnacke said through 2023.
- Maniace asked that the mortar remain exposed.
- Schnacke said the intent would be for it to have an old style and the mortar should be exposed.

**Motion: To approve the proposal as presented**

**Motion by: Loversidge/Rittler (7-0-1) APPROVED. Bartley [Recused]**

3) **DC\_22-12-005**

480 East Main Street

Aaron Schenk / Carline Madison

Request for Action

**Demolition**

Demolition of a 1948 Quonset-style commercial building.

**Discussion:**

Aaron Schenk presented.

- Bartley said she is familiar with the area. It is an eyesore and it is a safety issue. It is a developable site, more so than a green space or parking. I would rather see an idea of what you're thinking.
- Loversidge said we don't approve commercial parking lots downtown.
- Maniace asked how long it had been vacant and when did you start having issues.
- Schenk said it had been vacant for 3-5 years. In the last year, year and a half, we have had squatter issues.
- Loversidge stated that if the building didn't look so derelict, it would be less of a target. It is an issue of gross neglect on the part of the owner.
- Schenk said he has not been given funds to improve the building site.
- Loversidge said removing that building is like removing a broken tooth. Having a hole there doesn't appeal to him at all.
- Maniace said demolishing something without a plan isn't a good idea. Making something interesting with the building and securing it properly until there is a redevelopment plan would make more sense. Making it look like it isn't abandoned will help.
- Loversidge said the inside of a Quonset hut is an interesting space.
- Schenk said they aren't uncommon, but it is a neat unique space. We had discussed dismantling it and relocating it. I'm not sure it is viable.
- Lusk asked what the condition is of the building.
- Schenk said the Quonset hut is in good shape, the cinderblock section isn't very good. People have indicated interest, ownership hasn't gone anywhere.
- Rittler said there are avenues to improve the current condition. If there are redevelopment plans, that would help with the request.

**Motion: To approve the proposal as presented**

**Motion by: Loversidge/Slanec (0-8-0) DENIED**

**D. Conceptual Applications**

- 1) N/A

**E. Staff Approved Applications**

- 1) **DC\_22-12-001**  
526-532 East Rich Street  
Schiff Capital Group / Phil Herren  
**Wrought Iron Fence**
- 2) **DC\_22-12-003**  
100 East Gay Street  
Caplin Enterprises LLC / Orange Barrel Media LLC  
**Ad-mural**
- 3) **DC\_22-12-006**  
274 South Third Street  
Devere LLC / Orange Barrel Media LLC  
**Ad-mural**
- 4) **DC\_22-12-007**  
182 East Long Street  
Del Monte Holdings III LLC / Jennifer Bender  
**Sign refacing**
- 5) **DC\_22-12-008**  
43 West Long Street  
Long Street Associates / Orange Barrel Media LLC  
**Ad-mural**
- 6) **DC\_22-12-009**  
123 East Spring Street  
Spring Street LLC / Outfront Media  
**Ad-Mural**

**Motion: To enter the staff approved applications into the formal record.**

**Motion by: Loversidge / Maniace (8-0-0)**

**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](mailto:zdjones@columbus.gov), at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*