

## Meeting Minutes

### Downtown Commission



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

**Date:** September 26, 2023

**Time:** 8:30am

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

**Absent:** None

**Staff Present:** Belkis Schoenhals

#### **Call to Order (8:31am)**

- 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/ Maniace (7-0-0) **APPROVED.**

#### **B. Continued Applications**

1) **DC-23-08-005**

**322 E. State Street**

OhioHealth – Doug Scholl / OhioHealth – Doug Scholl

Request for Action

**New Construction & Change of Use**

Construction of a 2-story medical office building & a 5-story, 520 space parking garage.

**Discussion:**

Doug Scholl and Michael Lawson presented. Elizabeth Pearl contributed.

**Motion: To Approve**

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

#### **C. New Applications**

2) **DC-23-04-012**

**281 E. Spring Street**

Riewald Development / Jon Riewald, Managing Member

Request for Action

**New Construction**

Construction of a 7-story mixed-use building, with 132 units and 1,937 sf of retail.

**Discussion:**

Jon Riewald, Mike Suriano, and Chris Watkins presented.

**Motion: To Approve**

**Motion by:** Beatty III/ Maniace (7-0-0) **APPROVED**

3) **DC-23-09-015**

**366 E. Broad Street**

Vera on Broad, LLC / April Koenig

Request for Action

**Graphics**

Painted Wall Sign

**Discussion:**

Michael Lynn presented.

**Motion: To Approve**

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

4) **DC-23-09-016**

**61 E. Mound Street**

Todd Murgatroyd / Colin Brinkman

Request for Action

**Graphics**

Face replacement for 2 existing stone monument signs

**Discussion:**

Colin Brinkman presented.

**Bartley:**

- Would like the signs to be as inconspicuous as possible and is indifferent to what street the signs are on, or what building the signs are on.

**Loversidge:**

- Notes that the signs are reversible.
- Would be helpful if the client came with the applicant to present. Would like them to come to the next meeting.

**Maniace:**

- Is curious on the function of the church building currently.
- Feels like there are too many signs now, believes the wall signs are a different color than what was initially approved. Reminded the applicant that the Commission wanted the colors to be neutral to fit in with the building.
- Not sure if the wall sign above the entrance is needed anymore.

**Slanec:**

- At this point, the amount of signage seems overdone.

**Wittmann:**

- Notes the signs will not be illuminated.
- The amount of possible signs (7) brings an amount of clutter to the building.
- The banners would work if they were temporary in nature.
- Seven signs is not where we want to be.

**Motion: To Table**

**Motion by: Slanec/ Beatty III (7-0-0) TABLED**

5) **DC-23-09-017**

**205 S. High Street**

Lifestyle Communities – Trevor Arnold / Franco Manno

Request for Action

**New Construction**

Construction of a new pool & amenity deck

**Discussion:**

Franco Manno, Matt Toddy, and Trevor Arnold presented.

**Motion: To Approve**

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

**D. Conceptual Applications**

N/A

**E. Staff Approved Applications**

The following cases were accepted into the formal record:

**MOTION BY: Loversidge/ Maniace (7-0-0) ACCEPTED**

6) **DC-23-09-001**

121 Elm Street

American Electric Power (owner)/ Matthew Gray (applicant)

**Exterior Building Alteration**

7) **DC-23-09-002**

2 N. Third Street

City of Columbus c/o Hannah Jones (owner)/ Capital Crossroads

Special Improvement District c/o Mark Klinger (applicant)

**Graphics**

8) **DC-23-09-002**

3 W. Lynn Street

City of Columbus c/o Hannah Jones (owner)/ Capital Crossroads

Special Improvement District c/o Mark Klinger (applicant)

**Graphics**

9) **DC-23-09-002**

8 W. Long Street

City of Columbus c/o Hannah Jones (owner)/ Capital Crossroads

Special Improvement District c/o Mark Klinger (applicant)

**Graphics**

10) **DC-23-09-003**

142 N. Third Street

Third and Lafayette SRR II LLC (owner)/ Branham Sign Company  
(applicant)

**Signage/Graphics**

11) **DC-23-09-004**

255 E. Main Street

Nationwide Children's Hospital (owner)/ Edward Nabakowski – Acock

Associates Architects (applicant)

**Landscaping**

12) **DC-23-09-005**

375 N. Front Street

NWD 355 McConnell LLC (owner)/ Orange Barrel Media LLC

(applicant)

**Ad-Mural**

13) **DC-23-09-006**

428 E. Main Street

Mount Oliver Baptist Church (owner)/ Joann Hawk/Feazel Roofing

(applicant)

**Exterior Building Alteration**

14) **DC-23-09-007**

497 E. Town Street

Columbus Downtown Development Corp (owner)/ Teri Umbarger

(applicant)

**Site Compliance**

15) **DC-23-09-008**

21 E. State Street

Fifth Third Bank (owner)/ Oliver Holtsberry (applicant)  
**Signage**

- 16) **DC-23-09-009**  
[66 S. Third Street](#)  
Capital Square Ltd. (owner)/ Orange Barrel Media LLC (applicant)  
**Ad-Mural**
- 17) **DC-23-09-010**  
[155 W. Main Street](#)  
NAO Ohio Equities (owner)/ Cotterman & Company, Inc. (applicant)  
**Exterior Building Alteration - Roof**
- 18) **DC-23-09-011**  
[401 N. Front Street](#)  
Daniel Reed (owner)/ Ohio & Indiana Roofing – Lisa Massengill (applicant)  
**Exterior Building Alteration - Roof**
- 19) **DC-23-09-012**  
[123 E. Spring Street](#)  
Spring Street LLC (owner)/ Christine Mayer c/o Outfront Media (applicant)  
**Ad-Mural**
- 20) **DC-23-09-013**  
[62 E. Broad Street](#)  
Matt Stiers (owner)/ Colin Brinkman (applicant)  
**Signage/Graphics**
- 21) **DC-23-09-014**  
[260 S. Fourth Street](#)  
Stoddart Block L P (owner)/ Orange Barrel Media LLC. (applicant)  
**Ad-Mural**
- 22) **DC-23-09-018**  
[330 Huntington Park Lane](#)  
Franklin County Stadiums Inc. (owner)/ Ken Schnacke Pres/GM (applicant)  
**Signage/Graphics**
- 23) **DC-23-09-019**  
[447 E. Broad Street](#)  
Signcom Inc. – Niels Braam (applicant)  
**Signage/Graphics**
- 24) **DC-23-09-020**  
[100 E. Gay Street](#)  
Caplin Enterprises LLC (owner)/ Orange Barrel Media LLC (applicant)  
**Ad-Mural**
- 25) **DC-23-09-021**  
[260 S. Fourth Street](#)  
Stoddart Block L P (owner)/ Orange Barrel Media LLC (applicant)

**Ad-Mural**

- 26) **DC-23-09-022**  
263 S. Fifth Street  
Shad Phipps (owner)/ Sandi Gregorio (applicant)  
**Exterior Building Alteration - Roof**
  
- 27) **DC-23-09-023**  
80 S. Sixth Street  
80 S 6<sup>th</sup> Street LLC (owner)/ Lamar Advertising Company (applicant)  
**Ad-Mural**
  
- 28) **DC-23-09-024**  
43 W. Long Street  
Long Street Associates (owner)/ Orange Barrel Media LLC (applicant)  
**Ad-Mural**
  
- 29) **DC-23-09-025**  
285 N. Front Street  
Nationwide Mutual Insurance Company (owner)/ Orange Barrel Media LLC (applicant)  
**Ad-Mural**
  
- 30) **DC-23-09-026**  
65 S. Fourth Street  
YWCA (owner)/ Orange Barrel Media LLC (applicant)  
**Ad-Mural**
  
- 31) **DC-23-09-027**  
300 E. Town Street  
OhioHealth (owner)/ Kessler Sign Co(applicant)  
**Signage**
  
- 32) **DC-23-09-028**  
265 S. Fifth Street  
Nicholas Kinney (owner)/ Sandi Gregorio (applicant)  
**Exterior Building Alteration - Roof**
  
- 33) **DC-23-09-029**  
154 N. Third Street  
JLP 150-156 N Third LLC c/o The Schottenstein Group (owner)/  
Christine Mayer c/o Outfront Media (applicant)  
**Exterior Building Alteration - Roof**
  
- 34) **DC-23-09-030**  
216 E. Main Street  
Lev Kucherski (owner)/ Brandon Broadstone (applicant)  
**Exterior Building Alteration**
  
- 35) **DC\_22-12-012**  
66 N. High Street  
Michael Burmeister (applicant)  
**Exterior Building Alteration – Updated Drawings**

- 36) **DC\_21-01-002**  
Columbus Crew Way  
City of Columbus (owner)/ Moody Nolan, Inc. (applicant)  
**Signage – Updated**
- 37) **DC-23-09-031**  
216 E. Main Street  
Lev Kucherski (owner)/ Brandon Broadstone (applicant)  
**Signage**

**F. New Business**

- 1) **2023 Harrison Smith Award Considerations**

**G. Old Business**

- 1) **N/A**

**H. Adjournment 9:59am**

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.