

## MEETING SUMMARY

DATE May 20, 2014  
PLACE 50 W Gay St  
TIME 3:00 pm

Approved on:

### A CALL TO ORDER

Meeting opened at approximately 3:05 pm with the following members present: Denis de Verteuil, Kim Way, Matt Egner, Bart Overly, Trent Smith, and William D Fergus. Staff member present was Devayani Puranik and Dan Ferdelman.

### B APPROVAL OF MINUTES

**Motion:** To approve April 15, 2014 meeting summary.  
**Motion By:** Mr. Smith, seconded by Mr. Way  
**Result:** Approval (6-0)

Motion: To approve April 29, 2014 meeting summary.  
Motion By: Mr. Smith, seconded by Mr. de Verteuil  
Result: Approval (7-0)

### C OLD BUSINESS

### D APPLICATIONS FOR CERTIFICATE OF APPROVAL

- Address:** 424 W Town St  
**Property Owner:** Harper Enterprises Inc.  
**Applicant:** Mode Architects / Mark Ours  
**To be reviewed:** Modifications

**Discussions:** Ms. Puranik began with the power point presentation by discussing the location and background of the project. She said that the proposal is for minor modifications as response to the cost saving measures:

- Change Patio space to 'on grade' from in lieu of elevated concrete patio: Details provided
- Delete operable wall and storefront from West Elevation
- Move rear exit stair to the north along West Elevation: Details provided
- Change steel fascia to South Facade only (delete along West Elevation)
- All changes to West Elevation are being done as cost measures and are intended to be completed in the future.

The Board members asked if the changes are driven by the costs.  
Mr. Ours mentioned that the intent is to start the business and handle improvements as the funds are available. He also mentioned that the patio will have minimum liquor railing to define patio space.

**Motion:** To approve as presented.  
**Motion By:** Mr. Overly, seconded by Mr. Smith  
**Result:** Approval (5-0), Mr. de Verteuil- abstain

2. **Address:** 455-465 W State St  
**Property Owner:** Franklinton Development Association  
**Applicant:** Jim Sweeny  
**To be reviewed:** Multifamily Development

**Discussions:**

Ms. Puranik went through the staff report and also presented existing conditions of the building in a Powerpoint presentation using the visuals with aerials, and streetview images. Ms. Puranik said that the applicant is returning with all the details that were requested at the previous meetings including:

- Fence and landscaping design details: Landscaping plan is provided
- HOA agreement details regarding railing and landscaping design: Balcony railing details are provided
- Finalizing paint colors: Commitments needed
- New treatment for window heights: As shown on the elevations
- Limiting the hardy plank material above grade for elevations and extending other base material: As shown on the elevations
- Providing cut sheets for windows, lights and corner treatment: Details Provided
- Providing railing design options for balconies: Balcony railing details are provided

Detailed sections for key parts of the elevations where two different materials connect: Details Provided

Mr. Eyman went through all the changes and provided the color details as well as fence solution.  
 Mr. Overly encouraged the applicant to review the paint colors for the yellow and the lavender shades.

Mr. Way asked applicant to extend the fence along the property line and also present the details for colors, materials at the following meeting.

**Motion:** To approve the project proposal with a condition to provide a cut sheet for the green screen material (colors, height, plant material)

**Motion By:** Mr. Way, seconded by Mr. Overly

**Result:** Approval (5-0), Mr. de Verteuil- abstain

3. **Address:** 401 W Town St  
**Property Owner:** Brick Investment Corp  
**Applicant:** Brick Investment Corp (Chris Sherman)  
**To be reviewed:** Signage

**Discussions:**

Ms. Puranik went through the background information for the project. The signage is proposed for the Strongwater Bar. The assembly is created using welded tubing to create the structure wrapped in a sheet metal. The logo will be transferred on the sheet metal.

Mr. Sherman explained the sign construction. He mentioned that he will be using existing light on the building to illuminate the sign.

The Board members reminded the applicant about their intentions to get acquainted with the master plan for the whole project.

**Motion:** To approve the signage as presented with the bottom of the sign aligned with the bottom of the existing concrete frame.

**Motion By:** Mr. Overly, seconded by Mr. de Verteuil

**Result:** Approval (6-0)

4. Address: 421 W State St (Idea Foundry)  
Property Owner: FDA Acquisition Corp. 2011, LLC  
Applicant: Blake Compton  
To be reviewed: Signage

**Discussions:**

Ms. Puranik went through the background information for the project. The signage is proposed for the Idea Foundry. The signage will be on two sides of the building, on State St as well as along west side of the building.

Mr. Bandar went through the background for the signage proposed and mentioned that the signs will be made in-house.

Board members suggested building the bigger signage to fill up the existing window space.

**Motion:** To approve of the signage as presented OR to approve of the signage with modified (larger) size to fit within existing window openings.

**Motion By:** Mr. Fergus, seconded by Mr. Egner

**Result:** Approval (5-0), Mr. de Verteuil- abstain

5. Address: 40 N Grubb St  
Property Owner: C.O.M.E Jesus  
Applicant: Brian McNally  
To be reviewed: Parking reduction request associated with the change of use

**Discussions:**

Ms. Puranik went through the background information for the project. The request is triggered due to change of use from a Day Care to private convent and private chapel used by 12 people. The parking number required is substantial as a result of assembly use as listed.

Mr. McNally mentioned that the assembly use will be completely private. Any occupancy number changes to the proposed assembly space will require a request for the change of use and will have to present it to the Board.

**Motion:** To approve of the parking reduction request associated with the change of use (from Daycare to convent with private chapel) as presented.

**Motion By:** Mr. Egner, seconded by Mr. de Verteuil

**Result:** Approval (6-0)

**E APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING**

**F STAFF ISSUED CERTIFICATES OF APPROVAL**

**H OTHER DISCUSSION**

**H NEXT MEETING**

Tuesday- June 17, 2014 at 50 W Gay St at 3:00 pm.