

ITALIAN VILLAGE SPECIAL MEETING MINUTES

Tuesday, July 8, 2014

1:00 p.m.

50 W. Gay St. – First Floor - Conference Room A

Applicants or their representatives must attend this hearing. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. If you have any questions please call Connie Torbeck (645-0664) in the City's Historic Preservation Office. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Historic Preservation Office is made aware of this need at least forty-eight (48) hours prior to the scheduled hearing time. To schedule an interpreter, please call 645-8620 or TDD 645-3293.

Commissioners Present: Todd Boyer, David Cooke (left 1:45 p.m.), Joshua Lapp, Jason Sudy,

Commissioners Absent: Rex Hagerling, Ben Goodman, Charmaine Sutton

City Staff Present: Connie Torbeck

Applicants Present: Brad Howe, Karrick Sherrill

- I. CALL TO ORDER (1:00 p.m.)
- II. SWEARING IN OF CITY STAFF
- III. IDENTIFICATION OF COMMISSIONERS PRESENT
- IV. SPECIAL MEETING IN ACCORDANCE WITH CITY CODE AND COMMISSION BYLAWS

City Code Chapter 3119.33 Italian Village Commission Organization

As soon as convenient, after the members are appointed by the mayor, the commission shall meet and organize by the election of a chairman and secretary. The commission shall adopt bylaws governing its procedure and provide for regular and special meetings. The commission shall take official action only by a vote of a majority of the members voting on the question on the table, during a public meeting at which there is a quorum. A quorum exists when a majority of the members appointed to and serving on the commission are physically present at the meeting. All commission meetings shall be open to the public. A record of proceedings shall be maintained and available for inspection. Notices of all commission meetings shall be published in the City Bulletin. (Ord. 2229-04 § 6 (part).)

Italian Village Commission Bylaws: ARTICLE VII (1): Procedures

The Chairman shall cause an agenda to be developed and available to all members five days in advance of each meeting. The agenda shall include each application for a Certificate of Appropriateness listing the applicant's name, address of the property in question and the nature of the change desired. Other agenda items dealing with demolitions, zoning changes, or other issues which come under the purview of the Commission shall also be listed. Additional items may be added to the agenda at the Chairman's discretion at any time. Applications for Certificates of Appropriateness shall be considered first in order of application at all regular Commission meetings. Other agenda items may be considered in any order, at the Chairman's determination, at Special and Emergency Meetings and at regular meetings after all Applications for Certificates have been considered.

- V. APPLICATION REVIEW – Demolition and Residential Use Development Project

1. 14-6-22

No Address (formerly 89 thru 117 E. Fifth Ave./SW corner of Summit Street & Fifth Ave.)

Karrick Sherrill/Shremshock Architects (Applicant) Brad Howe/Burwell Investments, LLC (Owner)

Demolition

- Demolish the existing ca. 1968 gas station building.

New Construction

- Construct new five-story, wood framed building wrapped with a tall, single story retail frontage adjacent to the Fifth Avenue and Summit Street right-of-way, per the submitted site plan and floor plans.

- Proposed development to include seventy-two (72) apartment units and nine (9), three-story townhome units consisting of two stories of living space over at-grade garages.
- Development to include below grade and at grade parking. At grade parking dedicated to retail uses.

Following the presentation by the Applicants, Acting Chairperson Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Comments

Jason Sudy:

- There has not been an opportunity to discuss, as a Commission or with the Planning Department, what the larger scale vision is for Fifth Avenue, but would be willing to apply the notion of the density on High Street to specific corners of Fifth Avenue.
- Thinks the building should be at least three stories high. Anything over five stories would probably be overextending what the lot can accommodate.
- Need to be very sensitive as to how it would relate to the surrounding buildings. The neighboring historic house (1161 Summit Street) should not feel isolated and surrounded by all new development and a main entry drive. Need to look into the history of the building.
- Having the townhouses on Greenwood Avenue is a good way to transition between the existing residential scale and new commercial.
- Greenwood Avenue will likely need to be entirely rebuilt as a real street as a main driving access point.
- Ideally, the parking deck would be lower in height than the townhome height.
- Feels comfortable with a phased project on the site, i.e., the townhomes first. The commission will need to have a very clear understanding of all aspects of the townhomes on Greenwood since it will be a gateway to a larger adjacent development at some time in the future.
- The issue of demolition of the existing gas station will need to be addressed. More information will be needed regarding the history of the building.

David Cooke:

- Would not be likely to support the demolition of the historic house at 1161 Summit Street.
- Likes the idea of stepping down in height toward the south and the existing residential dwellings.
- Thinks the breezeway is a good idea. Provides views into shops, a pedestrian experience.
- Some of the commercial space may work well for small offices rather than retail that would require multiple signs.
- The Italian Village Commission needs to be aware of what other adjacent commission review boards are thinking regarding development in the area.
- Commission will need to consider other existing gas station buildings when considering demolition of this one. The proposed development would seem to have greater potential for the neighborhood than the renovation of the existing gas station building. Will need to have some conceptualization of the front corner piece to make a decision about demolition.

Josh Lapp:

- What is existing is currently a great eyesore. Thinks this will be a great project for the neighborhood. Conceptually, the proposed site plan seems appropriate.
- Is not concerned about the type of commercial/retail occupants, because the tenants will change over time.
- Thinks it will be an asset to have a higher building at this location which can be seen along Summit Street and from Eleventh Avenue.

Todd Boyer:

- No comments.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

MOTION: Boyer/Lapp (3-0-0) ADJOURNED (1:52 p.m.)