



MINUTES

HISTORIC DOWNTOWN ADVISORY COMMISSION
Village Green Municipal Building, Council Chambers
47 Hall Street
Thursday, November 16, 2017
6:30 P.M.

CALL TO ORDER/ROLL CALL

- Called to order: 6:30 PM
- Present: Tom Coffey, Larry Coolidge, Marge Bennett, Deb Howell, Rocky Kambo, Leilani Napier

STAFF ITEMS

Mr. Kambo:

- Item #7 tabled per applicant's request. Request was tabled for P&Z last night also.
- The tabled request will need to come back before HDAC possibly within a month. He will send out a Doodle Poll.
- The Zoning Code Diagnostic Committee presented updates to P&Z last night. P&Z approved the updates. One of the updates puts in writing P&Z's ability to refer certain requests to HDAC for review. Staff can present an overview for HDAC if they would like.
- Chris Meyers, Architectural Advisor, resigned last month. The City is looking for a new Architectural Advisor.
- Requested to move Item #6 on the Agenda up to be first. The request will take about 5 minutes.

HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

- None

APPROVAL OF MINUTES (January 19, 2017)

Motion: Commissioner Bennett moved to approve the minutes of January 19, 2017. Commissioner Coolidge seconded the motion. Commissioner Howell abstained since she was absent from the January 19th meeting. The minutes were approved.

CERTIFICATE OF APPROPRIATENESS

Applicant: Jim and Nita Biersdorf
Location: 57 W. Olentangy Street
Existing Zoning: (DB) Downtown Business District
Request: To review a proposal to add lighting to a previously approved garage.

Jim Biersdorf, 57 W. Olentangy Street, said his garage was approved by HDAC last year. He is here to have the lighting on the garage approved. The lights are down lighting. A small unit on each side of the garage door. The lighting will help in the alley too.

Chairman Coffey asked if the lights would be the color shown. Mr. Biersdorf said yes. The color matches the roof color.

Rocky Kambo reviewed the Staff Report (Exhibit 1).

- Staff is completely fine with the lights.
- The lights are meet the Powell Architectural Guidelines (PAG), specifically page 13.
- Staff recommends approval.

Chairman Coffey opened the floor to public comment. Hearing none he closed the public comment session and opened the floor to the Commission.

No Commissioners had questions or comments.

MOTION: Commissioner Coolidge moved to approve the Certificate of Appropriateness for a proposal to add

lighting to a previously approved garage for the property located at 57 W. Olentangy Street as represented by Jim and Nita Biersdorf.

Commissioner Howell seconded the motion.

VOTE: Y 4 N 0

REVIEW

Applicant: Steve Reynolds
Location: 41 Depot Street
Existing Zoning: (DB) Downtown Business District
Request: To review a proposal for site work including three (3) new public parking spaces, gravel service for employee parking and architectural improvements including a 285 SF extension of the existing porch and a 1,350 SF addition to the existing building to support tenant operations.

Mr. Kambo advised the Commission this is a Review, not a Certificate of Appropriateness. This is an example of a request P&Z had purview over since it is for commercial use, but decided to have HDAC review. The applicant will get comments from HDAC, incorporate those comments and then go back before P&Z. Chairman Coffey asked if HDAC will just be providing comments. Do we have to make a motion? Mr. Kambo said HDAC just needs to provide comments. HDAC could make a motion requesting comments be incorporated into the plan and go back to P&Z. But essentially HDAC is just providing comments.

Dan McClurg, 1682 Malabar Court, said the changes on the exterior include removing a fence, providing new parking for employees, 3 new parking spaces in the front of the building, extend and wrap the porch around the building and build an addition on an existing concrete pad with a block wall. The addition on the back will be continued in the same style and materials already on the building. Shingles will match existing shingles. They will add a cupola since the roofline is very long. The theme of the building is to look like an original depot station, even though it never was. They will make the existing windows bigger for more light. They will add top windows to the area which looks like big, white barn doors. These aren't functional barn doors. There will be two small signs. The lighting will be placed in the deep soffits and will be real subtle. They are a commercial business in a neighborhood with houses and they don't want to bother the neighbors. The porch railing will match existing railing. The garage doors are going to allow people to see the brewing process. The garage doors aren't for large deliveries.

Beth Benzenberg, Shyft Collective, said the grassy area will be fenced in to allow seating outside. Ohio Liquor laws require this. There will be landscaping along the fence. Commissioner Howell asked if the fencing will go around the whole area. Mr. McClurg said they won't fence the whole area.

Bruce Vivian, Nocterra Brewing, said he is the brewer. The area will all be fenced in. They want some seating and then some outdoor game space. Chairman Coffey asked if there is going to be a kitchen. Mr. Vivian said no kitchen, just a brewery, brewed on site. The interior will be split 50/50; customer seating and brewing operations. Mr. McClurg said the outdoor space will remain grass. There won't be a patio. Chairman Coffey asked about the lots the City owns. Mr. McClurg said their property goes up to CSX's property. Commissioner Howell asked about the picture shown of the lights. Mr. Vivian said there will be can lights up in the soffits. Ms. Benzenberg said the building already has lights. Mr. McClurg said the building doesn't need a lot of lights.

Rocky Kambo reviewed the Staff Report (Exhibit 1).

- The City doesn't own the property beside this building. CSX owns the property and allows the area to be used as public parking.
- The building is going to be a brew house.
- There will be 63 seats inside. There will be a taproom, a barrel storage area.
- The request went before P&Z as a Certificate of Appropriateness. Staff and P&Z are supportive of the project. The business provides more opportunities for our residents and visitors.
- Staff believes the request is within the City's Comprehensive Plan and Zoning Code.
- The improvements are going to help the property values of the neighboring properties.
- Food trucks will come in and provide food.
- The business will strengthen the economy of the City.
- There are 2 garage doors.
- Staff is in favor of the plan but will leave the garage doors to the discretion of the Commission, as to whether the garage doors are too contemporary. The Powell Architectural Guidelines don't have anything specifying what type of garage doors are OK.

- Staff would recommend the site plan specify the location and type of fence around the green space before going back to P&Z.
- Staff also would recommend the drawings/renderings specify the type of garage doors and any additional windows before going back to P&Z.

Ms. Benzenberg said the garage doors are slightly different. One will allow people to look in and see the brewing process. The other door, the door to the grain storage, will just have a few windows to allow natural light in.

Chairman Coffey asked if there are more than 2 garage doors. Mr. McClurg said no, just 2. Chairman Coffey said the garage doors are on the west side of the building. Commissioner Coolidge said you won't even see the garage doors. Chairman Coffey asked if the barn doors are garage doors. Mr. McClurg said no, they don't even open. They are decorative.

Chairman Coffey asked if the cupola is a real cupola with a light and open to the space down below. What is the construction of the cupola? Mr. McClurg said he wants the cupola to be glass with an old train bell in it, have it lit. Chairman Coffey said there are no details about the cupola. Mr. McClurg said they don't have a lot of details because they don't have a bell yet. They need to get a bell, then they can build the cupola around the bell. The cupola will be proportionate in size. It isn't going to be huge. Chairman Coffey said if Mr. Meyers were here he wouldn't want the cupola to be a little thimble, he would want it to be proportionate. Mr. McClurg said the cupola is to break up the roofline. It will be substantial but not obnoxiously huge. Chairman Coffey asked if Mr. Meyers had seen the request. Mr. Kambo said no, Mr. Meyers resigned last month.

Chairman Coffey opened the floor to public comment. Hearing none he closed the public comment session and opened the floor to the Commission.

Commissioner Bennett said this is a really good plan and good use of a strange shaped lot with a railroad track right there. If all of the right standards are followed and there is enough parking, go for it. Mr. McClurg said parking is definitely not an issue. They have plenty of parking.

Commissioner Coolidge said the building is neat. The previous owner put a lot of work and thought into the building. Mr. McClurg said the building wasn't aesthetically pleasing. It was stucco. The building was really improved after the fire. He is just picking up where the previous owner left off. Commissioner Coolidge asked if two cupolas would look better than one or maybe a longer section similar to Auto Assets. Mr. McClurg said his personal opinion is one cupola is enough. Their building doesn't have as much height as Auto Assets. Auto Assets is a 2-story building. Commissioner Coolidge said he just worries about the cupola being proportionate.

Commissioner Howell asked which garage door is going to be used where. Mr. McClurg showed where each of the two types of garage doors would go. Only the people sitting out in the grassy area will see the garage doors.

Commissioner Coolidge asked where the landscaping will be done. Mr. McClurg said they can't do much more than planters out front. Most of the landscaping will go along the fence and inside the fence area. They will put pines and spruces along the fence. They don't want too much landscaping inside the fence area because people will be walking around. Mr. Vivian said blue spruces and white pines are native to Ohio and nice looking but also, they brew beers which have blue spruce and white pine in them.

Commissioner Howell said she is fine with the plan. She loves the way the building is now. She doesn't love the garage door with the windows going down one side but the garage door isn't going to be seen from the road. Mr. Vivian said they chose windows down the side because they want natural light to come in but they don't want people to see the pallets of grain sacks inside. Commissioner Howell asked about just keeping the row of windows at the top like other garage doors instead of down one side. Mr. Vivian said they could use a garage door like that. Commissioner Howell said she just doesn't like the vertical glass windows. Commissioner Coolidge said it looks contemporary. Commissioner Howell agreed, it would fit the building better if windows were along the top instead of side.

Chairman Coffey said he is good with the project. It will be good to get some activity on this end. You need to watch the details of the cupola to make sure it isn't too contemporary and to make it useful. Will you use standing seam? Mr. McClurg said there is already standing seam there. They will just extend the same. It will match. All additions will match. Chairman Coffey asked what color the building is now. Mr. McClurg said grey. Chairman Coffey asked about the fencing. Mr. McClurg said the fence will be 3 rail, matching the fencing which is already

there. Ms. Benzenberg said the drawing of the fence is accurate. Chairman Coffey asked if the fence will be wood. Ms. Benzenberg said painted wood.

Chairman Coffey said to recap; there was a suggestion made on the garage doors, the light fixtures are good, the fence is good, colors are good and the cupola details need to be watched.

Commissioner Bennett asked if there will be a handicap ramp. Mr. McClurg said everything is ground level, straight into the door. There is a handicap parking space in front. They don't need a ramp since it is ground level.

Commissioner Coolidge asked where the food trucks will park. Mr. Vivian pointed out on the drawing where food trucks will park. Mr. McClurg said activity will take place at the back of the building and the building will block all noise. They aren't going to have bands. Mr. Vivian said they will have a stereo. They want people to be able to access the food trucks with beer in hands. Mr. McClurg said they have done a lot of work with their residential neighbors in mind. Mr. Vivian said they held a town meeting and invited neighbors to come and taste beers. It was super fun. The neighbors are very supportive and enthusiastic.

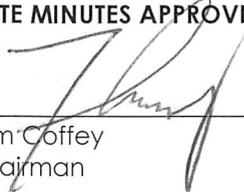
OTHER COMMISSION BUSINESS

None

ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting was adjourned at 7:23 p.m.

DATE MINUTES APPROVED: December 14, 2017



Tom Coffey
Chairman

Date:



Lelani Napier
Deputy City Clerk

Date

