

MINUTES
DOWNTOWN REVIEW BOARD
September 7, 2011
5:30 P.M. – COUNCIL CHAMBER

	<u>Name</u>	<u>Attendance</u> (mtgs attended-mtgs absent)	<u>Term of Office</u>
MEMBERS PRESENT:	Mike Manganaro	(4-1)	3/04/12
	Cole Woodbury	(3-2)	3/27/12
	Carl Kohler	(3-2)	3/22/13
	Debbie Mahoney	(2-3)	5/21/13
	Mark Schmitz, Chairman	(5-0)	3/10/14
	Roger Baker	(3-0)	3/21/14
MEMBERS ABSENT:	Vincent Lewis	(3-2)	3/04/12
	Josh Royle	(4-1)	3/22/13
	Rick Rader	(2-1)	5/16/14

Quorum Present. Five members constitute a quorum.

OTHERS PRESENT: Dustin Smith, City Planner

APPROVAL OF MINUTES – July 6, 2011.

Chairman Schmitz called the meeting to order. He then asked for questions or corrections to the minutes of July 6, 2011. Cole Woodbury made a motion to approve the minutes as submitted. Mike Manganaro seconded the motion.

VOTE: Baker – yes, Kohler – yes, Mahoney – yes, Manganaro – yes, Schmitz – yes, Woodbury – yes.

Ayes – 6, Nays – 0. Quorum vote is five votes. Motion passes.

Old Business -- None

New Business

I. HAMMER JACKS LLC by Chad Vann – 512 Felix Street – Requesting approval of a Certificate of Appropriateness to add two illuminated digital signs to the exterior of the building, both of which will be 8’-6” x 1’-8”.

No one was in attendance representing Hammer Jacks so Chairman Schmitz stated we would have the hearing on item two first and hope someone from Hammer Jacks arrives in the meantime.

II. LAWHON CONSTRUCTION CO. by Eddie Griggs, agent, for UNITED WAY – 118 South 5th Street – Requesting approval of a Certificate of Appropriateness for modification to the east entry and ramp replacement at the United Way building.

Kylee Strough, 1709 Crescent Drive, appeared representing United Way and Eddie Griggs, 519 Main Street, appeared representing Lawhon Construction.

Ms. Strough said the front entrance to 118 South 5th Street has needed some repair for several years. The steps are not used much so they want to make them into a retaining wall and have a ramp only entrance. They want to use the entrance in the back for the main entrance because it meets specifications required by ADA. The back also has an elevator.

Mark Schmitz asked if there is accessible parking in the rear. Ms. Strough said yes, but they will be adding a few more ADA parking spaces.

Cole Woodbury asked if the change in front will just be resurfacing or will it change the scale. Ms. Strough said it will be a little deeper than resurfacing but will not change the elevation or pitch.

Chairman Schmitz asked if the steps would be necessary for safety reasons, i.e., as a second egress from the building. Ms. Strough said that was not identified as an issue.

Carl Kohler asked if they have had a code inspection done to determine number of occupancy and number of exits. She said the building was reviewed several years ago.

Eddie Griggs said the Building Department has reviewed the plans.

Dennis Schmitz said staff's recommendation is for approval. Dustin Smith confirmed.

No one else appeared to speak in favor of this request and no one appeared to speak in opposition. Chairman Schmitz closed the public hearing.

There was no further discussion on this request. Chairman Schmitz called the question.

VOTE: Baker – yes, Kohler – yes, Mahoney – yes, Manganaro – yes, Schmitz – yes, Woodbury – yes.

Ayes – 6, Nays – 0. Quorum vote is five votes. Motion passes.

This Certificate of Appropriateness has been approved by the Downtown Review Board.

Mark Schmitz welcomed Dustin Smith to the Downtown Review Board.

I. HAMMER JACKS LLC by Chad Vann – 512 Felix Street – Requesting approval of a Certificate of Appropriateness to add two illuminated digital signs to the exterior of the building, both of which will be 8'-6" x 1'-8".

No one from Hammer Jacks was in attendance.

Cole Woodbury said the way he reads it, they are asking for two signs, either one on the front of the building and one on the back of the building or both on the back of the building. Dustin Smith said that is not quite correct. They either want both on the front of the building or one sign on the back and the second to be inside the building. We would not need to be concerned about the one on the inside of the building. He said his understanding is that they have decided to have one wall sign on the south side (the back) and one inside the building.

Mr. Woodbury said that scenario would make more sense to him.

Roger Baker said he would like to have someone in attendance to answer the questions. He made a motion to table this item until the October 5 meeting. Debbie Mahoney seconded the motion.

VOTE: Baker – yes, Kohler – yes, Mahoney – yes, Manganaro – yes, Schmitz – yes, Woodbury – yes.

Ayes – 6, Nays – 0. Quorum vote is five votes. Motion passes.

This item will be postponed until October 5.

II. Staff Report/General Discussion

- Dustin Smith said we are moving ahead with the MidTown Reinvestment Plan, which is just outside of downtown. Staff will be meeting with Harris Kemper and Museum Hill residents to get their input. We are hoping for adoption of that plan sometime shortly after the first of the year.
- The CID was approved by City Council last night.
- Mike Manganaro said Larry Buck had mentioned creating an ordinance that would require closed businesses to remove their sign. Dustin Smith said most cities do have a provision for removal of the signs; however, that can be difficult to enforce and often becomes the responsibility of the property owner.
- Mr. Woodbury asked what is happening with the parking lot at 5th & Edmond St. Dustin Smith said he is not aware of anything. He said they did discuss it in a recent Downtown Team meeting. Mr. Baker said the problem is lack of funding. Dustin said he will try to have more information on that at the next meeting.

There being no further business to come before this board, the meeting was adjourned at 5:50 p.m.

The next regular meeting of the Downtown Review Board will be on October 5, 2011 at 5:30 p.m. in the Council Chamber.