

**Architectural Review Board Meeting
February 4, 2020 3:30 PM
MINUTES**

MEMBERS PRESENT: Ed Johnson, Georgene Brazer, Shannon Baughman

COUNCIL PRESENT: Steve Scholar

STAFF PRESENT: Scott Allison, Randy Dykes, Amanda Styer

GUEST PRESENT: John Reynolds, Jennifer Breon, Gary Breon, Rob King

APPROVAL OF MINUTES:

1. Approval/Disapproval of the meeting minutes from the January 7, 2020 ARB meeting.

Approval of the January 7, 2020 minutes was delayed due to board members not present.

2. Approval/Disapproval of the meeting minutes from the December 3, 2019 ARB meeting.

Shannon Baughman made a motion to approve the meeting minutes from the December 3, 2019 ARB meeting; motion seconded by Georgene Brazer and carried by all.

SIGNAGE REVIEW:

1. Approval/Disapproval of the building signs for Express Oil Change to be located at 9665 Ford Avenue.

John Reynolds with the sign company explained the sign will be channel letter and showed sample colors to the board.

Assistant City Manager, Scott Allison, explained most of the Express Oil Change locations have cabinet signs, but the overlay regulations do not allow them so they are going with channel letter instead.

Mr. Allison explained the sign shown on the side of the building, facing Kroger Drive, is currently not permitted in the ordinance, as it states one sign is permitted per designated street front. It was decided the applicant should apply for a variance in order to have the additional sign on the side of the building.

Shannon Baughman made a motion to approve the one building sign, facing Ford Avenue, for Express Oil Change to be located at 9665 Ford Avenue and to recommend approval of a variance to allow an additional building sign on the side of the building facing Kroger Drive; motion seconded by Georgene Brazer and carried by all.

2. Approval/Disapproval of the building sign for Plum's Ice Cream & Sandwich Shop located at 2409 U.S. Hwy 17, Suite C.

Mr. Allison explained the sign as submitted meets the ordinance regulations except the depth requirement. He explained the ordinance requires sign copy attached to the building must have $\frac{3}{4}$ " depth and the sign as submitted is sheet metal with approximately $\frac{1}{4}$ " depth.

The board expressed concern about how thin the sign will be at $\frac{1}{4}$ " depth.

Mr. Allison explained the sign has already been made, so it will have to be altered to meet the depth requirement.

Rob King with Banana Graphics explained he could add a styrene material to the back of the sign to make it thicker.

Georgene Brazer expressed her discontent that Mr. King made the sign prior to obtaining ARB approval and a sign permit. She expressed she does not want the business owner to be responsible for paying additional costs to alter the sign and Mr. King acknowledged this was his error and he confirmed he will not have the business owner pay additional costs for the sign to be altered to meet the ordinance regulations.

Ed Johnson agreed that the sign being made prior to obtaining ARB approval forces an exception on the ARB.

Mr. Allison asked if the styrene does not look good, could it be removed, and Mr. King replied yes.

Georgene Brazer asked how thick the sign will be once styrene is added to back and Mr. King replied close to 1" thick.

Plum's business owner Jennifer Breon stated she had no idea the sign did not meet the sign ordinance regulations as Mr. King told her he applied for a sign permit and the City was holding it up, which she later found was untrue.

Georgene Brazer made a motion to approve the building sign for Plum's Ice Cream & Sandwich Shop located at 2409 U.S. Hwy 17, Suite C, with the condition the sign be altered to have a minimum 3/4" depth; motion seconded by Shannon Baughman and carried by all.

BUILDING ELEVATIONS REVIEW:

1. Approval/Disapproval of the building elevations for the Randy Bocook Sales Office to be located on Cherry Street.

Mr. Allison explained the previously approved building elevations were slightly changed because the previous builder Mr. Bocook was using had rights to the plans.

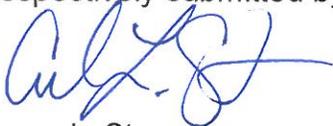
Mr. Allison explained the building will be similar to the sales office in Waterways. He added there will be no dormers, porch is different, and the roof pitch changed. Mr. Allison showed the board previous and current plan to better explain the changes.

Shannon Baughman made a motion to approve the building elevations for the Randy Bocook Sales Office to be located on Cherry Street; motion seconded by Georgene Brazer and carried by all.

Shannon Baughman made a motion to close the meeting; motion seconded by Georgene Brazer and carried by all.

With nothing further, the meeting closed at 4:12 pm.

Respectively submitted by,



Amanda Styer
Zoning Administrator