

PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD
Meeting Minutes - Tuesday, January 13, 2009 - 6:30 P.M.
Conference Room - Piqua Area Chamber of Commerce

Members Present: Jim Oda, Brad Bubp, Ann DeBrosse Comer, Michael Foster & Ruth Koon.

Staff Member: Lorna Swisher

Guests: Chris Schmiesing, City of Piqua Planning Department

Mr. Oda called the meeting to order at 6:32 p.m.

ITEM NO. 1: MEETING MINUTES

It was moved by Mr. Brad Bubp to accept the August 26, 2008 meeting minutes as presented. Mrs. Ann DeBrosse Comer second the motion. With all members present in favor, the motion carried.

NEW BUSINESS

ITEM NO. 2: RESOLUTION DRB 14-08

A resolution requesting a certificate of appropriateness for the demolition of 204 N. Main Street and replacing it with parking, green space and a public area.

Lorna Swisher gave the staff report. This request calls for the demolition of the 'Paul's Bar' building at 204 N. Main Street. The building is owned by Unity National Bank and they would like to demolish the building and replace the building with a parking area, a green space and a public area.

Mr. Oda noted that the building was built in 1891 and while the first floor was remodeled in 1930's the metal plates that are on the front of the building have now gained their own historic value although they were not original to the building. The upper floors of the building are largely intact and reflective of how the building was originally built.

John Brown was there to address the Board. He noted that the parking area would be used by Unity Bank employees during the day but would be open to the entire downtown in the evenings. The green space would be maintained by Unity National Bank. He stated the bank is committed to an attractive area and, with the approval of the board, they would like to have the demolition complete and the beautification in place by late spring.

Mr. Brown stated they would like to move forward with demolition as soon as possible so that the ground settles enough to do the paving etc. as soon as the weather breaks.

The initial discussion focused on the structural integrity of the building. Mr. Brown said that he did not know the exact structural status of the building but that he was more concerned about the very limited uses for the building (because of its shape etc.) but also because there can no longer be an alcohol permit assigned to the building. He felt this impacted the usefulness of the structure.

Mr. Oda stated his concern over loosing the metal work that currently graces the upper façade of the building and wondered if that piece could be incorporated into Unity Bank's plan for the area. Mr. Brown said he was concerned how much it would cost and where the piece could be stored

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before it could be incorporated into the design.

Mrs. Ann Debrosse Comer asked Mr. Brown if he was going to come back to the Board with an exact plan for the green space, parking lot layout etc. Mr. Schmiesing indicated that before work could begin, the DDRB Board would need to approve the final plans for the exact appearance of the area.

The Board Members expressed concern with discrepancies between what actually exists on the site and what the artist's rendering provided illustrates as the existing conditions found at the site. Mr. Oda stated he was not comfortable with the level of detail provided in the artist's rendering and that he would need more detail to approve demolition.

Mr. Bubp noted that the Board has a duty to protect the building and because it appears that it is not necessarily unsafe they need a concise plan for the space and not a vague concept drawing. Mr. Bubp noted that a reuse plan for the lots that were created by the last demolition had not been forthcoming from Unity Bank although that demolition had occurred over two years ago.

Mr. Brown expressed concern for how much a plan would cost, especially if he had no idea if the plan would be approved by the Board. The Board said they would be willing meet with Unity's design consultant and provide input on what an acceptable plan should include.

Mr. Brown said he would be willing to arrange that meeting but noted that he was still concerned about the total cost of the project.

The Board members suggested that Mr. Brown should have to amend his request before the Board to request approval for demolition of the Paul's Bar structure pending their approval of a redevelopment plan for the site. Mr. Brown withdrew his initial request and amended it to state that he was requesting demolition of the building on the understanding that it will only be approved after the Design Review Board has been presented with and accepted a mitigation plan for site that would include detail on the parking area as well as the public space and green space, and that the plan will be presented in the first quarter of this calendar year.

Mr. Foster moved to approve the amended Resolution 13-08 and the motion was second by Mr. Brad Bubp. Role Call AYE: Mr. Brad Bubp, Mrs. Ann DeBrosse Comer, Mr. Jim Oda, Mrs. Ruth Koon and Mr. Mike Foster.

ITEM NO. 3: RESOLUTION DRB 01-09

A resolution requesting a certificate of appropriateness to install a new face on an awning/wall sign at 529 N. Main Street.

Lorna Swisher gave the staff report. This request calls for a new face on an existing sign at 529 N. Main Street. The new sign is the registered trademark sign of H&R Block and is the exact same size as the sign that was in that location previously.

Mrs. Ruth Koon moved to approve Resolution 01-09 and the motion was second by Mr. Brad Bubp. Role Call AYE: Mr. Brad Bubp, Mrs. Ann DeBrosse Comer, Mr. Jim Oda, Mrs. Ruth Koon and Mr. Mike Foster.

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ITEM NO. 4: RESOLUTION DRB 02-09

**A resolution requesting a certificate of appropriateness to
install a new signage at 107 E. High Street.**

Lorna Swisher gave the staff report. This request calls for a new sign to be installed on the awning above the entrance to 107 E. High Street. The sign will be fixed to the awing but will be on the same plane as the façade of the building. A secondary sign will be placed on the window to the West of the door and a third sign will be fixed to the side of the AAA building. Mr. Oda noted there is little historical significance left to the façade of the building because of numerous remodelings in the 50's, 60's and 70's.

Mr. Mike Foster moved to approve Resolution 02-09 and the motion was second by Mrs. Ruth Koon. Role Call AYE: Mr. Brad Bulp, Mrs. Ann DeBrosse Comer, Mr. Jim Oda, Mrs. Ruth Koon and Mr. Mike Foster.

OTHER BUSINESS

OUTSTANDING CODE VIOLATIONS

Mrs. Lorna Swisher indicated that she was not aware of any code violations in the downtown area.

James Oda, Chairman

Brad Bulp, Vice-Chairman