

**PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD**  
**Meeting Minutes - Tuesday, July 28, 2009 - 6:00 P.M.**  
**Board Room - Piqua Area Chamber of Commerce**

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

Staff Member: Lorna Swisher

Mr. Oda called the meeting to order.

**ITEM NO. 1: MEETING MINUTES**

Mr. Oda noted the date the Fort Piqua Plaza was built was 1891 and not 1819. A motion was made by Mr. Mike Foster and seconded by Mr. Brad Bubp to approve the amended minutes of the June 23, 2009 meeting. The motion passed.

**OLD BUSINESS**

**ITEM NO. 2: RESOLUTION DRB 07-09**

**A resolution requesting a certificate of appropriateness for a parking lot lights next to 212 N. Main Street.**

This request called for two wall-mounted lights on the south façade of the Unity National Bank administration building and two free standing pole mounted lights on the south side of the newly constructed parking lot. The free-standing lights do not exactly match the streetscape light posts but they are similar. The Board expressed a desire that the wall-mounted lights be black and asked how they would come on and go off at night - timer or photocell? Mrs. Swisher was asked to request that information from Mr. Francony. The board noted the light from the new lights should compliment the light from the street lights and should not be overly bright. The Board requested that Mrs. Swisher communicate to Mr. Schmiesing their concern about the light color and intensity.

Mrs. Ruth Koon moved to approve Resolution 07-09 and Mrs. Ann DeBrosse Comer seconded the motion. Role Call AYE: Mr. Brad Bubp, Mrs. Ann DeBrosse Comer, Mrs. Ruth Koon, Mr. Jim Oda and Mr. Mike Foster.

**NEW BUSINESS**

**ITEM NO. 3: RESOLUTION DRB 13-09**

**A resolution requesting a certificate of appropriateness for a new window at 326 N. Wayne Street.**

Lorna Swisher gave the staff report. This request calls for a new window to be placed in the Ash Street façade of the building at 326 N. Wayne Street. The window would exactly match the window that is on the same level and just east of the new window location.

Mr. Oda noted the stucco was added to the building in the 1970's but that the building is actually a Greek Revival home that was constructed in the 1850's. There is little historical value left in the building.

Mrs. Ruth Koon moved to approve Resolution 13-09 and Mr. Brad Bubp

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seconded the motion. Role Call AYE: Mr. Brad Bulp, Mrs. Ann DeBrosse Comer, Mrs. Ruth Koon, Mr. Jim Oda and Mr. Mike Foster.

**ITEM NO. 4: RESOLUTION DRB 14-09**

**A resolution requesting a certificate of appropriateness for a fenced outdoor seating area at 110 W. High Street.**

Lorna Swisher gave the staff report. This request calls for a metal fence to be placed around the proposed exterior seating area just East of the Fort Piqua Plaza. The fence will be 36" high and will exactly match the railing at the exterior entrance of the Children's Department.

Mr. Bob Greaser was there to speak on behalf of the issue and said the public sidewalk will be maintained. The fence is required for the liquor permit to be issued for the outdoor seating area and that the liquor control board was satisfied with the configuration as it is being presented. He noted there will likely be umbrellas in the square tables but he is not sure what they will look like.

Mrs. Ruth Koon moved to approve Resolution 14-09 for the decorative fence and Mr. Mike Foster seconded the motion. Role Call AYE: Mr. Brad Bulp, Mrs. Ann DeBrosse Comer, Mrs. Ruth Koon, Mr. Mike Foster and Mr. Jim Oda.

**ITEM NO. 5: RESOLUTION DRB 15-09**

**A resolution requesting a certificate of appropriateness for a new sign at 327 N. Main Street.**

Lorna Swisher gave the staff report. This application is requesting an existing sign in the downtown be moved. The sign will be placed on the "sign post" above the hard awning. The Board has already approved the sign previously.

Mr. Oda noted the building is an 1850's commercial Greek Revival building that has undergone several remodelings.

Mr. Brad Bulp moved to approve Resolution 15-09 for the moving of the sign and Mr. Mike Foster seconded the motion. Role Call AYE: Mr. Brad Bulp, Mrs. Ruth Koon, Mrs. Ann DeBrosse Comer, Mr. Mike Foster and Mr. Jim Oda.

**ITEM NO. 6: RESOLUTION DRB 16-09**

**A resolution requesting a certificate of appropriateness for a new window sign at 117 W. Ash Street.**

Mr. Oda asked for a motion to accept the revised version of the sign application and that the revised proposal be called 16-09A.

Lorna Swisher gave the staff report. This request calls for a vinyl window sign at 117 W. Ash Street. The original sign proposal calls for a sign that is just over 13 SF. The calculation is based on the sign being

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"squared off" although the surface of the sign is actually quite a bit smaller - approximately 5 SF. The board members said they preferred the first submission - that which has the logo and the name of the business and did not like the second proposal which called for the name of the business to stay on the window and the logo to be moved to the door. The "B" of the logo is 2.9 SF and the "Barry Staffing" is 2¼ SF. Added together they are under the 6 SF allowed by the city sign code.

Mr. Brad Bulp moved to approve Resolution 16-09 and 16-09A for the new vinyl window sign and Mr. Mike Foster seconded the motion. The approval of 16-09 is contingent on approval by the City. If they will not approve 16-09 the Board approves 16-09A but asked Lorna Swisher to communicate to the city that their strong preference was the first version because it was graphically superior to the second option. Role Call AYE: Mr. Brad Bulp, Mrs. Ann DeBrosse Comer, Mrs. Ruth Koon, Mr. Mike Foster and Mr. Jim Oda.

**ITEM NO. 6: RESOLUTION DRB 17-09**

**A resolution requesting a certificate of appropriateness to place vinyl window signs on the doors of the Fort Piqua Plaza.**

Lorna Swisher gave the staff report. The proposal requests permission to put gold lettering on the doors of the first floor of the building. The lettering would go on the door of the Library, Toone P. at the Plaza, the restaurant Lounge, the banquet entrance and the restaurant Service Entrance.

Mr. Bob Greaser was there to speak on behalf of the sign proposal and stated the Ohio Preservation Office required them to maintain the same font that is already on the building with the façade signs. The board expressed concern that the signs were rather boring and uninteresting or particularly graphically pleasing.

A motion was made by Mr. Brad Bulp to accept the window signage proposal. Mrs. Ann DeBrosse Comer seconded the motion. Role Call AYE: Mrs. Ann DeBrosse Comer, Mr. Brad Bulp, Mr. Mike Foster. NAY: Mrs. Ruth Koon. Mr. Jim Oda abstained from the vote.

**ITEM NO. 7:**

Mr. George Lackens appeared before the Board from Vectren Energy to discuss the disguises on the gas regulators on the side of Knobby's Shop and Fifth Third Bank in the 100 block of E. Ash Street. Mr. Lackens reported the new regulators are required to vent to the outside of the building and that every single building that gets Vectren gas will be required to have a regulator. The regulator does not always have to go on the outside of the building; it can be on the inside with a vent going to the outside but that it MUST have a regulator.

He stated that their logs showed there were lots of gas leaks on Wayne Street and that is why the project was done. Our community is the first

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in a number of communities that will have their gas infrastructure completely redone.

Mr. Lackens discussed the two options (the original one he submitted as well as the alternative that was forwarded by Planning Director Chris Schmiesing). The Board discussed the merits of both proposals but decided they liked the half trashcan proposal better because it would not likely retain debris like the other. It was decided the metal surface at the top of the trashcan would be flush with the top of the rim and would be a solid surface. The entire unit would be a powder coated black unit. The Board communicated to Mr. Lackens that this disguise was ONLY for the two regulators on Ash Street and that each different building would have to be looked at individually because there are many buildings on Main Street that simply would not be able to have this kind of disguise treatment in front of their business. Mr. Lackens said he was not looking for carte blanche approval - only a way of dealing with these two particular instances.

The Board asked Lorna Swisher to make sure that Mr. Lackens receive a copy of the Design Review Board map so that when further work needs to be done in the downtown that Vectren would be pro-active so that this type of delay does not happen again. Mr. Lackens said the next work in Piqua would be done on Wood Street and Riverside Drive but that he would forward the map to his engineers for their records.

The board also requested that Mr. Lackens look at the regular in front of Eagle Printing - they would need to come up with a plan for that too.

**OTHER BUSINESS**

**OUTSTANDING CODE VIOLATIONS**

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James Oda, Chairman

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Brad Bulp, Vice-Chairman