

City of Findlay
Design Review Board
First Floor Council Room, Municipal Building
Wednesday, March 8, 2023– 6:00 p.m.

Minutes

Members Present:

Brian Hurt
Tim Mayle
Heather Clow
Charles Gerringer
Eric Van Renterghem

Members Absent:

Brad Wagner
Jeff Fort
Josette Brinkman

Staff Attending:

Matt Cordonnier, HRPC Director
Laura Ewing, HRPC Staff

CALL TO ORDER

Matt Cordonnier called meeting to order at 6:00 pm.

ROLL CALL

The following members were present: Heather Clow, Charles Gerringer, Brian Hurt, Eric Van Renterghem, and Tim Mayle.

NEW ITEMS

Petition for Certificate of Appropriateness #CA-06-2023 filed by Cars on Main to approve exterior alterations and signage at 208 N. Main Street.

GENERAL

The subject property is located at 208 N. Main Street, the nearest intersection is Meeks Ave & Main St.

PROPOSAL

The applicant wishes to paint the blue exterior trim to “Web Gray”, by Sherwin Williams (SW7075) as well as replace the existing building sign with a same size replacement featuring a car silhouette and “CARS ON MAIN”. The sign is 20 ft² and the maximum sign area allowed for that area is 35 ft², based off the wall width which is 33’.

STAFF ANALYSIS

The proposal is using an appropriate neutral color and is using an appropriate sized sign with black lettering.

STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-06-2023 at 208 N. Main St.

Discussion

Mr. Cordonnier explained that this property has already gone through Planning Commission with conditional uses that there will be a limit of 30 cars for sale on the lot at one time and that the pylon sign on the property must come done.

Mr. Mayle asked about lighting for the sign, particularly the string of lights that were in the picture.

Mr. Lobdell, the business owner, explained that they would remove the string of lights and were considering two different types of lighting for the sign. They would like to use lighting behind the sign to provide a soft glow, or a direct spot lighting.

Mr. Hurt asked if there were any restrictions on back lighting.

Mr. Cordonnier explained that lighting from behind is appropriate as long as it is not the plastic box type sign with lighting from within.

Mr. Hurt motioned to approve the permit for CA-06-2023, seconded by Mr. Mayle. All members voted "yes", the motion was approved.

Petition for Certificate of Appropriateness #CA-07-2023 filed by Silver Viera for an exterior alteration at 206 East Sandusky Street.

General

The subject property is located at 206 East Sandusky Street. The property is located on the corner of East Sandusky Street and Beech Avenue.

Proposal

The property owner would like to paint the door white, paint the door frame and window frame with black exterior paint.

Staff Analysis

The proposal is using a neutral and appropriate color scheme.

STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-07-2023 located at 206 East Sandusky Street.

Ms. Viera explained that the door would also change to black.

Mr. Cordonnier asked if there would be any signage. He explained that if the sign is placed on

the interior of the window a permit is not required, and if it is placed on the exterior of the window that a permit will not be needed.

Ms. Viera explained that the sign will be words only and asked if she will need to come back for approval of the sign.

Mr. Mayle asked if Ms. Viera owns the building or is leasing the space.

Ms. Viera explained that the owner has approved all changes.

Mr. Cordonnier asked the board to approve the changes and to allow him to approve the sign administratively.

Mr. Mayle motioned to approve the exterior changes, the door to be black and to allow Mr. Cordonnier to approve the sign if appropriate, seconded by Mr. Gerringer. All members voted "yes", the motion was approved.

Petition for Certificate of Appropriateness #CA-08-2023 filed by Stix to approve exterior alterations at 110 East Sandusky Street.

GENERAL

The subject property is located at 110 East Sandusky Street, at the Northeast corner of South Main Street and East Sandusky Street.

PROPOSAL

The applicant wishes to paint the exterior High Reflective White and trimmed in Tricorn Black as well as install an outdoor bar, made from a shipping container, which would be also be Tricorn Black, with a grey composite decking floor on the second floor and a bar top painted High Reflective White.

STAFF ANALYSIS

The proposal is using an appropriate neutral color and the outdoor bar is at an appropriate location for a pedestrian oriented space and purpose.

STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-08-2023 at 110 East Sandusky Street.

Mr. Mayle asked for clarification on the orientation on which way the shipping container would be placed.

Mr. Salanga explained that the container would run parallel with Main Street, creating a wall between east side of the park and the Stix side entrance. This will help enclose the outdoor bar area which is a requirement of their liquor license.

Mr. Mayle stated that he has seen this in a number of cities and asked what the plans were for the container in the winter.

Mr. Salanga explained that it will be closed up in the winter and that the container will potentially store outdoor furniture. He would have the windows closed and it would look like a black container.

Mr. Gerringer asked if the single stairway would be an issue or if Planning Commission had approved it yet.

Mr. Cordonnier explained that Planning Commission will review this tomorrow and that Wood County will concern itself with the second floor.

Mr. Salanga explained that this is a long term project for him and that he is not expecting to open this outdoor bar until next year.

Mr. Mayle asked if the lease with the City allows this in the park.

Mr. Cordonnier explained that the lease allows it and the City will be providing approval at tomorrows Planning Commission.

Mr. Salgana mentioned some logo, color and window changes.

Mr. Cordonnier explained some preferred window options and that those would all need permits as well.

Mr. Mayle motioned to approve the West facing wall and South facing wall change to white, trimmed in black, as well as the approval of the shipping container placement, as presented, seconded by Hurt. All members voted "yes", the motion was approved.

Petition for Certificate of Appropriateness #CA-09-2023 filed by Stout Cyclery signage at 610 S. Main Street.

GENERAL

The subject property is located at 610 S. Main Street, the nearest intersection is S. Main St. and W. Hardin St.

PROPOSAL

The applicant wishes to add signage to the building at 610 South Main St. The sign on the east facing window is 15.04 ft² on a 56.1 ft² window. The sign on the south facing window is 12.79 ft² on a 40.26 ft² window. The east facing window sign is below the 30% recommended coverage. The south facing window sign will cover 31.77%.

STAFF ANALYSIS

The proposal is using an appropriate neutral color and is within a reasonable size.

STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-09-2023 at 610 South Main Street

Mr. Roeber explained that the window decals will be die cut and placed on the exterior of the window.

Mr. Mayle asked if the awning would be changed to a soft awning with signage.

Mr. Roeber explained that the awning is actually for the Subway restaurant.

Mr. Hurt motioned to approve the permit, seconded by Ms. Clow. All members voted “yes”, the motion was approved.

Petition for Certificate of Appropriateness #CA-10-2023 filed by Gem’s Fairy Cakes, 118 East Sandusky Street.

GENERAL

The subject property is located at 118 East Sandusky Street, the nearest intersection is East Sandusky Street and Beech Avenue.

PROPOSAL

The applicant wishes to add storefront signage which would measure 22.169 ft² as well as paint the brown metal framing black. The sign is within the maximum sign area of 35 ft² based off the wall width which is 28’.

STAFF ANALYSIS

The proposal is using an appropriately sized and colored sign and is using an appropriate exterior color.

STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-10-2023 at 118 East Sandusky Street.

Mr. Cordonnier asked if the windows would be tinted.

Ms. Haines explained that they will not be tinted as of now. The owner is making plans to change them in the future.

Mr. Hurt asked if only the aluminum area above was being changed black, or all of the brown areas on the building are being changed.

Ms. Haines stated that she was only aware of the aluminum area above.

Mr. Hurt explained that he had no issues with the sign, but that he was not comfortable with changing only that area black.

Mr. Mayle asked when the Ms. Haines was planning on opening. She stated that she was hoping to this month.

Mr. Rentergem stated that the building next to it was blue above and tan below.

Mr. Mayle stated that he was concerned of getting a checkerboard effect if there is not a

consistent color scheme of the building. He asked if Ms. Haines would be able to operate her business with a sign in the window while the board contacted him about the rest of the building.

Mr. Cordonnier asked if Ms. Haines would be painting it herself and she stated that she would be.

Mr. Mayle stated that he would prefer Mr. Cordonnier contact the owner to discuss the future color changes to the building.

Ms. Haines stated that the owner is Martin Meyer.

Mr. Cordonnier stated that he will have a conversation with the property owner and let the board know about their discussion so that this project can move forward for the business owner.

Mr. Mayle motioned to table the request for CA-10-2023, seconded by Gerringer. Hurt asked about any lighting for the sign. Ms. Haines explained that there will not be any plans for lighting. Mr. Cordonnier explained that he will speak to the owner about it. All members voted "yes", the motion to table the permit was approved.

ADJOURNMENT : All members voted "yes" to adjourn and the meeting was adjourned at 6:55pm.