

**City of Findlay**  
**Design Review Board**  
First Floor Council Room, Municipal Building  
Wednesday, April 12, 2023– 6:00 p.m.

**Minutes**

Members Present:

Tim Mayle  
Heather Clow  
Eric Van Renterghem  
Josette Brinkman

Members Absent:

Jeff Fort  
Brian Hurt  
Charles Gerringner  
Brad Wagner

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, Josette Brinkman, Eric Van Renterghem, and Tim Mayle.

**NEW ITEMS**

1. Petition for Certificate of Appropriateness #CA-11-2023 filed by Midstream 3 to approve signage at 520 S. Main Street.

GENERAL

The subject property is located at 520 S. Main Street, Roo Barb Studios.

PROPOSAL

- The applicant wishes to install an oval shaped white sign with black lettering. Measurement is 5' x 3'. The sign is 15 ft.<sup>2</sup>. The sign space allowed for that area is 30 ft.<sup>2</sup>. There is no planned lighting. The building owner is the petitioner.

#### STAFF ANALYSIS

- The proposal is using an appropriate sized sign.

#### STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-11-2023 at 520 S. Main St.

Mr. Cordonnier explained that the lack of lighting is the only issue he has with the application.

Mrs. Clow asked if the other signs on the building are lit. It did not appear that they are from view on Google maps.

Mr. Mayle was concerned about the having a lot of signage on a small building. He asked if there was enough room for the sign according to the chart used for maximum sign usage.

Mr. Cordonnier explained that the approval could be contingent on the signage space available for the building.

Mr. Mayle stated that they could provide a variance for the sign.

Mr. Cordonnier stated that he will communicate with the board via email about the available space for signage.

Mr. Renterghem asked if attendance at the Design Review meeting is necessary for the petitioner.

Mr. Cordonnier stated that attendance is requested, but cannot be mandated.

Mr. Mayle motioned to table in light of design and size questions that need to be posed to the petitioner, seconded by Mr. Renterghem.

Mr. Mayle stated that the staff recommendation on the agenda does not match what was suggested at the meeting. He suggested that the staff recommendation be more stringent on the agenda and that the agenda be sent to the applicants.

Mr. Cordonnier explained that we will start sending the staff report to the applicant with the staff recommendations so the petitioner can be prepared at the meeting.

2. Petition for Certificate of Appropriateness #CA-12-2023 filed by S&A Real Properties to approve signage at 608 S. Main Street.

#### GENERAL

The subject property is located at 608 S. Main Street, Subway.

#### PROPOSAL

- The applicant wishes to replace the current SUBWAY sign with the new SUBWAY design. Existing sign is 9' 8" x 2'. New sign is 10' 1" x 2'. The sign is 20 ft.<sup>2</sup>, falling within the maximum allowed, which is 35 ft.<sup>2</sup>. The sign will be LED illuminated and flush mounted to the wall. The owner of the building is the petitioner.

#### STAFF ANALYSIS

- The proposal is using an appropriate sized sign.

#### STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-12-2023 at 608 S. Main St.

Mr. Cordonnier explained that some of the other "Subway" restaurants in Findlay have already changed to this style sign.

Mr. Mayle motioned to approve the application, seconded by Ms. Brinkman. All members voted "yes", the motion was approved.

3. Petition for Certificate of Appropriateness #CA-13-2023 filed by Mallett Enterprises Block, LLC to approve exterior building alterations at 401 S. Main Street.

#### GENERAL

The subject property is located at 401 S. Main Street, Axe Ventura/Burlwick.

#### PROPOSAL

- The applicant wishes to reopen the stairway entry on the Main Street façade. The current glass storefront and brick veneer will be removed. A 6-panel mahogany door will be installed. Wall panels will be painted Sherwin Williams "Otter" SW6041 and trimmed with Sherwin Williams "Black Bean" SW6006. The owner of the building is the petitioner.

#### STAFF ANALYSIS

- The proposal is using an appropriate neutral color and the construction is reopening an existing entry.

#### STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-13-2023 at 401 S. Main St.

Mr. Reinhart explained that the colors are dark brown.

Mr. Mayle asked if there would be any way finding or signage for that area.

Mr. Reinhart stated that the firm has not been directed for signage yet, but expects some in the future. He also stated that the chandelier in the rendering is also part of the proposal.

Mr. Mayle asked if the entry is recessed. Mr. Reinhart stated that the entry is recessed.

Ms. Clow asked if Burlwick and Axe will have separate entrances.

Mr. Reinhart stated that those will have separate entrances and that this proposed entrance is for the second story.

Ms. Brinkman motioned to approve the application, seconded by Mr. Mayle. All members voted "yes", the motion was approved.

4. Petition for Certificate of Appropriateness #CA-14-2023 filed by TOT'S BBQ to approve planters & stage in alley.

#### GENERAL

The subject property is located at 331 S. Main Street, TOT'S BBQ.

#### PROPOSAL

- The applicant wishes to install large oval galvanized steel tanks for planters at the entrance of the alley as well as install a raised stage about halfway down the alley and place string lights above (see red lines in overhead diagram).

#### STAFF ANALYSIS

- The proposed string lights, planters and stage are appropriate. The planters will help block the view of the alley from the street.

#### STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-14-2023 at 520 S. Main St

Mr. Hudson explained that he would plant some artificial cactus and other plants in the tanks. The tanks will help block the view at the fence. He explained that he will place the string lights at 10' high. He also spoke to the building owner next door and received permission to attach the lights to their building. Ms. Brinkman asked if lights are the clear Edison bulbs. Mr. Hudson confirmed that they are.

Mr. Cordonnier explained the layout of the stage. A back drop on the stage will not be permanent, but can be removed daily.

Mr. Hudson explained that there will be two doors in front of the stage, and that there will be

stairs on the front and back of the stage. The stage will be behind the second set of gates on the patio. The stage and stairs will all be painted black, with an outdoor carpet on top. He will be having the pavement resealed.

Mr. Cordonnier stated that he liked the alley being resealed. He didn't love the idea of the artificial cactus.

Mr. Mayle stated that he liked the idea of live entertainment. He asked how frequently the stage will be used.

Mr. Hudson explained the hours for the business so that the stage can be used on weekend evenings, but only seasonally. Mr. Mayle suggested using appropriately heighted heaters in the cooler weather. Mr. Cordonnier suggested 10-15'high.

Ms. Clow asked if the stage is made of risers or will be built with something else.

Mr. Hudson explained that he will be using reinforced risers that can be easily put up and taken down.

Ms. Clow asked if trusses would be used for stage lighting.

Mr. Hudson explained that he will not be using trusses to start with, but would be using them if needed. The trusses would be for lighting only, not for speakers. No speakers will be placed in the alley and will be brought in by the musicians.

Ms. Clow suggested that a fabric curtain could be a problem with the wind and that a trusses would look fine for lighting.

Mr. Cordonnier asked her about keeping the stage up all the time. She stated that it would be fine.

Mr. Hudson explained that he doesn't want the restaurant to turn into a bar and that is the reason to close at 11. It would encourage people to come downtown, but then go to an area bar downtown.

Mr. Mayle asked when they are expecting to open.

Mr. Hudson stated that they are waiting on Wood County to give their permission to move forward. Would like to open at the beginning of May.

Mr. Cordonnier asked about tables and chairs for outside.

Mr. Hudson explained that there will be 6' picnic tables. He asked if sunflowers in the planters would be ok.

Mr. Cordonnier said sunflowers and blue bonnets would be great.

Mr. Mayle stated that the downtown Findlay improvement district hires out someone to water plants during the season if they are interested in using real plants.

Mr. Hudson also stated that the light box attached to the right of the building cannot be removed. He would like to either place a menu over it.

Mr. Mayle stated that he liked the menu idea.

Mr. Cordonnier explained that Mr. Hudson could email his idea to us. He recommended doing a black boarder as the frame to shrink down the lit sign area.

Mr. Hudson stated he was thinking of using black and white colors and no lighting.

Mr. Cordonnier stated that what is being proposed is appropriate.

Mr. Mayle stated that the space being considered is not an alley, it is a private lot.

Mr. Cordonnier asked if the tables would be a stained color.

Mr. Hudson explained that all the wood has a burnt finish. They will all be painted with the Texas Flag and then coated with thick polyurethane.

Mr. Mayle asked if it would be all genres of music played on the stage.

Mr. Hudson explained that it would be mainly country music and that it will be family appropriate.

Mr. Cordonnier asked if there were any concerns about the Texas Flag.

Mr. Mayle motioned to approve the application, seconded by Heather. All voted "yes".

Mr. Cordonnier explained that the green turf out front needs removed.

Mr. Hudson explained that it will be there until the replacement turf comes in and will then be replaced as soon as possible.

ADJOURNMENT: All members voted "yes" to adjourn and the meeting was adjourned at 6:45pm.