

**WESTERVILLE UPTOWN REVIEW BOARD
CITY COUNCIL CHAMBERS, 21 S. STATE STREET
THURSDAY, JULY 2, 2015
MINUTES**

The Westerville Uptown Review Board met in regular session on Thursday, July 2, 2015 at 6:30 p.m. in City Council Chambers at 21 S. State Street. Members present were Ralph Denick, Jeff Reschke, Dennis Blair, Melissa Law, Matt Whitehead, Del Robeson and Greg Madsen. Bassem Bitar and Jayme Maxwell represented Staff.

Chairman Whitehead led the Pledge of Allegiance.

Mr. Bitar introduced Jayme Maxwell as Clerk for this Board, Planning Commission and Board of Zoning Appeals.

MINUTES OF THE JUNE 4, 2015 MEETING

Mr. Bitar explained that the minutes of the June 4, 2015 meeting were not distributed as he was unable to review them.

Mr. Blair moved to table the minutes of the June 4, 2015 meeting; Mr. Denick seconded the motion.

Yeas: Ms. Law, Mr. Denick, Mr. Reschke, Mr. Madsen, Mr. Robeson, Mr. Blair and Chairman Whitehead

Nays: None

Motion Passed: 7-0

Mr. Blair noted an amendment to the May minutes provided to Clerk in writing. He provided a clarification pertaining to URB 2015-08 (14 N. State Street). He stated that he had done work for Sunny Street Café as an organization and not for the local franchise, which is owned by the applicant in that case.

Chairman Whitehead explained the process for the meeting.

Chairman Whitehead swore in Staff and all those wishing to speak before the Board.

NEW BUSINESS

URB 2015-19; 16½ W. COLLEGE AVENUE; BALCONY ADDITION; APPLICANT: BOB GIBSON, TRIAD ARCHITECTS, LTD.

Mr. Bitar gave the staff presentation which followed the written staff report. He noted the back of the building has multiple additions of varying quality and this could provide an opportunity for similar improvements at the rear in the future.

Chairman Whitehead invited the applicant to approach the podium.

Bob Gibson was present.

Chairman Whitehead opened the public hearing and asked for public comment. Seeing none, he closed the public hearing and opened discussion from the Board.

Mr. Blair said he liked the color, scale and overall design.

Mr. Denick asked if it is wood. Mr. Gibson answered yes. Mr. Denick stated that it looked great.

Chairman Whitehead asked for confirmation that this is residential and expressed concern about the roof appearing slanted and bowed.

Mr. Gibson confirmed that it is intended as an amenity to the apartment on the second floor. He said the construction is supported by bearing walls that are absolutely solid. He continued by stating the old metal roof may not be straight.

Chairman Whitehead stated that this is a great addition/concept. He asked if there are restrictions on decks and balconies and what can be placed out there so that they don't look junky. Mr. Bitar said the Code Enforcement Supervisor is in attendance and they will discuss that issue.

Mr. Madsen moved to approve URB 2015-19 as presented; Mr. Denick seconded the motion.

Yeas: Mr. Reschke, Mr. Madsen, Mr. Denick, Mr. Robeson, Mr. Blair, Ms. Law and Chairman Whitehead

Nays: None

Motion Passed: 7-0

URB 2015-20; 16-20 W. PARK STREET; REAR WALL AND WINDOW ALTERATIONS; APPLICANT: ROBERT HUSTON.

Mr. Bitar gave the staff presentation, which followed the written staff report. He added that the improvements on the property had started out with a residence at the corner of Park and State Street. A two-story building was then built along the Park Street frontage with the first floor serving as a garage. It is brick on the first level with wood siding on the second floor. It was later converted to apartments. A small concrete block addition was subsequently added to the back of this structure, which is located within two feet of the back addition to the Westerville Grill building. There is what appears to be an enclosed porch or three-season room on top of that addition where a wall of windows is deteriorated and in need of repair. Mr. Bitar stated that Staff's preference would be to repair the existing windows instead of making the changes, but given the location, Staff can understand the desire to reduce the number of windows. He added that the written staff report suggested that a couple of the existing windows be repaired and re-used. He realized afterwards that those windows are fixed and not operable, so if replacement is approved, Staff would suggest using similar windows. Staff would also suggest that trim be added around the windows similar to that at the front of the building.

Mr. Bitar noted that the applicant is making renovations to the entire complex, which also includes a connector between the original house and the structure being discussed tonight. These include repairs to the stucco and repainting several sections, including the window trim. Staff had originally planned on approving the repainting administratively, but the applicant has changed some of the trim color from white to black. In some cases, a painted trim was created where none existed before. This change in color requires approval by the Board, so that should also be considered.

Chairman Whitehead invited the applicant to approach the podium.

Robert Huston was present.

Chairman Whitehead opened the public hearing and asked for public comment. Seeing none, he closed the public hearing and opened discussion from the Board.

Mr. Robeson asked if the applicant will have a problem with double-hung windows. Mr. Huston said he will do whatever the Board says. He stated that he made the plans for 21" sliders to give more room to work on the outside.

Mr. Blair stated that he feels bad they had to come to the Board given the location of the work, but he is fine with the work if they follow Staff's recommendation.

Mr. Denick asked about the black trim and how that fits in. Mr. Bitar said this is a little unusual. There was a proposal for dark trim on Home Street a couple of months ago, but they changed to lighter trim. There is a white fraternity house on W. College Avenue with black trim, which is the only other one he can think of. Mr. Bitar noted that there is a second floor window at the original house, which is painted black along with its trim. He stated that Staff believes it looks better when it is all the same color as opposed to the black trim and white window.

Mr. Reschke asked if the double-hung windows would be plain or divided. Mr. Bitar stated Staff would prefer divided windows, but the proportions might be thrown off. It may be best to use plain one-over-one double-hung windows.

Chairman Whitehead asked how long the applicant has owned the property. Mr. Huston explained that he does not own the property but is the owner's right hand man.

Chairman Whitehead asked about the rehabilitation from the fire. Mr. Huston said the family got all personal items out of building and has gotten 2 estimates from contractors.

Chairman Whitehead said this could use some serious landscape attention and the gutters need serious attention. Mr. Huston said he is trying to slowly dress it up. They are currently installing about 40' of new gutter.

Chairman Whitehead asked for confirmation that the area in question is not living space. Mr. Huston answered in the affirmative.

Mr. Reschke asked if there is a door. Mr. Bitar answered there is not.

Mr. Bitar asked if the Board is comfortable with only two windows or if more will be required.

Chairman Whitehead asked if there are windows off of this space and into the apartments.

Mr. Bitar answered in the affirmative. He suggested that those windows be used as a design reference. The new windows should match the character and have the same type of trim as the windows into the apartments.

After some discussion, there was consensus that two windows were sufficient.

Mr. Madsen suggested that the windows and the trim painting be addressed separately.

Mr. Madsen moved to approve URB 2015-20A including the following:

1. Replacement of the existing windows at the rear of the building with a wall with cedar siding and two double-hung windows.
2. The new windows and trim are to match the size, style and placement of the interior apartment windows.

Mr. Blair seconded the motion.

Yeas: Mr. Reschke, Mr. Robeson, Mr. Madsen, Mr. Blair, Ms. Law, Mr. Denick and Chairman Whitehead

Nays: None

Motion Passed: 7-0

There was some discussion about the appropriateness of considering the trim color at this meeting and whether this issue should be postponed. Mr. Bitar stated that the trim color issue was listed in the staff report, so it is not a new subject. Perhaps the only thing missing is the listing of all appropriate addresses.

Mr. Reschke asked for the addresses that would be involved. Mr. Huston stated that they include 61-65 S. State Street, 12 W. Park Street and 16-20 W. Park Street.

There was further discussion as to whether a color other than black should be considered. Mr. Huston stated that they would prefer black.

Mr. Blair clarified that the use of black should be considered on a case-by-case basis. He added that it might be appropriate in this situation but not others.

Mr. Bitar stated that a "No" vote would mean that the trim has to be repainted white since that was the color before Mr. Huston introduced the black trim.

Mr. Reschke moved to approve URB 2015-20B for black paint on the window and door trim for 12 W. Park Street, 16-20 W. Park Street and 61- 65 S. State Street. Mr. Denick seconded the motion.

Yeas: Mr. Denick, Mr. Reschke, Mr. Robeson, Ms. Law, Mr. Blair and Mr. Madsen

Nays: Chairman Whitehead

Motion Passed: 6-1

URB 2015-21; 15 N. STATE STREET (SHIRLEY'S GOURMET POPCORN COMPANY); STOREFRONT RECONSTRUCTION, AWNING, SIGNAGE; APPLICANT: MARTIN F. STRAYER, RA.

Mr. Bitar gave the staff presentation outlining the application and staff's recommendations. He noted several items that may vary from the written staff report.

- The storefront design has been amended to include a narrower alcove and more storefront frontage as recommended by Staff.
- The transom has been changed to glass so as not to appear top-heavy as noted by Staff.
- Staff recommends that the storefront elements be recessed within the brick opening. Unfortunately, the second floor windows had been replaced with ones flush with the brick, which takes away from the traditional character of the building.
- Staff would like the wood panel by the door to be compatible with the design. Mr. Bitar showed examples of a storefront treatment at 12 E. College that included many of the elements applicable to this project, including a wood panel in the alcove area.
- Staff would like the panels at the very bottom of the storefront to be recessed rather than outlined with moulding.
- Plans have been revised to show a larger profile for the awning per Staff's recommendations.
- The sides of the awning will be open.
- The awning will have a 10-12" scalloped edge.
- Staff would like the edges of the awning tucked within the brick reveal.
- The applicant's preference is to use a black awning; 2nd choice is white and yellow striped; 3rd choice is Sunbrella's Colonnade Fossil. Mr. Bitar showed pictures of how the different options would look against the brick. He stated that Staff is supportive of the Colonnade Fossil. If used, Staff would suggest that the storefront elements be painted tan and the recessed panels be the darker shade in the awning pattern.
- Final measurements on lettering for awning have not been received.
- An exhaust vent is necessary and is being proposed as a round 8" vent tucked into an existing recess in the via. Mr. Bitar stated that this will be an important pedestrian area, so the details of the vent will be important.

Chairman Whitehead invited the applicant to approach the podium.

John & Anna Mae Blankemeyer, business owners, and Martin Strayer, architect were present.

Mrs. Blankemeyer provided the Board with brochures indicating colors used in the interior of the flagship store. They are trying to be consistent with that coloring and use it for marketing and on the business cards. They don't want to be gaudy, but they would like to coordinate the interior and exterior.

Mr. Blankemeyer said this is a new franchise operation in the infant stages. It is the first one in the Columbus area and the hope is that it turns into an anchor for this area. They have been meeting regularly with staff to work out these details. They would prefer the entrance to the right as we are trying to maintain the flow inside the store. They have had some obstacles communicating with the building owners as they are in California and everything takes time. They hope to be open by the holidays.

Mr. Blankemeyer stated that they would prefer a black awning as it works with the interior colors. Their second choice is the yellow and white stripe. He distributed color renderings showing how the front of the building might look.

Chairman Whitehead opened the public hearing and invited public comment.

Debbie Bennati, owner of Cinda Lou's, said her only concern is the purple awning and the blue awning and trying to make that look good all together. She said she is hoping the purple awning would come

down. She is asking for that awning the match Shirley's Popcorn awning. She noted that in the rendering, the sign in the window looks like it would be partially obstructed. She welcomed them on behalf of the Uptown Merchants.

Chairman Whitehead closed the public hearing and opened discussion from the Board.

Mr. Madsen asked how many franchises there are. Mrs. Blankemeyer said there are 3 stores. Mr. Madsen asked if they have corporate colors. Mrs. Blankemeyer said yes, those are on the brochures distributed; black is considered a compatible color.

Ms. Law welcomed them to Westerville and asked about the drawings presented this evening. She asked for confirmation that the proposal is between the white and yellow striped awning and the black and tan window with a black awning.

Mr. Blankemeyer stated that the renderings are conceptual, but confirmed that their first choice is the black awning. He also stated that the logo shown on the window was artistic liberty and not part of the request.

Mr. Denick asked for confirmation that a yellow and orange striped pattern is not available. Mr. Blankemeyer answered in the affirmative.

Chairman Whitehead asked if Flow Forward is no longer on the second floor. Mr. Bitar answered in the affirmative. He stated that the building owner has plans to convert the second floor space to residential units and has applied to the Planning Commission for a parking variance.

Mrs. Blankemeyer stated that she understands the purple awning will be removed.

Chairman Whitehead stated that he wanted to make sure there were not going to be too many colors.

Mr. Blankemeyer stated that they had hoped to put one large awning across the entire front, but they can't wait on the owner.

Mr. Reschke said he really does not like yellow and white or yellow and orange. There used to be a hot dog place with a bright striped awning in Uptown, and people did not care for that. His preference would be black.

Mr. Reschke asked if the applicant is okay with Staff's recommendations regarding more glass along the sidewalk. Mr. Blankemeyer said he was and they have revised the drawings accordingly. He stated they are also not set on height of transom and window and will work to make it fit.

Mr. Reschke asked if Staff was still concerned that the transom is too heavy. Mr. Bitar said that if it were to remain wood, it would look too top-heavy, but the applicant has agreed to change it to glass. Staff is fine with that.

Mr. Blair said he thinks the yellow and white stripe would work with darker colors below on the transom. His preference is the vibrancy of the white and yellow. He asked if the applicant is okay with the wood panel. Mr. Blankemeyer said that was okay. Mr. Blair suggested painting the support structure for the awning. Mrs. Blankemeyer said it will be painted to be least visible.

Ms. Law asked about signage. Mr. Bitar said the application is for signage on the awning, the front door and the rear door; not on the window.

Mr. Denick asked about lettering on awning. Mr. Blankemeyer said it will say "Shirley's Gourmet Popcorn Company".

Chairman Whitehead expressed concern about where the venting will be placed and if it is going to be high enough. He said this will be one of the prime vias. Mr. Blankemeyer said it exit the building 8'-12' above the walking surface and go up 3'-4' above the building.

Chairman Whitehead asked about an existing double floodlight. Mr. Blankemeyer said it will be removed.

Mr. Blair said they need to work out the lettering on the awning. He asked for Staff's recommendation regarding the color.

Mr. Bitar said black is the applicant's first choice for the awning, yellow & white is second choice and Colonnade Fossil is a distant 3rd. Mr. Bitar said staff's preference would be the third but it is really the applicants' choice.

Mr. & Mrs. Blankemeyer said they are requesting black awning, black trim, tan recessed panels and tan lettering.

Chairman Whitehead asked how many black awnings are in the district now. Mr. Bitar listed Meza, Good Vibes Winery, Old Bag of Nails, encircle, EL Home, and Amish Originals. He said Koble originally asked for black awning but settled on a stripe. Asterisk will have dark gray awnings.

Mr. Reschke noted that all the black awnings are on the east side of the street. There are none on the west side.

Mr. Denick said he thinks there is an overabundance of black yet it may be appropriate here. The yellow and white doesn't appeal to him, but he would have liked yellow and orange stripes.

Mr. Madsen said he thinks the yellow would be a nice tie-in with buttered popcorn. He is comfortable with just yellow or yellow and white stripes.

Chairman Whitehead asked about the lettering on a white and yellow awning. Mr. Blankemeyer said it would be black.

Mr. Reschke said we heard about the canopy at the hot dog place for a long time. The yellow and white stripe might look good on the inside, but might create a carnival look on the outside.

Ms. Law suggested that deep gold would be more consistent with the logo.

Mr. Reschke moved to approve URB 2015-21 with the following conditions:

1. That the awning be black with tan letters not to exceed 9" in height on a 12"-high valance, with open ends and a black frame;
2. That the storefront elements include black trim and tan insets;
3. That the entry and storefront design be as amended per Staff's recommendations;

4. That the signage be as presented; and
5. That the venting be placed on the north side of the building behind the stairway and painted to match the brick.

Mr. Robeson seconded the motion.

Yeas: Mr. Madsen, Mr. Robeson, Mr. Blair, Ms. Law, Mr. Denick, Mr. Reschke and Chairman Whitehead

Nays: None

Motion Passed: 7-0

URB 2015-22; 38 N. STATE STREET (AMISH ORIGINALS); REAR FACADE IMPROVEMENTS; APPLICANT: NEIL COLOPY, NAC CONSTRUCTION.

Mr. Bitar gave the staff presentation, which closely followed the written staff report. He added that the applicant had proposed to use garage doors from Clopay's Gallery series, which has an embossed panel finish. The written staff report suggested that Clopay's Grand Harbor series be used instead as it includes trim with smoother panels that are more consistent with the architect's rendering. Since then, the applicant has suggested the Coachman series, which also includes trim pieces but is more durable for a non-residential application. Mr. Bitar stated that Staff is supportive of the Coachman Series and recommends Design 11. He added that there might need to be a discussion regarding the durability of the composite trim when painted a dark brown color.

Mr. Bitar clarified that the applicant is now proposing to use a solid man door instead of one with glass. He also showed a picture of a metal canopy with a standing seam roof similar to the one proposed by the applicant. He added that the project would greatly improve the back of this building.

Chairman Whitehead invited the applicant to approach the podium.

Neil Colopy was present. He said they would like to use a standing seam metal awning rather than a cloth one at this location as it would be better for snow rolling off.

Chairman Whitehead opened the public hearing and asked for public comment. Seeing none, he closed the public hearing and opened discussion from the Board.

Ms. Law asked if the north side of that building is being painted. Mr. Bitar said that may be part of other improvements.

Ms. Law stated she likes the overall look, but is concerned that the logo is too big. It is clean and would still be visible at the normal maximum size of 15 square feet.

Mr. Blair thanked the applicant for the proposed improvements. He stated that he agrees with Ms. Law that the logo is too large. It also seems inconsistent with Amish Originals, unless they are changing their theme. He said he loves the rest of the proposal.

Mr. Robeson stated that he appreciates the improvements.

Mr. Denick asked if the applicant is in agreement with Coachman doors. Mr. Colopy they are cleaner with vertical lines, although he is a little concerned with the dark color for the trim. It is an applied

product on the outside to give it that look. Longevity might be a little bit of an issue as they have had some previous problems with the trim peeling off at the 8-10 year mark. However, in this instance, there is less sun exposure, and there is a 5-year warranty on the door, so he is okay with that series.

Chairman Whitehead asked if there would be no longevity issues with the Gallery product. Mr. Colopy stated that the design is busy with lines. Mr. Bitar clarified that Gallery was the original proposal; Coachman is the applicant's revised proposal.

Ms. Law asked if the proposed darker color is black or brown. Mr. Colopy stated they are proposing brown. It's a color called Turkish Coffee. The other color is tan, which would match the color on Amish Originals' trucks.

Chairman Whitehead asked if the Turkish Coffee color would also be used on the doors. Mr. Colopy answered in the affirmative.

Mr. Madsen said he liked the logo but feels it is too big.

Mr. Reschke stated that the logo is large, but so is the wall. It is a very simple sign and he can go either way regarding the size. He asked if it would be custom painted. Mr. Colopy answered in the affirmative.

Ms. Law asked if there are any neighbors that would be looking at the sign. Mr. Bitar said he didn't think so.

Mr. Reschke stated that he was fine with the size of the sign as proposed given its placement on a big wall.

Chairman Whitehead asked if the logo would also be in the Turkish Coffee color. Mr. Colopy answered in the affirmative.

Mr. Denick moved to approve URB 2015-22 with the following details:

1. The garage doors are to be from Clopay's Coachman Series, Design 11 with REC 14 windows; they are to be painted Turkish Coffee.
2. The oversized 4'x8' sign as proposed in the Turkish Coffee Color.
3. The overall brown and tan color scheme as proposed.
4. The metal awning with a standing seam roof as proposed.
5. The solid man door (with no windows) as proposed.

Mr. Blair seconded the motion.

Yeas: Mr. Blair, Ms. Law, Mr. Reschke, Mr. Denick, Mr. Madsen, Mr. Robeson, Chairman Whitehead

Nays: None

Motion Passed: 7-0

URB 2015-23; 29 W. COLLEGE AVENUE (FIRST PRESBYTERIAN CHURCH ANNEX); PORCH RECONSTRUCTION; APPLICANT: DAVID S. BEEMAN, SEM ARCHITECTS.

Mr. Bitar gave the staff presentation which closely followed the written staff report. Mr. Bitar explained this case and the next one were submitted as one application that staff split into two for record-keeping purposes. He showed some pictures of the building and noted some brick piers against the front wall. He stated that they appear to be remnants from an earlier treatment. Staff thinks the improvements are welcome but there is not enough information to comfortably make a recommendation.

Chairman Whitehead invited the applicant to approach the podium.

Mr. Beeman was present and said the building has not been occupied. It will be used for church offices. The focus had been on updating the interior, including the mechanicals and plumbing to meet code. They now intend to improve the front. They want to keep it as simple as possible by reusing the columns. The railings will meet the height and spacing required by Code.

Chairman Whitehead opened the public hearing and asked for public comment. Seeing none, he closed the public hearing and opened discussion from the Board.

Mr. Reschke stated that it appears that they are returning building to its original appearance. He thinks the existing brick piers are where the railings originally were. It looks very nice.

Mr. Beeman stated that the building is somewhat visible in one of the old photos that Mr. Bitar showed during the discussion of the building at 16½ W. College.

Mr. Blair stated that he liked the brick piers. That may be a lot of lattice but it can be camouflaged with landscaping. He said it is the right direction, although more detail is needed.

Mr. Denick asked if anything will need to be done with the roof over the porch. Mr. Beeman said they will be re-roofing the building and possibly replacing the gutters, but it will be a straight replacement with similar shingles.

Chairman Whitehead stated that if they decide to use different shingles, they would have to come back to the Board for approval.

Mr. Denick asked if existing lights are being retained. Mr. Beeman said yes.

Chairman Whitehead asked if it would be white. Mr. Beeman said they are not changing the color.

Chairman Whitehead asked if they will use standard lattice. Mr. Beeman said yes.

Mr. Beeman stated that he had walked around the neighborhood to find similar porches. He could not find many good examples.

Mr. Blair moved to approve URB 2015-23 as presented; Mr. Denick seconded the motion.

Yeas: Mr. Blair, Ms. Law, Mr. Reschke, Mr. Denick, Mr. Madsen, Mr. Robeson and Chairman Whitehead

Nays: None

Motion Passed: 7-0

URB 2015-24; 41 W. COLLEGE AVENUE (FIRST PRESBYTERIAN CHURCH); BUILDING ADDITION; APPLICANT: DAVID S. BEEMAN, SEM ARCHITECTS.

Mr. Bitar gave the staff presentation, which closely followed the written staff report. He reiterated that Staff feels the design is appropriate but additional information and details are needed for the windows, doors, canopy and other elements.

Chairman Whitehead invited the applicant to approach the podium.

Mr. Beeman said that he had brought some brick samples. He explained that the main issues they are trying to address have to do with interior accessibility. Some current entrances are 6' above the ground and 6' below ground. The issues in terms of window selection are that the original church has painted wood windows with anodized protection. The 1950s addition has newer aluminum windows. They are still trying to decide which way to go with the new addition.

Chairman Whitehead opened the public hearing and asked for public comment. Seeing none, he closed the public hearing and opened discussion from the Board.

Mr. Madsen asked if they are being asked to approve the design.

Mr. Denick said they normally deal with the details like windows and colors. This is somewhat conceptual and he is not sure what they have to vote on.

Mr. Bitar recommended tabling.

Mr. Denick said this looks like a wonderful project but it is not yet to the stage that they can take action.

Mr. Beeman stated that they are fine with tabling the application. They expect to be able to move forward quickly on those decisions.

Mr. Blair asked about parking. Mr. Bitar stated it had been addressed by the Planning Commission.

Mr. Blair stated that the overall direction is good.

Mr. Blair moved to table URB 2015-24; Mr. Madsen seconded the motion.

Yeas: Mr. Reschke, Ms. Law, Mr. Madsen, Mr. Robeson, Mr. Blair, Mr. Denick, Chairman Whitehead

Nays: None

Motion Passed: 7-0

ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS

URB 2015-18; 46 N. STATE STREET (WHIT'S FROZEN CUSTARD); TEMPORARY SIGN; APPLICANT: BOYD FACKLER.

Mr. Bitar said this is a temporary sign for Whit's Frozen Custard. They may be on the agenda next month with more permanent improvements. In the meantime, they wanted to announce they were coming. This is no more than 25% of window area. It will be valid until the end of December though they are hoping to be open before that.

MISCELLANEOUS

Mr. Bitar gave an update on the Façade Improvement Program. The deadline was at the end of May. A total of 9 applications were received and reviewed by Westerville Industry and Commerce Corporation (WICC). All were tentatively approved but one: 105 N. State Street was rejected. It is actually beautifully maintained and just needs some refreshing. It seemed like normal maintenance, which is not the intent of the program.

Chairman Whitehead asked if they have a timeline associated with the approvals. Mr. Bitar said there is an expectation that they have to do it in a certain time period. Staff has worked with the applicant when there are mitigating circumstances.

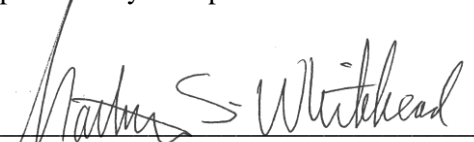
Mr. Reschke asked about the painting project on the back of the music store at 18 N. State Street. Mr. Bitar said the building owner is very frustrated that it has not been completed. The weather has not cooperated this summer.

Mr. Reschke asked about the sign at 8 N. State Street. Mr. Bitar said the weather has set them back. They were hoping to get the marquee improvements completed before the 4th of July parade, but that will not happen. They are also working on finalizing the building permit for the new "8".

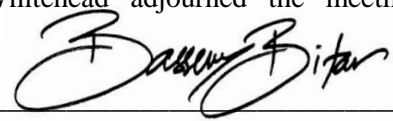
Mr. Denick asked about the bike shop on W. Main Street. Mr. Bitar said they have been working with them for a while. They are having problems with the foundation. They are lifting the building and replacing the foundation. Mr. Denick stated that it looks like the front has been removed. Mr. Bitar stated that Staff would look into that issue.

Mr. Reshke asked if Dave's Barber Shop was going to open anytime soon. Mr. Bitar said that is the plan. They have been working on the inside and Staff has no reason to believe he is not going to open.

When there was nothing further to discuss, Chairman Whitehead adjourned the meeting at approximately 9:03 p.m.



Matthew Whitehead, Chairman



Bassem Bitar, Secretary