# BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, December 2, 2014

Mr. Graham called the meeting to order about 7:30 P.M.

## ATTENDANCE

Present: Chair Charles Graham, Mr. Jaime Garrett, Mr. Edward Ross, Mr. Frank Holloway, Dr. Richard Hoback and Mr. Brad Thorp. Also present: City Planner Andrew Rodney, City Councilman John Palcher and Assistant Clerk of Council Julie Weaver.

Absent: Mr. Chris Von Handorf.

## EXCUSE ABSENT MEMBERS

MOTION: Mr. Garrett made a motion to excuse the absence of Mr. Von Handorf. Dr. Hoback seconded the motion. The motion passed 6-0.

## APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of September 2, 2014.

MOTION: Mr. Thorp made a motion to approve the minutes of the Board of Architectural Review meeting of September 2, 2014, as distributed. Mr. Holloway seconded the motion. The motion passed 3-0-3, with Mr. Holloway, Dr. Hoback and Mr. Garrett abstaining.

## NEW BUSINESS

### Parking Fee-in-Lieu Ordinance for the Architectural Preservation District

Mr. Rodney updated the Board concerning an ordinance under consideration that would affect the Architectural Preservation District, although Planning Commission is the recommending body and Council will make the final decision. The program would give property owners an additional alternative when a parcel does not have enough parking spaces for approval of the intended use. If a parcel has at least half the required parking, credit for additional spaces could be purchased and paid into a fund that would be used solely to increase or maintain public parking in the APD. The more spaces needed, the higher the cost would be per space. He stated the proposed fee schedule automatically would be updated annually in accordance with the consumer price index.

This voluntary program would be helpful in several ways. Small users would have an option in addition to leasing other spots, applying for a variance, or paving over vacant areas. The plan could facilitate occupancy, save buildings from being razed for parking, and allow for gradual improvement of the parking in the APD over the long-term. The City would have a fund that would provide an impetus for projects.

When Dr. Hoback pointed out that the program could put more pressure on existing parking, Mr. Rodney pointed out that, in the approval process, staff can consider the availability of other spaces in the immediate neighborhood. Mr. Thorp pointed out occupancy rates of about 50% downtown. He was opposed to adding roadblocks for start-up companies who might see the program as an additional tax, as a fee for nothing helpful, except a vague promise for better long-term parking for everyone in the future. In reality many new businesses do not survive through the first year. He felt the whole concept needed to be revamped. Mr. Rodney pointed out that the fee was considerably cheaper than constructing additional parking areas. Mr. Thorp stated tax breaks favor occupancy, while additional fees do not. He was in favor of a temporary waiver of the requirement to provide a specified number of spaces. As a businessman, he felt that, after several years, compliance with the ordinance or some installment plan would be tolerable. He also voiced concern about the concept that paying a fee would dilute the integrity of the ordinance.

When Mr. Thorp said that common sense should apply to parking for places like 157 W. Franklin, Mr. Rodney stated that land use statutes are required to be consistent rules, consistently applied. Discussion followed concerning how parking requirements are determined. Dr. Hoback asked about the possibility of a five-year payment plan.

Mr. Garrett asked about feedback from local businesses, and Mr. Rodney pointed out that Mr. Beckel of the Heart of Centerville, the Business Task Force, the Planning Commission and Council had been briefed on the plan and the feedback had been favorable overall. Mr. Garrett also asked if there was a master plan and noted the program might be more appealing if the benefits were more defined, if priorities were set.

In answer to a question about extending the APD parking behind Panera to the west, Mr. Rodney said that option was unlikely in the near future because of lack of funding.

Mr. Thorp asked that the ordinance be reconsidered. The timing was not good, because of the low occupancy rate downtown. He felt this measure would be seen as a barrier, rather than a help.

Mr. Graham thanked the members for their thoughtful exchange of ideas.

## 2015 SUBMITTAL SCHEDULE

Mr. Rodney referred to the calendar included in the packets for the submittal of applications and also the dates of regularly scheduled meetings. He noted that there were no holiday conflicts with the regular schedule and that the calendar would be posted on the website.

MOTION: Mr. Garrett made a motion to accept the 2015 Submittal Calendar, as distributed. Dr. Hoback seconded the motion. The motion passed unanimously, 6-0.

The 2015 BAR Submittal Calendar is as follows:

| Application Deadline (Due at Noon) | Board of Architectural Review Meeting Date (Held on First Tuesday of Month) |
|---|---|
| Thursday, December 11, 2014 | Tuesday, January 6, 2015 |
| Thursday, January 8, 2015 | Tuesday, February 3, 2015 |
| Thursday, February 5, 2015 | Tuesday, March 3, 2015 |
| Thursday, March 12, 2015 | Tuesday, April 7, 2015 |
| Thursday, April 9, 2015 | Tuesday, May 5, 2015 |
| Thursday, May 7, 2015 | Tuesday, June 2, 2015 |
| Thursday, June 11, 2015 | Tuesday, July 7, 2015 |
| Thursday, July 9, 2015 | Tuesday, August 4, 2015 |
| Thursday, August 6, 2015 | Tuesday, September 1, 2015 |
| Thursday, September 10, 2015 | Tuesday, October 6, 2015 |
| Thursday, October 8, 2015 | Tuesday, November 3, 2015 |
| Thursday, November 5, 2015 | Tuesday, December 1, 2015 |
| Thursday, December 10, 2015 | Tuesday, January 5, 2016 |

COMMUNICATIONS

Mr. Rodney noted that the Business Task Force has been meeting regularly this past year. Signage in the Architectural Preservation District was one of the recurring topics. Mr. Rodney stated that property owners felt that "uniqueness" was an issue. Mr. Rodney announced he was considering expansion of the color chart for signs in the APD. There was brief discussion of whether the Board of Architectural Review needed to approve all temporary signs—whether it was worthwhile to bring the whole board together to approve one or two signs that would be displayed for a minimal amount of time. The general consensus was that staff should make most of these decisions.

ADJOURNMENT

Mr. Garrett moved that the meeting be adjourned. Mr. Holloway seconded the motion. The motion passed by a vote of 6-0.

The next meeting of the Board of Architectural Review is scheduled for January 6, 2015.

1/6/15

Jaime Garrett
Acting Chair, Board of Architectural Review