COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JANUARY 14, 2016
COUNCIL CHAMBERS – 229 MAIN STREET – 4:00 P.M.

Present: George Ulrich, Jason Pippin, Danny Clonts, Anne Bullock, Brenda Ivester, Paul Doyle

Absent: Heather Whitley

Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary

Others: Andrew and Whitney Vovou; Randy Anderson

I. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:00 p.m.

II. ELECTION OF OFFICERS

Clonts made a motion to nominate Jason Pippin as the 2016 CAB chairman. Bullock seconded the motion. Pippin accepted the nomination. The vote in favor was unanimous. The motion carried.

Bullock made a motion to nominate Paul Doyle as the 2016 CAB vice chairman. Ivester seconded the motion. Doyle accepted. The vote in favor was unanimous. The motion carried.

III. APPROVAL OF MINUTES

Ulrich made a motion, seconded by Clonts, to approve the December 16, 2015 meeting minutes as written. The vote in favor was unanimous. The motion carried.

IV. CERTIFICATES OF APPROPRIATENESS

A. Andrew and Whitney Vovou – The applicants request approval to remove chain link fencing and install wood fencing on their property located at 1002 Main Street. (TMS # 123-14-17-003 / PIN 33812040089)

Hucks said the applicants proposed to replace the current chain link fencing on the left side and rear of their property with a 6 foot privacy fence. She said they also proposed to continue the 4.5 foot wood picket fence on the right side of their property to connect to their neighbor's existing wood fence. Hucks said they also proposed to
install a driveway gate that would be connected to the fencing on the right side of the property.

Hucks said the request met the requirement of the UDO, but it was not consistent with the Community Appearance Guidelines. She said staff recommended a thorough review of the applicant's request.

Doyle made a motion, seconded by Ulrich, to approve the request as presented. The vote in favor was unanimous. The motion carried.

B. Jo Hibachi – The applicant, Randy Anderson, requests approval to install a wooden deck with aluminum railing and newel posts capped with solar powered lamps to the front of the restaurant located at 300 Elm Street. (TMS# 137-02003-011/ PIN 36804020108)

Hucks said the applicant proposed to erect a 19 x 20 foot wooden deck at 300 Elm Street, the location of the Jo Hibachi restaurant. The purpose of the deck addition is to expand seating capacity for the restaurant. The deck would be constructed at the front of the building adjacent to Elm Street.

Hucks said this location is in the Central Business District, which had zero lot line setback requirements on all sides of the property. She said the applicant had said the deck would be outside the city's right-of-way. Hucks said they would lose a couple of parking spaces, but that there was no required parking in the Central Business District as there was street parking available.

Hucks said the request met the UDO requirements, but was not consistent with the Community Appearance Board guidelines with regard to location of the suggested location for decks/patios. Hucks said staff recommended a thorough review of the applicant's request.

Anderson said there would be railing on all four sides of the deck with two gates.

Clonts made a motion, seconded by Ulrich, to approve the request as presented. The vote in favor was unanimous. The motion carried.

C. Feldman Law Firm – The applicant, A1 Signs and Graphics, requests approval to install a second sandblasted wall sign on the building located at 602 Main Street. (TMS # 137-02-19-009 / PIN 33813030004)

Hucks told the Board that this was on the agenda for a conceptual review. She said the law firm had been granted wall signage previously to the front façade of the building. She said the applicants were going before the Zoning Board of Appeals in February because this new request did not meet the requirements of the UDO. The UDO specifically allows for wall signage on a second façade only if there is a public entrance on the wall where the signage is being requested to
be installed or if the building is located on a corner lot. Hucks said neither of these situations applied to this building or its location.

Hucks said staff supported the UDO. There was a brief discussion about when the matter would come before the CAB again. Hucks said if the Zoning Board of Appeals approved the variance request, the matter would come before the CAB again.

V. BOARD INPUT

There was none.

VI. STAFF INPUT

There was none.

VII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:15 p.m.

Approved and signed this 27 day of January, 2016.

[Signature]

Jason Pippin, Chairman