I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Whitley made a motion to accept the minutes as written and it was seconded by Wallace to approve the March 11, 2020 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATE OF APPROPRIATENESS

A. 502 Main Street: The applicant, Richard Carroll, requests approval for demolition of a building located at 502 Main Street, adjacent to Anderson Brothers Bank (TMS: 137-02-06-010 | PIN: 338-13-03-0017).

Hucks stated that the applicant proposes to demolish the building located at 502 Main Street due to moisture and other building related issues. While there are no immediate plans for the property, the applicant states that the property may be used for overflow parking for the bank in the future.

The applicant was not present.

Kurlowski had concerns with demolishing the building. She would like more information such as costs to fix the moisture issues, etc.

Whitley made a motion to defer the request to the next meeting. Kurlowski seconded the motion and the motion carried unanimously.

B. 104-A Laurel Street (Chanti’s Artisan Pizza, Subs & Salads): The applicant, James Bruno, requests approval for wall signs and window/door graphics for the building located at 104-A Laurel Street (TMS: 137-06-22-007 | PIN: 367-01-04-0035).

Hucks stated that the applicant is proposing to install 2 wall signs and door graphics for the building at
104-A Laurel Street. The wall signs are as follows:

Front of building: 4’ (w) x 3’ (h), totaling 12 sq. ft. The proposed wall sign is a router cut 6mm MaxMetal with digital print with UV Laminate. Colors include: Pantone 7475C (teal) and Black. The front wall façade measures 24’ (w) x 26’ (h), totaling 624 sq. ft. Max size area permitted (15%) is 93.6 sq. ft. The 12 sq. ft. proposed size falls within the size limitations of the UDO.

Side of building (corner building): 8’ (w) x 6’ (h), totaling 48 sq. ft. The proposed wall sign is a router cut 6mm MaxMetal with digital print with UV Laminate. The side façade measures 86’ (w) x 26’ (h), totaling 2,236 sq. ft. max sign area permitted: 100 sq. ft. The proposed sign area of 48 sq. ft. falls within the size limitations of the UDO; however, the Community Appearance Guidelines state that Primary Signs should not exceed 30 sq. ft. within the WRD HDRD.

Hucks then said that the door glass (each side) measures 2.5’ (w) x 6.33’ (h), totaling 15.83 sq. ft. (each side). Door graphics cannot exceed 50% of the glass pane. In this case, that would be 7.9 sq. ft. The proposed door graphics are well below the size limitation of the UDO.

After much discussion with the applicants, the board likes the sign on the side of the building but still had some concerns with the size since it is 18 sq. ft. more than the CAB guidelines allow.

Kurlowski recommended beautifying the side of the building as well.

Whitley made a motion to approve the front sign with PVC dimension, approve the door graphics and defer the side wall sign to come back to CAB for a variance. McLain seconded the motion and the motion carried unanimously.

C. 223 Main Street (Rivertown Reflections Gallery): The applicant, Mary Teresa Smith, requests approval of a wall sign and window graphics for the building located at 223 Main Street (TMS: 137-02-20-008 | PIN: 367-01-01-0016).

Hucks stated that the applicant is proposing to install a wall sign and window graphics for the building at 223 Main Street. The wall sign measures 2’ (approx.) in diameter. The approx. square footage of the wall sign is 3.15 sq. ft. (A = πr²). While the wall façade dimensions were not provided, given the size of the sign, it does appear it will comply with the size limitations of the UDO. It is a redwood sandblasted sign. A picture of the sign, which has already been installed, was included in the boards packet. The window graphics (already installed) measure approx. 4.84’ (w) x .67’(2) (h), totaling approx. 6.49 sq. ft. The window measures 5.25’ (w) x 5.42’ (h), totaling 28.46 sq. ft., allowing a max window sign area of 7.12 sq. ft. The graphics are white vinyl. The window graphics comply with the size limitations of the UDO for window signage. A picture of the window graphics was also included in the packet.

Kurlowski asked why the applicant chose a different font on the window graphics than on the wall sign. Teresa Smith stated that she really wanted those to be temporary until the wall sign was installed.

Kurlowski made a motion to approve the wall sign and to remove the window graphics. Whitley
seconded the motion and the motion carried unanimously.

IV. PUBLIC INPUT

None

V. BOARD INPUT

None

VI. STAFF INPUT

None

VII. ADJOURN

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 4:39 p.m. The vote in favor was unanimous and the motion carried.

Approved and signed this 22nd day of April, 2020.

Troy Roehm, Chairman