TIPP CITY, MIAMI COUNTY, OHIO	RESTORATION AND ARCHITECTURAL BOARD OF REVIEW

August 26, 2008

Vice Chairman Bagi called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, August 26th, 2008 at 7:30 p.m. Other Board members in attendance included: David Watkins, Robert Himes, Rodney Kidwell, and Mark Mabelitini. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Mr. Adam Blake arrived at 7:33 p.m.

Citizens signing the register: Charley Overbey and Rudale Clemons.

Board Members amended the agenda to reflect the addition of Election of Officers. Moved by Mr. Bagi and seconded by Mr. Himes and unanimously approved.

Absences
There were none.

Elections
Due to the resignation of Board Chairperson Wert, Elections were held to declare a new Board Chairman and Vice Chairman. Board Members appointed Mr. Adam Blake as Board Chairman and Mr. Joe Bagi as Board Vice Chairman.

Minutes
Chairman Blake asked for discussion. There being none, Mr. Bagi **moved to approve the May 27, 2008, meeting minutes as written,** seconded by Mr. Himes. **Motion carried**. Ayes: Bagi, Himes, Mabelitini, Blake, Watkins, Kidwell and Wert. Nays: None.

Chairman Blake explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had ten days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

Citizens Comments Not on the Agenda
There were none.

New Business
Rudy Clemmons, VFW Post 4615 - 121 E. Main Street, Tipp City - Lot: Pt. IL 17 - The applicant requested Restoration Board approval for the removal of an existing

canvas awning to be replaced with a metal roof at the rear (north) of the VFW building located at 121 E. Main Street
Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District
Section(s): §154.052(D)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the removal of an existing canvas awning to be replaced with a metal roof at the rear (north) of the VFW building located at 121 E. Main Street. Similar to the existing awning, the proposed metal roof (awning) would project ± 10' from the rear of the building and be ± 24.5' wide.

Mr. Spring also stated that the applicant had indicated that the metal roof would be supported by 6"x6" treated posts with the end rafters and facia board wrapped in aluminum. The Guidelines Booklet addresses the proposed project as follows:
A Certificate of Appropriateness is not required for replacement of canvas on an existing awning, but one is required prior to installation of a new awning or change in material, color, or appearance of an existing awning.

Mr. Spring noted the following regarding the request:

- If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.
- If approved by the Restoration Board, the applicant would be required to apply for a Zoning Compliance Permit prior to the commencement of the project. A Miami County Building Permit would also be required.

Mr. Clemmons, 121 E. Main Street, representing the VFW approached the dais.

Board Members found the following: roof same color as the building 'beige"; current canvas deteriorated; would have a removable side; made of corrugated metal.

Chairman Blake asked for further discussion. There being none, Chairman Blake **moved to approve the application as submitted**, seconded by Mr. Bagi. **Motion carried.** Ayes: Blake, Bagi, Kidwell, Himes, Mabelitini, and Watkins. Nays: None.

7:57 p.m. Mr. Mabelitini recused himself from the meeting.

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Mark Mabelitini, Director or the Tipp City Public Library – 11 E. Main Street, Tipp City – Inlot 27, Pt. IL 28, Pt. IL 44 – The applicant requested Restoration Board approval for the replacement/re-facing of the existing projecting sign at the Tipp City Public Library.
Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District
Section(s): §154.052(D)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the replacement/resurfacing of the existing projecting sign at the Tipp City Public Library located at 11 E. Main Street.

The proposed sign would be 14" tall, 32" wide (±3.1 sq. ft.) and utilize the existing bracket and the southern façade of the structure. The sign would include gold leaf lettering over a black background.

Mr. Spring provided an excerpt from the Guidelines Booklet for signs for the Board Members in their staff reports for their review.

Mr. Spring noted the following regarding the request:

- If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.
- If approved by the Restoration Board, the applicant would be required to apply for a Zoning Compliance Permit prior to the replacement/re-facing of the sign.

Mr. Mark Mabelitini, 11 E. Main Street, representing the Tipp City Library approached the dais.

Board Members found the following: gold leaf lettering on black background; uses existing bracket; sign would say "Tipp City Public Library".

Chairman Blake asked for further discussion. There being none, Mr. Bagi **moved to approve the application as submitted,** seconded by Mr. Kidwell. **Motion carried.** Ayes: Bagi, Kidwell, Himes, Watkins, and Blake. Nays: None.

7:57 p.m. Mr. Mabelitini re-joined the meeting.

Old Business
There was none.

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Miscellaneous

Mr. Blake stated that he would like the Board to think about implementing Roberts Rules of Order in the way the meetings are conducted. Mr. Mabelitini stated that he would research the procedures and Mr. Spring agreed to contact the City Law Director for his opinion as well.

Adjournment

Chairman Blake asked for further discussion or comments. There being none, Mr. Bagi **moved for adjournment**, seconded by Mr. Himes and unanimously approved. Meeting adjourned at 8:12 p.m.

APPROVED: _____
Board Chairman Adam Blake

ATTEST: Kimberly Patterson
Mrs. Kimberly Patterson - Board Secretary