

December 21, 2010

Chairman Mabelitini called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, December 21st, 2010, at 7:30 p.m. Other Board members in attendance included: Robert Himes, Rodney Kidwell, Karen Kuziinsky, Ralph Brown, and David Watkins. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Marilyn Fennell.

Citizens signing the register: Jill Brown and Ann Harper.

Absences

Lauryn Bayliff was absent from the meeting. Mr. Spring stated that Ms. Bayliff did notify Staff of her absence.

Minutes

Chairman Mabelitini asked for discussion. There being none, Mr. Watkins **moved to approve the November 23, 2010 meeting minutes as written** seconded by Mr. Kidwell. **Motion carried.** Ayes: Watkins, Kidwell, Mabelitini, Himes, Kuziinsky, and Brown. Nays: None.

Citizens Comments Not on the Agenda

There were none.

New Business

Review and approval of the Annual Plan for 2011

Code 36.047(B) requires that Restoration Board to prepare an annual plan outlining its priorities and activities for the coming year. Accordingly, staff has prepared a draft Annual Plan for the Restoration Board for 2011. Please review the attached Plan and come to the meeting prepared to provide input regarding additions and/or modifications.

Based upon this discussion, staff recommends the Restoration Board then vote to approve the Restoration and Architectural Board of Review 2011 Annual Plan as presented or amended.

Board Members reviewed and discussed the proposed 2011 Annual Plan as follows:

RESTORATION AND ARCHITECTURAL
BOARD OF REVIEW
2011 ANNUAL PLAN

1. Distribute a copy of the Guidelines for the Old Tippecanoe City Restoration and Architectural District Booklet to all existing residents, tenants, and property/business owners within the Historical District.

December 21, 2010

2. Distribute the Guidelines Booklet to all new residents, tenants, and property/business within the Historical District as needed.
3. Review City Code as it pertains to the Restoration Board and make recommendations for changes/updates as necessary, including the underlying zoning districts.
4. Review photograph file and update as necessary.
5. Review physical limits of the R/A district when property owners request addition to district.
6. Update Guidelines for the Old Tippecanoe City Restoration and Architectural District Booklet for printing and distribution as budget constraints will allow.
7. Seek grant opportunities and funding sources in accordance with the goals delineated in the Tipp City Historic Preservation Plan.
8. Explore opportunities to work with the Downtown Tipp City Partnership and the Design Subcommittee regarding the education and motivation of the public.
9. Develop and disseminate new promotional materials to further the purposes of the Restoration Board and communicate the advantages of a strong Historic District.

Mrs. Kuziinsky inquired if there were a number of grants available for people wanting to do restoration work. Mr. Spring stated that there were grants available in several different forms. One grant available for the individual person would be the tax grants, which essentially for construction and building projects on commercial or income producing properties within the historic district. The property would have to be a notable property within the existing historic district. Mr. Spring also stated that Tipp City was a Certified Local Government and each year the federal government through the State of Ohio does provide approximately \$80,000 worth of grants for the entire State of Ohio, which were 60-40 grants; potentially the City would have to pay 100% of the initial cost of the project and if all of the requirements were met than 60% of that cost would be returned. Essentially due to budget cuts the City Council was not funding any type of Certified Local Government grants for Tipp City the last couple of years.

Chairman Mabelitini inquired if there were any projects, if there were matching funds available, that could or should be done that had to be put off due to budget. Mr. Spring stated that there was nothing that was an absolute priority but were several items that theoretically could pursue one of which would be a complete re-cataloging the entire historic district with a fresh review of each and every structure including a

December 21, 2010

structural historic analysis. Mr. Spring also mentioned that the forms were actually electronic which would allow access to the County as well as the State and would cost approximately \$30,000 - \$40,000.

Chairman Mabelitini noted that there were eighty eight structures in the restoration district and asked if that was correct. Mr. Spring stated that he believed that number to be correct.

Chairman Mabelitini was interested in the photograph file because he had only seen one photo of his home from the 1950's. Mr. Himes mentioned that the files were updated by the Board a couple of years ago. Mr. Spring stated that was completed in 2007 and the vast majority of the Board at that time met on a Saturday and split the district and shot digital photos of almost every building and were on file.

Chairman Mabelitini inquired the process to changing code. Mr. Spring stated that changing of the entire code would be consultant driven and would not be a Staff function. One of the primary goals was to simplify the current Zoning Code to make it easier to understand and the entire Restoration District was a part of that Zoning Code Section §152. Mr. Spring noted that the Board would be actively included in the revamping of the particular code sections involving the Restoration District as mentioned in item no. 3.

It was noted that a new inventory of photographs was not necessary at this time.

Chairman Mabelitini asked for further discussion. There being none, Mr. Himes **moved to approve the Annual Plan for 2011**, seconded by Ms. Kuziinsky and unanimously approved. **Motion carried.** Ayes: Himes, Kuziinsky, Kidwell, Brown, Mabelitini, and Watkins. Nays: None.

Old Business

There was none.

Miscellaneous

Mr. Watkins inquired if the Restoration & Architectural Board of Review Board could move the meeting to an earlier meeting time. Mr. Spring stated that currently all of the major Boards all are scheduled by Zoning Code in Chapter 36 to meet at 7:30 p.m. The primary impetus was for public participation and the Board could forward a recommendation to Planning Board for review and then essentially before City Council for approval or modifications. Mr. Spring stated if the Board Members were interested he could present the proposed Code amendment at their next meeting for their review. Mr. Spring mentioned that Mr. Watkins would need to re-apply for the Restoration Board due to his term ending on December 31, 2010. Mr. Watkins stated that as much as he loved serving on the Board the meeting time was late for him.

December 21, 2010

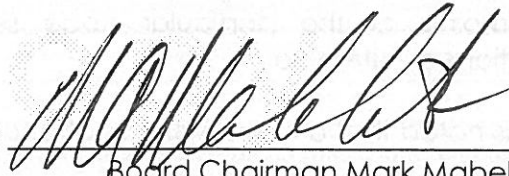
Board Members agreed to initiate the process to formally amend the current Zoning Code. Mr. Spring corrected himself and that the amendment would go directly before City Council and would require a second reading at the public hearing since it was in Zoning Code Section §36. Mr. Spring also noted that it would be appropriate to hold a public hearing at the Restoration Board level to acquire citizen input and would look into it further for clarification. Board Members agreed to set a public hearing to consider the ordinance at their next regularly scheduled meeting.

Chairman Mabelitini asked for further discussion, there was none. Mr. Kidwell **moved to set a public hearing scheduled during their regularly scheduled Board meeting for January 25, 2011, to amend the meeting times for the Restoration & Architectural Board of Review**, seconded by Mr. Watkins. **Motion carried.** Ayes: Kidwell, Watkins, Mabelitini, Brown, Himes, and Kuziinsky. Nays: None.

Adjournment

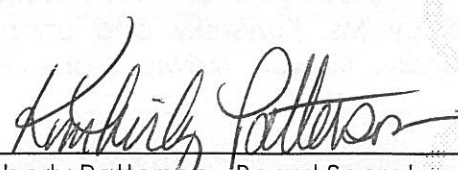
Chairman Mabelitini asked for further discussion or comments. There being none, Ms. Kuziinsky **moved for adjournment**, seconded by Mr. Brown and unanimously approved. **Motion carried.** Meeting adjourned at 7:54 p.m.

APPROVED: _____



Board Chairman Mark Mabelitini

ATTEST: _____



Mrs. Kimberly Patterson - Board Secretary