

CITY OF AURORA
OHIO
Landmark Commission
Meeting Minutes
April 21, 2016

The Landmark Commission met in a scheduled meeting Thursday, April 21, 2016 in the Council Chambers at City Hall. The meeting was called to order at 6:34 p.m. by Chairman Jeff Clark.

ROLL CALL: Present: Lauren Broderick
Jeff Clark, Chairman
Jason Coleman
John Kudley, Vice Chairman (arrived 8:08pm)
Richard Fetzer, Proxy for Tim Holder
Absent: Tim Holder
Also Present: Ronald Lowe – Architectural Advisor
Denise Januska, Director, Planning, Zoning & Building
Marie Lawrie, Secretary

AMENDMENTS TO THE AGENDA:

MOTION: To remove Larry Lahnan, 76 E Pioneer Trail – Addition from the agenda

Ms. Broderick moved, Mr. Fetzer seconded, and the motion carried on a 4-0 roll call vote.

Yeas: Ms. Broderick, Mr. Fetzer, Mr. Clark, Mr. Coleman

Nays: None

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of the March 11, 2016 meeting

Ms. Broderick moved, Mr. Coleman seconded, and the motion carried on a 4-0 roll call vote.

Yeas: Ms. Broderick, Mr. Coleman, Mr. Clark, Mr. Fetzer

Nays: None

OLD BUSINESS:

JOSEPH LUBIN, 37 S CHILLICOTHE RD ADDITION

The property owner, Joseph Lubin, was present to answer questions. Mr. Lubin was before the Landmark Commission on June 18, 2015 and then again on July 20, 2015. He received a certificate of appropriateness to add a second story to the house. This included 2 bedrooms, a common area, and a bathroom. He has now met with several builders and a structural engineer who informed him that it was not a cost effective venture to build the 2nd bedroom and bathroom over the existing flat roof. He was seeking permission to put the addition of one bedroom and common area with an 8 foot

high ceiling on his home. A complete set of revisions with building plans will be submitted to the Building Department and presented at a future Architectural Board of Review meeting.

MOTION: To issue a Certificate of Appropriateness for the revision to the previously approved addition

Ms. Broderick moved, Mr. Fetzer seconded, and the motion carried on a 4-0 roll call vote.
Yeas: Ms. Broderick, Mr. Fetzer, Mr. Clark, Mr. Coleman
Nays: None

NEW BUSINESS:

There were none.

MISCELLANEOUS:

 Overlay District Presentation

Ms. Januska explained that as recommended in the Master Plan, the City is looking to promote, preserve, and protect the historic characteristics of Aurora's central downtown area while preserving and enhancing the residential aspects of use and architectural design. It is designed to allow limited commercial and retail uses in the homes. It will require that the dwellings are maintained and continue the residential look and feel of the area.

Jennifer Syx, President of InSITE Advisory Group LLC along with Jordan Warfield, Project Manager, and Program Coordinator presented a draft of the Overlay District. Ms. Syx outlined some of the permitted uses including, professional offices, human care services, art galleries, salons, and owner-occupied live-work space.

The Design Guidelines were introduced which require any re-use, renovation, or new construction to maintain residential character. The layout of parking areas, service areas, entrances, exits, signs, lighting, noise, and other adverse influences shall be designed and located to protect the residential character of the district. The architecture and building materials will protect and enhance the Historic District. Sidewalks were discussed. Replacement sidewalks are to be stamped concrete.

The map was presented showing the boundary of the Overlay District. Additional streetscape is a future plan because there is not much connectivity presently. The intent of the Overlay District is to bring economic growth to the area on a very limited use basis. Maple Lane was not included in the target area. Currently that street has a very residential feel. It might be beneficial to those on the central corridor who do not wish to participate in the commercial uses to have Maple Lane remain strictly residential to keep residential feel in balance.

It was verified that the permitted use list is exhaustive. No other uses will be permitted. An applicant would still have the right to present another use as comparable for consideration.

Section 11 Maintenance Guidelines was discussed as a way of preventing retail uses from selling items from the front porches and/or yards etc. The wording can be updated to plainly state that no outdoor sales will be permitted.

The duties of the Planning Commission, Landmark Commission, Architectural Board of Review, and the Planning, Zoning, and Building Department were discussed. It is likely that the use will need the approval of Planning Commission, and the architecture and design will need the approval of Landmark Commission and Architectural Board of Review. Ms. Broderick recommended that Landmark Commission be given the ability to advise the applicants concerning commercial/retail use projects before it goes in front of Planning Commission. Mr. Coleman agreed with this idea.

Lighting and parking and noise were discussed in details as pertains to how those elements would affect a residential property sandwiched between two commercial uses. Each commercial use would have to be considered individually and may need to be limited by hours of operation etc. to be considerate to the residents next door.

Jeff Clark stated the need for a streetscape plan to make this area more accessible. Ms. Januska reported that a streetscape will be a future project. Sidewalks are currently going in and the Overlay District could possibly go to the ballot in November. Streetscape is a future step in connectivity for the area. Ms. Broderick agreed with Mr. Clark. She stated that what you lose in the complete residential area, you gain in vibrancy. Attention to detail can make the difference and a streetscape could make that positive difference.

Mr. Fetzer mentioned that Hudson has been successful with exactly what the Overlay Plan attempts to do for Aurora. Mr. Coleman questioned whether our codes and ordinances are as stringent as Hudson or Chagrin Falls.

The question was asked if the homes would have to be handicap accessible. There was a question of whether ramps and second story egress would have to be installed to use the homes as commercial/retail.

Ms. Syx agreed that the process could be spelled out to make the steps clear. She mentioned that places like Chagrin and Hudson have very strict regulations. The Overlay District in Aurora can be tweaked to be more or less stringent depending on how tolerant and flexible the administration would like to be with development. Hudson has traffic problems. This Overlay District is meant to transition slowly toward economic stimulus and to draw more people into the town center at a more comfortable pace.

Mr. Lowe asked if there will be a variance procedure. He felt parking and signage would be an area of problem. His intention is to avoid problems other communities have encountered. Ms. Broderick stated that it all comes down to enforcement. Ms. Syx suggested additional studying of these areas. Parking solutions including valet parking, the community parking lot at Kiwanis Moore Park, and adding additional community parking were discussed.

Ms. Januska asked the Landmark Commission to read over the draft and call or email suggestions and questions or comments. This item will return on the next agenda.

 Pioneer Park Sign

A two-sided black aluminum post sign was presented. It will read "Aurora Pioneer Park, Deed House c. 1805". Placement was discussed. June 9, 2016, the Deed House will be dedicated.

ADJOURNMENT:

MOTION: To adjourn the meeting.

Mr. Kudley moved to adjourn at 8:27 p.m. Mr. Fetzer seconded, and the motion carried on a unanimous voice vote.

Jeff Clark - Chairman

Marie Lawrie - Secretary