

**Architectural Review Board Meeting
October 3, 2017 3:30 PM
MINUTES**

MEMBERS: Ed Johnson, Shannon Baughman, Georgene Brazer

STAFF: Randy Dykes, Amanda Styer

GUEST: Mary Glen Double, Michael Bean

APPROVAL OF MINUTES:

1. Approval/Disapproval of the meeting minutes from the September 5, 2017 ARB meeting. Shannon Baughman made a motion to approve the minutes from the September 5, 2017 ARB meeting; motion seconded by Georgene Brazer and carried by all.

SIGN REVIEW:

1. Starbucks- Review of the building signs to be located at 9120 Highway 144.

The members of the ARB board explained they were very displeased they were not able to review the signs and provide feedback prior to the variance being approved by City Council. They requested to be notified in the future once an application is submitted requesting a variance on signage, landscaping, or architectural review within the Ford Overlay or Gateway Overlay. Ed Johnson felt the ARB had their hands tied once the variance was approved by council.

Mary Glen Double with Hilton Displays explained the variance was requested in order to improve visibility as motorist would not see Starbucks until they were passing the front of the building.

Georgene Brazer asked if the signs would be the same type and style as the other building signs in the shopping center and Ed Johnson replied yes, they are all channel letter.

Mary Glen Double stated she noticed other end unit businesses nearby have additional signage on the side of their unit and Ed Johnson explained those were approved prior to the ARB and the new signage regulations.

Shannon Baughman stated he is displeased the board did not have prior notice of the variance request; however, he did understand the applicant wishing for additional signage on the side of the building since they have street frontage on another street.

Georgene Brazer made a motion to approve the Starbucks building signs to be located at 9120 Highway 144; motion seconded by Shannon Baughman and carried by all.

2. Surfside Kids Dentistry- Review of the building sign to be located at 135 Cedar Street.

Ed Johnson felt the colors were too bright and Michael Bean with Doug Bean Signs replied the colors look brighter on the printed image than they actually are. He explained the colors are more gradient and not really bright.

Georgene Brazer was concerned because the sign colors are not on the color chart. Assistant Planning & Zoning Director replied they are permitted to use their logo color, but the board could ask them to mute the colors if they wish.

Shannon Baughman made a motion to approve the Surfside Kids Dentistry building sign to be located at 135 Cedar Street; motion seconded by Georgene Brazer and carried by all.

3. Baking Sweets- Review of the freestanding and building signs to be located at 104 Dogwood Avenue.

Ed Johnson asked if the new signs will be the same size and location as the previous Three of Us Bread & Bites signs and Mr. Bean replied yes.

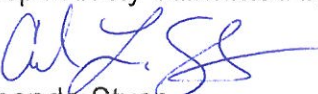
Mr. Bean explained the owner picked a pink that is on the approved color chart. Georgene Brazer was concerned the pink color would not show up against the white background. Michael Bean and other board members felt the color looked fine.

Georgene Brazer made a motion to approve the freestanding and building signs to be located at 104 Dogwood Avenue; motion seconded by Shannon Baughman and carried by all.

Shannon Baughman made a motion to close the meeting; motion seconded by Georgene Brazer and carried by all.

Meeting closed at 3:52 p.m.

Respectively submitted by,


Amanda Styer
Zoning Administrator