



**Oberlin Planning Commission
Wednesday, August 21, 2013, 4:30 p.m.
City Hall Conference Room #2
85 South Main Street, Oberlin, Ohio**

Members

Present: David Gibson, Tony Scott, Peter Crowley and Matt Adelman.

Members

Absent: Marilyn Fedelchak-Harley (excused).

Others

Present: Wendie Fleming, Secretary to the Oberlin Planning Commission and Elizabeth Rumics.

Chair Gibson called the meeting to order at 4:30 p.m.

1. Approval of the June 26, 2013 Meeting Minutes.

Adelman made a motion to approve the June 26, 2013 meeting minutes as submitted. Scott seconded. Motion carried unanimously.

2. Approval of the July 17, 2013 Meeting Minutes.

Crowley made a motion to approve the July 17, 2013 meeting minutes as submitted. Scott seconded. Motion carried unanimously.

2. Application for Amendment to Approved Planned Development District Plan, Proposed Patio Enclosure, Cottage Unit 122, Kendal at Oberlin, 600 Kendal Drive.

Fleming advised that this application seeks approval for the removal of an existing patio enclosure and for the construction of a new patio enclosure in the same location to the rear of Cottage Unit #122. She indicated that the new addition would have overall dimensions of approximately 8 ft. by 11.71 ft. and would feature aluminum framing with a sliding glass door and fixed glass on the north elevation and a sliding glass door on the west elevation. Fleming stated that the proposed framing would be white in color to match the building's existing trim and would be similar in size and design to the other existing patio enclosures in this development.

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Fleming also advised that Kendal at Oberlin was designed and developed as a "Planned Development Project" and Section 1338.05(a) of the Zoning Code provides that the "owner of a property within a Planned Development District may submit plans for an amendment of the Final Development Plan for the District." The Commission will need to make that determination.

Fleming stated that the Design Review Subcommittee had considered this application at its meeting on August 14, 2013 and unanimously moved to recommend its approval to the Planning Commission as submitted.

Fleming also indicated that there are no staff objections to this request, however, a building permit is needed.

Adelman made a motion to determine that this application is consistent with the approved Final Plan for Kendal, to accept the recommendation of the Design Review Subcommittee and to approve the proposed patio enclosure as submitted. Crowley seconded. Motion carried unanimously.

3. Application for Site Plan/Design Review Approval, Proposed Exterior Building Improvements, Vineway, LLC, 82 – 86 South Main Street.

Fleming stated that this application seeks approval of exterior building improvements including repair/restoration of the building's exterior walls which would include: cleaning and paint removal of the building's east, south and west elevations; removal of miscellaneous attachments to the building's masonry and patching or repair of holes on all elevations; replacement of deteriorated steel lintels and eight (8) of the nineteen (19) original window and door openings along with rebuilding of affected masonry; replacement of broken, spalled or damaged masonry units with material to match; tuckpointing of mortar on all elevations; repair of the building's parging; and cleaning of the building and site.

Fleming noted that an application for various exterior building improvements including the installation of a new roof, repair and replacement of parapet tiles, removal of some roof-mounted mechanical equipment, new gutter installation, etc. was considered and approved at meetings of the Subcommittee and Commission held on August 1, 2012.

Fleming advised that since the applicant intends to participate in the City's Downtown Revitalization Grant program, this request should also be reviewed from the perspective of the Secretary of the Interior's Standards for Rehabilitation.

Fleming stated that there is no staff objection to the proposed exterior building improvements and further indicated that the Design Review Subcommittee reviewed this matter at its meeting on August 14, 2013 and unanimously moved to recommend approval to the Planning Commission as submitted.

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Crowley explained to the Commission that at the Design Review Subcommittee meeting, the applicant described the exterior work that they are proposing to do. He stated that the applicant advised that the building has a bowstring truss system which would allow the interior of the building to be once open space and that the Oberlin Heritage Center may at some time in the future incorporate this building into the Oberlin Heritage Center complex but that they currently have three (3) good paying tenants in this building and the rent from those tenants goes directly to repair and maintenance of the building. Crowley noted that the applicant also indicated that the transom windows over the main storefront windows will be replaced in the future. Fleming indicated that the applicant also advised that the signage would also be replaced in the future.

Crowley made a motion to accept the Design Review Subcommittee's recommendation and to approve this application as submitted. Adelman seconded. Motion carried unanimously.

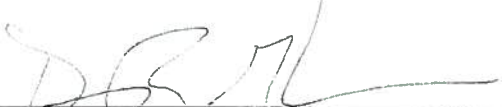
Adelman stated that he is pleased to see the applicant is working to restore this building to its original appearance. Gibson agreed.

4. Other Business.

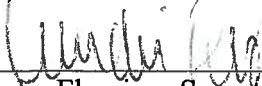
Fleming stated that the Commission's next regularly scheduled meeting will be on September 4, 2013. She further noted that a formal application for the Gateway Hotel project will likely be on the agenda for review at the Commission's September 18, 2013 meeting.

5. Adjournment.

There being no further business at this time, the meeting was adjourned at 4:50 p.m.



David Gibson, Chair



Wendie Fleming, Secretary, Oberlin Planning Commission

