



Downtown Lima, Inc.
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Members present: Bart Mills, Cathy Clark, Bob Fitzgerald, Ken Blanchard
City of Lima: Anthony DiPietro, Douglass Ditto, Amy Harpster
DTL Staff: Sue Smith
Guests: Kathy Luhn, Scott Schroeder, Tim Thurston, Adam Wright

Design Review Board July 11, 2019 Minutes

A. Call to order

B. Minutes from May 9, 2019

Bart Mills asked for a vote on the minutes. Ken Blanchard motioned to approve, and Cathy Clark seconded. All approve.

C. New Business

1. Allen East Auto Sales / Steven Burkholder
301 W. Spring Street, Signage

Scott Schroeder, owner of the business, referred members to photos in the packet. He stated there was currently no sign up, but there had been one. The new sign will be 2 feet by 4 feet. Bob Fitzgerald moved to approve, and Cathy Clark seconded. All approve.

2. Adam Wright / AA Wright
210 E. Market Street, Building Demolition

Adam Wright, owner of the property, was present. Regarding his request to demo this large property, there were questions about the shared wall with the adjacent property (formerly operating as Anhedonia). If it is shared, that information would be recorded at the Courthouse. However, Amy said that her department is not charged with enforcing contractual agreements. Adam stated that he is on agreeable terms with the owner of the adjacent building and that they would work together. His reason for the demolition is to build a new strip mall on the lot, along with a partner, though he expressed concern about the many broken down cars in the nearby lot. Amy stated that the building needs first to meet demolition specifications, but due to its observable condition, it probably does. Bob expressed many concerns, among them the need for complete removal of debris, the levelling of the land and planting of grass that must be routinely mowed. Bart agreed that the building is in bad shape though the primary charge of the DRB is to make aesthetic judgments about the downtown landscape. There was further debate that veered into legality and Anthony stated that the DRB does not handle maintenance issues. Where there are property violations, the Department of Community Development should be contacted. Bob went further on this point, saying the DRB makes recommendations but the City of Lima may do as it wishes. Ultimately, Bob motioned that the request be approved provisionally with the stated requirements: that the area be properly levelled, graded, seeded and maintained. Cathy Clark seconded. All approve.

3. Kathy Luhn / Allen County Public Health
219 E. Market Street, Signage

Members looked at images of a sign to be erected indicating a reserved area for employee parking. Bob Fitzgerald moved to approve, and Ken Blanchard seconded. All approve.

4. Tim Thurston / Crime Victim Services
234 N. Main Street, Façade Alterations

The first application dealt with alterations to the exterior of the property that had already begun. Color photocopies of the gray paint used on the exterior were provided, and there was discussion about the addition of small windows to the north side. Tim confirmed that the organization owns the property.

5. Tim Thurston / Crime Victim Services
234 N. Main Street, Development of adjacent area with landscaping, etc.

He then segued into the second application concerning the undeveloped space between 234 N. Main and Alter Ego Comics. Tim provided a color photo of the area, cleared out with topsoil added, as well as a rendering of what Crime Victims Services Park will look like when completed. He stated that they hope to begin work in September and complete it by October 2nd of this year. Cathy Clark motioned to approve, and Ken Blanchard seconded. All approve.

D. Other

There was general discussion about three topics. The first was the temporary, plastic sign used on the new restaurant Teasers at 312 N. Main Street. No approval was sought for it, and Amy said she would send them a notice. The second was the lingering debris from the demolition of the Sunshine Ministries church at 201 S. Union Street. Legalities were discussed due to EPA regulations and there was a hope that Pastor Dennis Kline would be in touch. Finally, Bart talked about a mural project for downtown Lima and the creation of a Public Arts Commission. While DRB has not specifically been named as a governing party, he asked if the Board would have the power to approve or deny any proposed art projects, Amy said yes, as they are considered signage. Materials, dimensions (if they exceed 40 square feet) are considerations. Yes, anyone seeking to paint on downtown buildings must seek DRB approval.

Bob Fitzgerald moved to adjourn the meeting, and Ken Blanchard seconded. All adjourn.