

HISTORIC VERMILION DESIGN REVIEW BOARD
Meeting Minutes of March 6, 2019 @ 6:00 pm - Municipal Complex

Roll Call: Susan Cairns, Marilou Suszko, Judy Williams
Not Present: Judy Kernell, Robbie Brown

Gwen Fisher, Certified Municipal Clerk called the Wednesday, March 6, 2019, meeting to order. She entertained motions to appoint a Chairperson and Vice Chairperson for 2019.

M. Suszko MOVED; S. Cairns seconded to appoint Judy Kernell to serve as Chairperson for 2019. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

M. Suszko MOVED; J. Williams seconded to appoint Susan Cairns to serve as Vice Chairperson for 2019. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

APPROVAL OF MEETING MINUTES:

Approval of the meeting minutes from October 3, 2018 and February 6, 2019 will be voted on at the April meeting as J. Williams implied she would abstain from vote as she was not at either meeting. Therefore, a quorum to entertain a motion was not met and this matter will be referred to the April 3, 2019 meeting.

OLD BUSINESS:

(Commercial) 736 Main Street – Shawn Perry (Rock City) – Signage

Shawn Perry of 736 Main Street presented the board with photographs which showed his sign and other similar signs in the city. He said it was suggested last month from the board that his sign was somehow inappropriate, so the photographs express photographic evidence that would suggest otherwise. S. Cairns asked the record to reflect that nobody from the board ever said the sign was inappropriate and they all agreed they liked his sign.

M. Suszko asked S. Perry what he was trying to show with his photographs. S. Perry said all the other buildings in the approximate vicinity such as the E&R Church, St. Mary's Church, and all the other parks have similar construction with their signs. His sign appears to be the sturdiest. S. Cairns asked if he was speaking to the fact that his sign is on posts in the ground and S. Perry concurred. S. Cairns asked if it was different from the photos he presented last month and M. Suszko said it was the same thing. S. Cairns asked if the sign was photoshopped into his picture last month as the sign wasn't up yet and S. Perry concurred.

S. Perry pointed out that with keeping with the aesthetics, the doors of the building historically were red, so once they do updates, the doors will go back to be red, so it will match the sign.

S. Cairns asked if the owner of the building responded to the board's invite of attending tonight's meeting. M. Suszko conveyed she had another commitment.

M. Suszko said she was not anymore in love with the sign now that it's up. She thinks it dominates the building and takes an iconic building in town; and there are a few that are photographed a lot, and this happens to be one of them. Now, any photograph of that building is totally dominated by the 'Rock City' sign. She expressed it was out of scale for the building and too big. S. Perry said it meets zoning requirements; it's far smaller than it must be. M. Suszko said last month Mr. Perry told the board that Brittany, the person who is starting the Vermilion Fine Arts group would be basing her sign off his. S. Perry showed the board a picture

of Brittany's sign. M. Suszko said upon looking at the picture this is not what she heard Brittany was doing, so she didn't know where there was coming from. S. Perry said there is a lot of rumor and conjecture and it's coming from M. Suszko, so he isn't sure where she is getting her information from. M. Suszko conveyed she got her information from him last month at the meeting. She asked what rumor he is talking about. S. Perry said when she is saying something is contradictory. S. Cairns pointed out the sign is shown on paper and it's hard sometimes to see the details of something when it's photoshopped in versus the reality of it, and he can tell them it's going to be a certain whatever, but that doesn't mean what it turns out to be for a million different reasons. It could be something that has nothing to do with the person who is putting it in and perhaps there is a line there where you can't dig in that spot; things come up like that. She doesn't like to make decisions on something that doesn't really exist. S. Perry said legally he shouldn't have to get his sign approved by somebody else's design. He did this as a courtesy, so the board could see it. S. Cairns said Brittany needs to get her signage because she's the owner of the building. S. Perry and M. Suszko clarified that Brittany was not the owner of the building, but a renter. It was noted for the record that Darin and Christa Gillis are the owners of the building.

J. Williams advised S. Perry that she was new to this situation as she is a new board member, but she did receive the photographs that he submitted last month to the board. She noted she read the guidelines for the Harbour Town Historic District for graphics and signage and said in contrast to M. Suszko she kind of liked his sign because he is a business and he needs to call attention to the business. However, now seeing the picture of the Harbortown Dance sign he presented seems to be too much. They now will have two big signs that are not compatible with one another. S. Perry said they are the same construction. J. Williams said the size is not the same. S. Perry said it is the same. J. Williams said the place where they have been installed is not the same. She said when reading the guidelines of the installation of signs, it talked about putting them on the building if that would be at all possible. Therefore, she asked what the status is of the existing showcase on the building now. She sees that it's falling apart but could it not be enlarged and perhaps have his sign and hers in there. S. Perry said it's not big enough. J. Williams asked if it could be enlarged because there is plenty of space on the south side of the door – there's a lot of space. S. Perry said he doesn't know how they would do that, but it really boils down to the fact that his sign cost \$2,000 originally. Why are you guys making me try to get a new sign? He said their business appeals to kids and their sign is geared towards kids, and their clientele is kids. He doesn't service tourists and neither does Brittany, so the board is basically completely chewing up his time from these last two meetings, when this sign was approved two other times from this committee – because why? Because there's not anchors on it, because there's not seagulls – is that what it is? It's not nautical enough? What is the exact issue? M. Suszko read from the ordinance as follows: Within the Harbour Town Historic District of the City, portable signs or freestanding pole signs of an appropriate design, which are in keeping with the architectural character and materials of the building on or near which they are placed, and which are harmonious with the historical character and nautical atmosphere of the area... She agreed the sign doesn't have to be nautical, but in her opinion – and everyone gets a vote, she thinks the signage dominates the landscape and if that sets the precedence for every other artistic discipline that goes into this building then she is afraid... S. Perry cut her off by saying they are the ones that run the place and take care of the place. There is nothing else in there that's going to have signage. M. Suszko asked if there is a vision for development; that this is going to turn into something different – bigger than “Rock City” and the “Dance Studio”; it's called the Harbour Town Fine Arts. S. Perry said yes, they are the ones paying for it though, so when she is writing checks over there than she gets to decide which businesses get the signs for out front. We're the ones taking care of the bills, so either I'm able to make money there and pay for what I've been paying for or stuff doesn't happen, and this is basically what it boils down to. M. Suszko said she is going to vote no on this because she doesn't know if they're ready for this or not. S. Perry said Perkins Township just approved a sign for a nail salon called “Hand Jobs”. M. Suszko said that wouldn't have... S. Perry interrupted by saying the board is harassing him

about a sign that has been approved by them twice before and this is hanging in a neighboring community. He asked for this to be on the record, that this has been approved by Perkins (referring to the nail salon sign) and the board is not approving his sign that has been approved twice before. (Clerk's note: For the record, this board consists of different individuals of those who made the previous approvals). M. Suszko said the Perkins sign would have never made it through their board and she is surprised it made it through Perkins. S. Perry said it doesn't matter because legally she would have won her case. M. Suszko conveyed as she has stated before that she likes his sign, but she thinks it's out of context to move it where he has is. S. Perry said this is fine and the board can go ahead and vote, and he will see them in court by all means!

J. Williams MOVED; to approve the sign as submitted. No second was entertained and the approval of the sign as submitted FAILED.

NEW BUSINESS:

(Residential) 5721 Huron Street – Jeanie Masin Leonardo – Temporary Car Shelter

J. Williams clarified for the record that she is related to the applicant and would need to abstain from discussion and vote.

G. Fisher noted the board couldn't make official approval of this application without a quorum. However, the matter could be discussed. She advised the applicant this would be referred to the April 3 meeting for official approval. J. Masin Leonardo noted she would not be able to attend the April meeting.

J. Masin Leonardo said the intent of the temporary car shelter is to protect her vehicle from the snow and ice and in the spring the intent is to remove it. It was noted in the picture that was submitted with the application that the car had snow on it as it was parked under the shelter and J. Masin Leonardo said it has helped with keeping ice off the car.

S. Cairns asked how the shelter is anchored. J. Masin Leonardo explained it's a metal frame with a plastic canvas roof and it is anchored down by straps. S. Cairns asked how well the shelter has protected her car. J. Masin Leonardo said well; it's not keeping everything off it, but it's nice to not have the ice freeze. G. Fisher conveyed the prior board members had discussed carports at length and were strict about them, so she would pull the minutes from these discussions for the current board members.

M. Suszko advised J. Masin Leonardo that she would need to resubmit her application to the board to place a temporary car shelter closer to next winter prior to putting the shelter back up since it will be removed this spring, as she only has a six-month window.

(Commercial) 651 Main Street – Thomas Moore (Signage)

Thomas Moore representing Elizabeth's Discoveries explained their intent of changing their name to Lowery & Moore Crafts and Designs. He said they purchased the store the first of February. M. Suszko asked if the sign was going to be professionally done and it was stated they could do the sign themselves, but if the board prefers it to be done professionally they will conform. M. Suszko asked if the sign is a decal and T. Moore concurred. The decal can be removed from the window and the colors of the sign will be gold and black.

J. Williams MOVED; M. Suszko seconded to approve the window decal sign as presented. Roll Call Vote 3 YEAS. MOTION CARRIED.

(Residential) 636 Decatur Street – Tony & Amy Kemnic (Roofing, Siding, Gutters, Doors, Entrances, Exterior Painting & Demolition)

Amy Kemnic explained they purchased their home a little over three years ago and they bought it to be a project. They moved from Columbus, Ohio from a brand-new condo after purchasing a three-story project in Vermilion. Their house is visible; the gateway from the west. They have worked hard in making it look good and to make improvements. They have replaced a little more than half of the windows, which is ongoing. This year they will do the windows on the Liberty Avenue side and they have replaced the fence all the way around. The house has a new front porch which they can't take credit for. They would like to take down the deck in the back of the house as it's 36 years old and it's rotten and not safe, or useful. In the packet it shows the footprint of the existing deck and their plan is to remove the rear wrap-around deck and build a new screened porch and adjacent concrete patio. The new porch will be the same size and shape as the original back porch. A screen door in the southwest corner of the new porch will lead to a small landing and three steps down to the poured concrete patio, which will align with the porch on the west side, and the side of the house on its south side.

S. Cairns asked the Kemnic's if they brought some of the products they will be using. A. Kemnic brought in samples of the flooring that will appear inside the porch that will also be on the exterior of the platform. They also have enough existing siding they need to take down on the back, and around the outside of the porch they will use this siding, so it blends with the house. If they don't have enough siding then they want to use wood tongue and groove drop siding, and it would be painted cream which is the color of the trim on the house. The house siding color is tan, and the trim is cream, and then there is red trim around the windows. The shed roof (no drop ceiling on the inside) will be a standing seam metal roof. J. Williams asked what the color of the metal roof will be. A. Kemnic said they haven't picked out the color yet, but it would be compatible with the existing new roof shingles on the two-story addition. J. Williams thought at a prior meeting the board didn't approve a metal roof on the old Bailey Hardware building. G. Fisher noted it was approved because it was on the back of the building that wasn't visible. J. Williams asked if the Kemnic's metal roof would be visible from the street and asked if this was acceptable. M. Suszko said the roof would be visible as you're heading east on Lake Road and she doesn't feel there is enough of it for it to be a concern, and she feels they have watched them improve the house and add a lot of things, and everything has been done well and tastefully. If they were doing the entire house in a metal roof, then she would have a concern. She asked why they chose to go with a metal roof on the shed as opposed to matching the roof of the house – are you looking for contrast? T. Kemnic said it was a recommendation as opposed to a traditional because of the slope. A. Kemnic said they like the look of the metal roof better and they thought it would be more functional as far as drainage, and it will be insulated to keep ice and water from building up underneath.

J. Williams MOVED; M. Suszko seconded to approve all plans as submitted and presented to the board. Roll Call Vote 3 YEAS. MOTION CARRIED.

ADJOURNMENT:

Upon no further action, the meeting was adjourned by Susan Cairns.

Next Meeting:

Wednesday, April 3, 2019 @ 6pm
Municipal Complex, 687 Decatur Street, Vermilion

Submitted by: Gwen Fisher, Certified Municipal Clerk