

**City of Findlay**  
**Design Review Board**  
Municipal Building City Council Chamber  
Wednesday, March 11, 2020 – 6:00 PM

**Minutes**

**MEMBERS PRESENT:** Josette Brinkman  
Jeff Fort  
Hardy Hartzell  
Brian Hurt  
Tim Mayle  
Brad Wagner

**MEMBERS ABSENT:** Pat Ball  
Sharon Rooney

**STAFF ATTENDING:** Matt Cordonnier, HRPC Director  
Jacob Mercer, HRPC Staff

**CALL TO ORDER**

**ROLL CALL**

The following members were present:

Josette Brinkman  
Jeff Fort  
Hardy Hartzell  
Brian Hurt  
Tim Mayle  
Brad Wagner

Matt Cordonnier called the meeting to order. The first item discussed was the approval of the minutes from the February 12, 2020 meeting. Brian Hurt noted that his name was misspelled in the minutes.

Brian moved that the minutes be approved with the changes, Tim Mayle seconded.

Motion approved 6-0-0.

## **NEW ITEMS**

### **1. #CA-02-2020 filed to approve final design of 200 S. Main Street, Findlay, Ohio.**

#### **Background:**

200 S. Main Street had been home to Ace Hardware since 1995. Movement Church has bought the building and are looking to open their church in the location. The current door at the northeast corner of the building would be removed and a new entryway would be created in the middle of the north face of the building. There will be ipe siding framing the new entryway. The top of the façades will have a grey metallic material instead of the existing corning. The remaining existing brick will be painted white.

One of the applicants, Matt Boehm, was present at the meeting and just confirmed that the staff report is an accurate description of the project.

Brad Wagner asked if there would be signage. Mr. Boehm confirmed that there is lettering that will go above the door on the building. It will be a black metal lettering. The pylon sign, located in the northeast corner of the parcel, will be taken down. They don't have a date for that yet, because it will require a crane to remove safely.

Matt Cordonnier added that given that the design is appropriate and that the pylon sign would be removed, that staff would recommend approval of the design.

Brad Wagner made a motion to approve the design, Tim Mayle seconded.

Motion to approve 6-0-0.

### **2. CA-03-2020 filed to approve signage and awning for Amy May's Tacos at 331 S. Main Street**

#### **Background:**

331 S. Main Street has been home to variety of businesses over the past few years. Most recently, the building was home to Fireside Pizza. Currently, the building has a brick façade with a large concrete overhang. The proposed signage would place large letters above the windows on the second story that spell "Amy May's" in a pink to purple gradient. The size of the letters were 24 inches tall, and would stretch over 17.5 feet across the front of the building. An additional palm tree would be in the sign and would stand 48 inches wide and 64 inches tall. The overhang would painted a warm pink color.

Amy May's owner, Amy Taylor, was in attendance, alongside Tyla Wightman from Fastsigns. Amy gave a bit of insight into her business. Tyla was present to answer questions regarding the signage.

Matt told the group that he and Jake reviewed the signage along Main Street, and one of our concerns is the placement of the sign. Along Main Street, we have not seen signage for a first floor business above the windows of the second floor. There were a few instances where signage was placed higher, but in most cases, the signage does not go above the window.

The color of the signs did not necessarily bother the staff. The colors are used in moderation. The staff proposed that the sign be brought down to the awning but that the overall design could be appropriate.

Tim Mayle asked if the side lot had any proposed changes or was it even something that we were considering. Matt said it would be in our review however there were no proposed changes.

Amy wanted to have the sign be highly visible on the streetscape. Jeff Fort noted that the awning is pretty big, which could block the sign. They did note that they would have signage inside the first floor windows displaying the business name.

Brian Hurt asked if the letters could be attached to the awning. Tyla responded that they have not determined the structural integrity of the existing awning. The letters are made of metal and the size of the letters cause each to weigh upwards of 40lbs each. Added together, it could be a problem.

Tim asked if they would prefer placing the channel letters onto the awning if they knew the awning could support the weight. Amy said that would not be her first choice. Tyla mentioned that they went back into the records and could not find information on who built the awning. For the Bistro, they knew who built it and what materials it was made of, in contrast to this awning. Tim asked are they worried for the structural integrity of the awning. They said that they were not, but again they need to know more about how it was constructed.

Matt turned the group back to Coffee Amici, whose sign is higher up. He noted they do not have a window above the first level, so the placement of the signage fits the architectural features of the wall face.

Brad Wagner suggested that maybe they should remove the awning and put the letters underneath the windows instead. They said it would most likely be cost prohibitive to take down the existing awning and put up a new smaller awning.

Hardy Hartzell asked about the wires holding up the awning. He asked if you could place the letters with the wires there. Tyla said they had considered it but that it would be difficult to see the letters.

Amy asked about the Legends sign. She noted that they were placed higher up the building without much backlash. The group noted that but also said that the scale of the sign was something that played a factor. They also do not have windows on the second floor that played a factor.

Looking next door at Fifth Third Bank, the group was interested in a vertical sign concept on one side of the building. Brian Hurt asked if they had considered putting the sign on the side of the building. Tim also thought that the palm tree could be placed on the side of the building to add a distinctive feature for the side lot. Tyla said that this is something that they could consider.

Matt asked if there was other sign technology that she could use instead of the internally lit, channel lettering. They said that they would look into it.

Tim thought that the awning structure is the limiting factor in the decision making. He would like to have the applicant do some more research on the awning, as well as find more bids on how much it would cost to remove the awning. He is worried about setting a precedent for the downtown, if we approve the application as is. He also thought that the Board is willing to work with applicant about a new design, but at the moment what has been proposed is not appropriate for downtown Findlay. The solution, for Tim and Brad, is that they make the letters smaller, bring them below the windows, and bring it back to the group to review.

Brian Hurt moved that the design be tabled for the next meeting. Tim seconded.

In Favor: Brad Wagner, Tim Mayle, Hardy Hartzell, Brian Hurt, Jeff Fort.

Abstain: Josette Brinkman

Opposed: None

The group was willing to call a special meeting once the new design was permitted. The meeting ended with Matt reminding the group the next scheduled meeting will be April 8th at 6pm.