

**I. CALL TO ORDER:**

Chairman Baldoni called the meeting to order at 7:03 p.m.

**II. ROLL CALL:**

Present were Chairman Baldoni and Commissioners Seifert, Davies, Russell, Martin and Lemajeur. Also present was Community Development Director Timothy Scott and five (5) people in the audience.

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Russell to move Item C ahead of Item B in New Business. Motion carried by unanimous voice vote.

**IV. APPROVAL OF MINUTES:**

**A. Meeting of April 11, 2017**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the minutes of the meeting of April 11, 2017. Upon roll call, motion was approved.

**AYES:** Commissioners Seifert, Davies, Russell, Martin, Lemajeur and Chairman Baldoni  
**NAYS:** None

**V. QUESTIONS FROM THE AUDIENCE:** There were none.

**VI. UNFINISHED BUSINESS:** There was none.

**VII. NEW BUSINESS:**

**A. ARC2017-08 - 606 Washington Street – Consideration of Proposed Front Yard Fence**

Chairman Baldoni said the property owner at 606 Washington Street is proposing a cedar picket fence along the rear of the property and front yard facing Washington Street at a height of four feet.

Mr. Richard Meyer, owner of the property, said the fence would provide a safer, more functional and livable yard. He plans to use 1" thick pickets with a rounded top and said it would be a smooth cut fence of a higher quality wood in its natural color.

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Davies to approve a front yard fence as proposed on the attached site plan for a single family residential property located at 606 Washington Street as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Seifert, Davies, Russell, Martin, Lemajeur and Chairman Baldoni  
**NAYS:** None

**B. ARC2017-10 – Spring Hill Mall – Consideration of Proposed Signage for Chubby Bull Frog**

Mike Morrison and Mike Burcker presented their proposal for a new wall sign for their bar and grill which will be relocating to Spring Hill Mall from its existing location at Tartan’s Crossing.

Mr. Burcher said the sign will be on the front façade and consist of channel letters approximately 24” high and lit with LEDs.

Mr. Morrison said the color of the text is blue with a graphic representing a green and blue bullfrog to the left side of the text. The sign will be mounted directly to the brick façade.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the proposed wall sign for The Chubby Bullfrog Bar & Grill to be located at Spring Hill Mall as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Seifert, Davies, Russell, Martin, Lemajeur and Chairman Baldoni  
**NAYS:** None

**C. ARC2017-09 – 98 West Main Street – Consideration of Proposed Wall Signage and Elevation Changes for Bleuroot Restaurant**

Tammy Coakley and Heather Hazlett presented their new signage and awning plan for their restaurant, Blueeroot, at the building located at 98 West Main Street. They said the plan includes one wall sign, one projecting sign, and five awnings. They indicated the possibility for installing in stages, with the front awnings and blade sign first and then the side awnings and wall sign on the west side of the building at a later date.

Ms. Hazlett asked for some direction especially on the blade sign’s size and placement to increase visibility from both directions (east and west).

Discussion took place regarding the placement of the projecting sign (at the corner on a 45-degree angle or at 90-degrees to the façade), the colors and font, replicating the open scroll on the awning brackets for the projecting sign’s mounting, content on each of the awnings (name, root logo, and local-fresh copy), the west side elevation (re-use of existing lights and supports and size of awnings to keep decorative brick work exposed), and whether or not the side entrance would be used (both entrances will be used).

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the proposed signs and awnings for Bleuroot located at 98 West Main Street as presented with the recommendation that the business owner can choose the projecting sign to be on a 45-degree or a 90-degree angle with the addition of scroll work between the mounting posts at the discretion of the owner. Upon roll call, motion was approved.

**AYES:** Commissioners Seifert, Davies, Russell, Martin, Lemajeur and Chairman Baldoni  
**NAYS:** None

**D. ARC2017-11 -109-111 West Main Street – Discussion and Consideration of Main Street Façade Colors and Treatments**

Director Scott presented this item for discussion saying the building/business owners are interested in a potential color change to the ground floor storefronts which is now butter cream in color. He said their initial thought is to carry the dark graphite color of the cornice and fascia down to the storefront.

Discussion was held on the color choice, which if applied throughout may be too monochromatic. Instead members suggested a medium anthracite-like gray as the predominant color for the storefronts with the dark graphite as an accent/trim color that would tie the cornice and fascia to the window trim and details. The use of awnings was also discussed as a means to de-mass the sign band and provide additional visual interest to the façade.

The agreed-to direction was to recommend the aforementioned gray-palette to visually connect the ground floor to the cornice, maintain the natural color of the entry doors, and to encourage the use of awnings to reduce the height and size of the sign band.

**VIII. CHAIRPERSON'S REPORT: None**

**IX. REPORTS & QUESTIONS FROM COMMISSIONERS:**

Commissioner Martin inquired about the status of the State Farm signs at its location on Main Street at Route 31. Director Scott replied that the Department's part-time Code Enforcement Officer is working to address.

**X. STAFF REPORTS:**

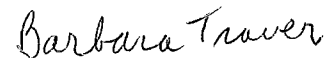
Director Scott gave a brief update on building renovations and planned Village work downtown as well as future openings of incoming businesses.

**XI. ADJOURNMENT**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Russell to adjourn the Appearance Review Commission meeting. The motion was unanimous.

The Appearance Review Commission meeting adjourned at 8:43 p.m.

Respectfully submitted,



Barbara Traver  
Village Clerk