

**Agenda  
October 1, 2020  
SPECIAL SESSION  
7:00 P.M.**

**Due to the Stay at Home Order issued by Governor Dewine, this meeting will be a video webinar on Zoom. In order to attend the meeting, visit <https://us02web.zoom.us/j/82571720560> or dial 1-646-558-8656 and use Webinar ID: 847 2088 9901.**

1. Call to Order
2. Roll Call
3. Guests and Residents
4. Old Business
  - a. Application for Certificate of Approval: Revised architecture, building materials and colors for apartments in Phase I of the Montgomery Quarter
5. New Business
6. Staff Report
7. Council Report
8. Approval of Minutes – August 12, 2020
9. Other
10. Adjournment

**Landmarks Commission**

**Review of Revised Architecture and Building Materials  
Montgomery Quarter - Phase 3 - Apartments**

**September 25, 2020**

**Applicant:** Casto  
250 Civic Center Drive, Ste 500  
Columbus, OH 43215

Moody Nolan  
300 Spruce Street, Ste 300  
Columbus, OH 43215

**Property Owner:** City of Montgomery  
10101 Montgomery Road  
Montgomery, Ohio 45242

**Nature of Request:**

The Landmarks Commission recommended approval of the architecture and building materials for Phase 3 of the Montgomery Quarter on April 15, 2020 (see included minutes). At the Planning Commission meeting on July 20, 2020 the Commission voted to table the application to give the applicant time to react to concerns raised by the Commission and adjacent property owners (see included draft minutes). The proposed changes to the buildings led to changes in the architecture that require review by the Landmarks Commission. The applicant is seeking a recommendation to the Planning Commission on the massing and architecture as well as the building material and colors for the apartments (Buildings I, J, K and L) at Montgomery Quarter.

**Project Update:**

There are two changes to the project since the Landmarks Commission reviewed the architecture of the buildings in April. The first change is the height of buildings I and J. Both buildings were proposed at a height of 50.5' with a roof deck. This proposed height was in compliance with the Zoning Code for Building I as the Zoning Code would allow the building to a maximum of 60' in height or an elevation of 850; however, due to the proximity to the Heritage District Building J is not permitted to exceed 40' in height. Therefore, the proposed building height for Building J was 10.5'

over the maximum permitted height for Building J and the Planning Commission indicated that the building needed to be brought into compliance with the Zoning Code. The applicant is now proposing smaller scale buildings for Buildings I and J which are approximately 36' in height in compliance with the Zoning Code. Due to the change in the buildings and the product type, the architecture of these two buildings is significantly different in that they are smaller scale and more traditional in design.

The second major change is to the height of the podium buildings L and K. In the original plan Buildings I and J had larger units with outdoor space on the roof that would be marketed towards the empty-nester market; however, with the change in building type for Buildings I and J, this product type was eliminated. To create additional options for empty nesters with outdoor roof space, the development team has added an additional floor to the podium buildings L and K. Per Section 151.1513(A)(5) buildings L and K shall not exceed 60' or an elevation of 850. Both buildings are below elevation 850 and therefore are in compliance with the Zoning Code.

Staff, the design team and the Architectural and Historical Consultant for the Landmarks Commission met to discuss the proposed modifications to the architecture. The consultants had several suggestions on the architecture, which the design team has incorporated into the proposed design.

### *Architecture, Exterior Construction Materials and Colors:*

The architecture of Buildings I and J is significantly different than what was reviewed previously by the Landmarks Commission in that the buildings are smaller scale and of a more traditional design. During the previous submittal, Staff had some concerns that the architecture was a bit too modern for the proximity to the Heritage District. Staff believes that the redesign of these buildings with a smaller scale and more traditional design elements, such as walk-ups and a traditional cornice is a better fit for the proximity to the Heritage District and Landmark homes. The design team has also done a very nice job utilizing setback variances and variations in materials to break up the horizontal massing to give the building verticality, establish a human scale and provide visual rhythm and interest.

While the design of Buildings I and J have changed, the primary building materials and colors remain the same as the original submission. The elevations show the use of brick and fiber cement board as the primary building materials with cast stone headers and sills. The applicant is proposing to use Glen Gary Canyon blend for the brick and Sherwin Williams 7020 Black Fox for the fiber cement board. The cast stone is proposed to be Rockfast Charlotte Tan and the cornice is Sherwin Williams Mindful Grey.

The overall height of Buildings L and K has increased due to the addition of another level; however, the overall architectural design remains similar to the previous

submittal. The intent of the Old Montgomery Gateway District is to allow an increase in height and density in order to promote a pedestrian-friendly environment while breaking up horizontally oriented buildings through the use of setback variations and architectural treatments, which Staff believes the design team has done effectively. The applicant has stepped back the top floor of Buildings K and L so that it will not be as visible from the street level and keeps the building at a human scale at street level.

The design team has also incorporated an additional lighter gray color for the fiber cement on the top floor and added railings and which helps lighten the building and keeps the top floor from feeling heavy. The horizontal massing of the buildings is broken up with the use of setback variations, recesses, balconies, staircases and variation in materials.

The building materials for Buildings L and K remain the same with a change in the color of the fiber cement board. The applicant is proposing to use Brick Bowerston Sante Fe Wire Cut for the brick, which is what was previously proposed. The fiber cement board is now proposed to be in two colors, Sherwin Williams 7059 Unusual Gray and Sherwin Williams 7057 Silver Strand. Staff believes that the lighter gray siding and the use of two different colors helps soften the overall look of the buildings and breaks up the massing.

### **Staff Comments:**

The applicant is requesting a recommendation to the Planning Commission on the revised architecture due to a change in the building type for Buildings I and J as well as the addition of a floor to Buildings K and L. Staff appreciates that the applicant listened to concerns from the Planning Commission, residents and Staff regarding the overall building height of Building J and has brought this building into compliance with the Zoning Code. Staff believes that the redesign of Buildings I and J helps create a smaller scale environment with more traditional architecture, which is appropriate given the proximity to the Heritage District and the Landmark homes on Cooper Road.

Staff believes that the design team has done a good job at modifying Buildings L and K to allow for an additional story without losing the architectural integrity of the building. The additional floor is stepped back so that it will not be as visible from the street level and keeps the building at a human scale at street level. The lighter gray color of the fiber cement board and the additional color also helps lighten the overall look and feel of the buildings. The horizontal massing of the buildings is broken up with the use of setback variations and different building materials. Staff believes that the applicant has done a very good job in utilizing recesses, balconies, variation in materials and staircases to break up the horizontal massing of Buildings L and K.

The primary building materials for all the buildings are brick and fiber cement siding, which is appropriate for the district and meets the regulations in the Zoning Code for primary building materials. Staff believes that the choice of brick for the buildings is very nice and meets the intent of Section 151.1515 (A)(2) which states that “the color

of brick is encouraged to be in the red-orange range with the color being more uniform than mottled”. The choice of cast stone is also appropriate for the District and complementary to the design of the building. Staff believes that the choice for the fiber cement board is appropriate for the buildings and the District.

Should the Commission be in support of the revised building design as submitted, Staff would suggest the following conditions:

- Final approval of the architecture by the Planning Commission;
- Final approval of the window selection by the Landmarks Commission;



## APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks  
Commission

Project Address (Location): 9260 and 9292 Montgomery Road, Montgomery, OH

Project Name (if applicable): Montgomery Quarter

Auditors Parcel Number: 603-0004-0058 and 603-0004-0063

Gross Acres: 9.485 Ac Lots/Units TBD / 118 Commercial Square Footage 216,255 GSF

Additional Information: Lots to be determined after record plat is prepared.

PROPERTY OWNER(S) Casto Contact Brent Sobczak

Address 250 Civic Center Drive, Suite 500 Phone: (614) 744-2028

City Columbus State OH Zip 43215

E-mail address BSobczak@CastoInfo.com

APPLICANT Moody Nolan Contact Yanitza Brongers-Marrero

Address 300 Spruce Street, Suite 300 Phone: (614) 280-3226

City Columbus State OH Zip 43215

E-mail address YBrongers-Marrero@moodynolan.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature

FOR DEPARTMENT USE ONLY

Print Name

Brent Sobczak

Date 09/04/2020

Meeting Date: 10/1/20

Total Fee: 0

Date Received: 9/21/20

Received By: JMP



## CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Landmarks Commission and Staff  
City Hall  
10101 Montgomery Road  
Montgomery, Ohio 45242

Re: Review Subject Site

Dear Members and Staff:

As owner(s) of the property located at 9260 and 9292 Montgomery Road, Montgomery, OH we hereby grant permission to Members of the Landmarks Commission and City of Montgomery Staff to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application as filed to the Landmarks Commission.

Property Owner(s) Signature \_\_\_\_\_

Print Name Brent Sobczak

Date 09/04/2020

Landmarks Commission Members:

David Clark

Jane Garfield

Deborah Hutchins

Brett Macht

Stephen Schmidlin

Larry Schwartz

Mark Stella



Landmark Commission Application for Certificate of Approval

Owner Name: Brent Sobczak

Address: 250 Civic Center Drive, Suite 500, Columbus, OH 43215

Owner Phone Number: (614) 744-2028

Business Name (if applicable): Casto

Business Owner & Phone Number: Casto (Brent Sobczak) / (614) 744-2028

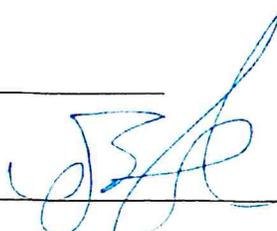
Landmark Building: Yes  No

Heritage District: Yes  No

Proposed Work:

Construction of two 5-story apartment buildings over garages, including site work and  
landscaping. Two apartment buildings (K and L) have a total of 128 living units, and a total  
of 83 covered parking spaces. Building K includes resident amenity spaces  
(cafe/gym/pool/meeting). A parking lot behind Building L provides 51 additional parking  
spaces. Major exterior cladding materials used include brick, cast stone accents and fiber  
cement horizontal siding and panels.

Date: 09/04/2020

Owner's Signature: 

09.23.2020

# MONTGOMERY QUARTER- PHASE 3

## LANDMARKS COMMISSION FINAL SUBMISSION

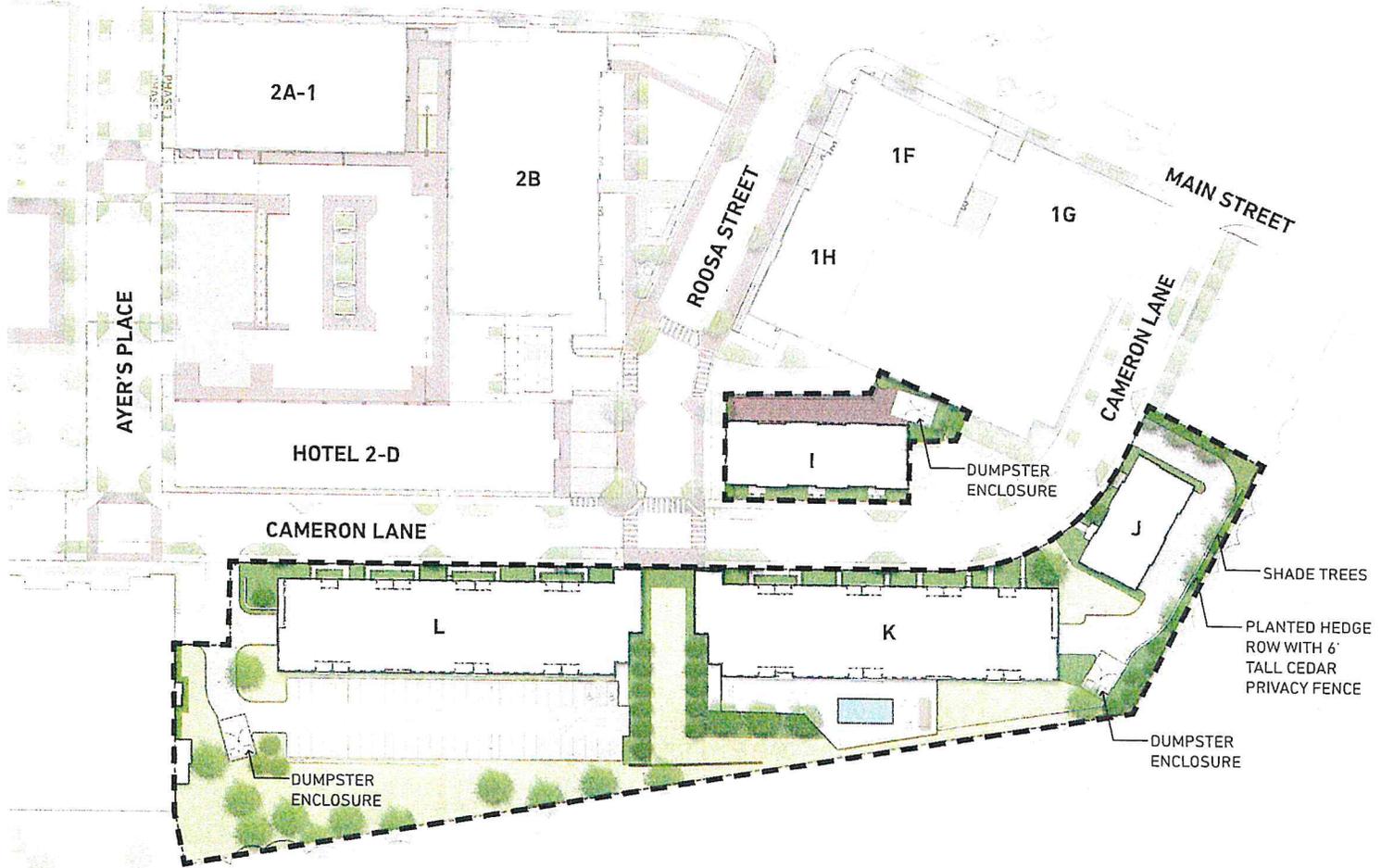


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PHASE 3 PLAN



PHASE 3 NORTH RESIDENTIAL

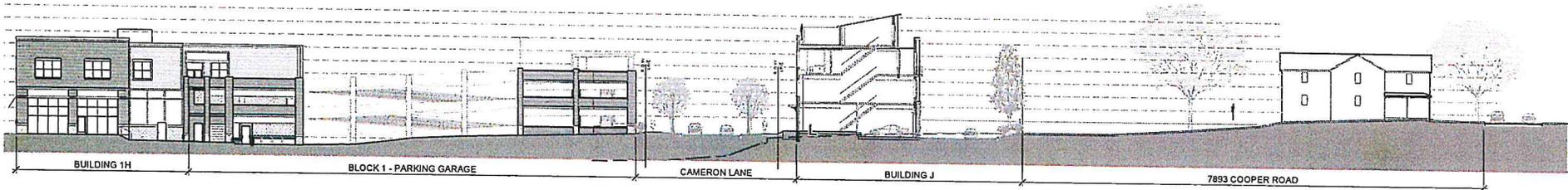
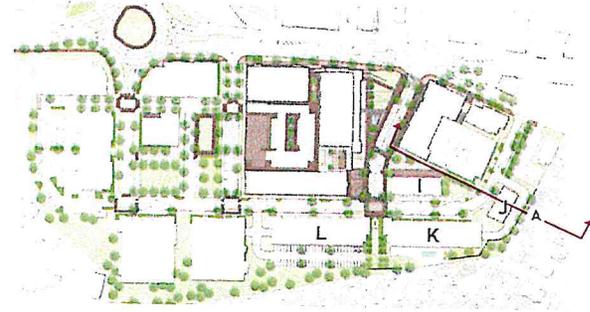


SCALE: 1"=20' 

PHASE 3 SOUTH RESIDENTIAL

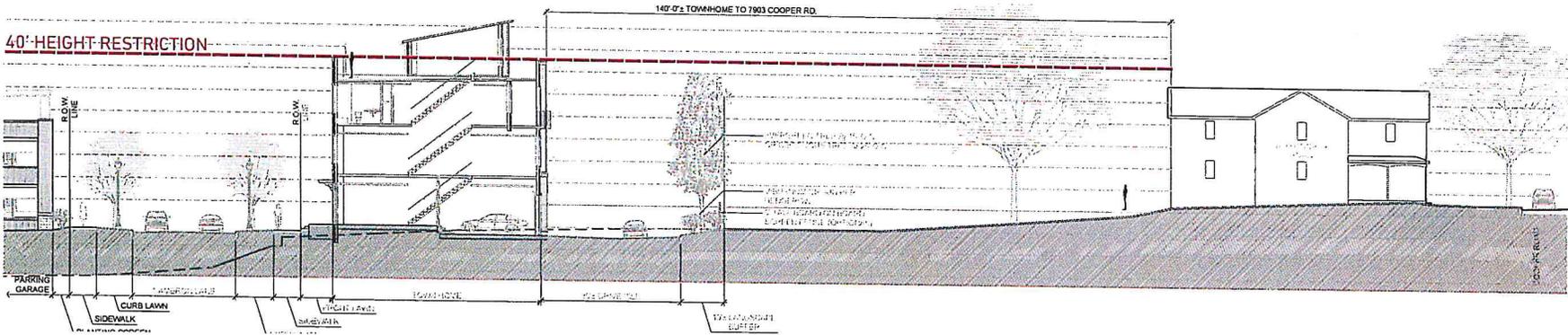
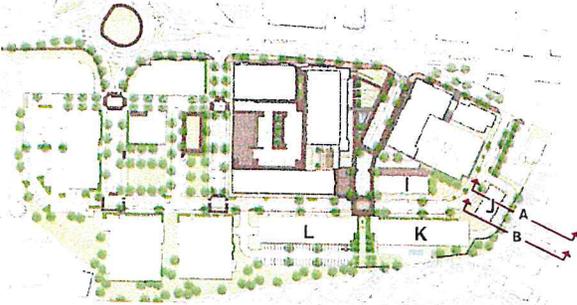


COOPER ROAD & BLOCK 1 SECTION- ORIGINAL JULY 20, 2020

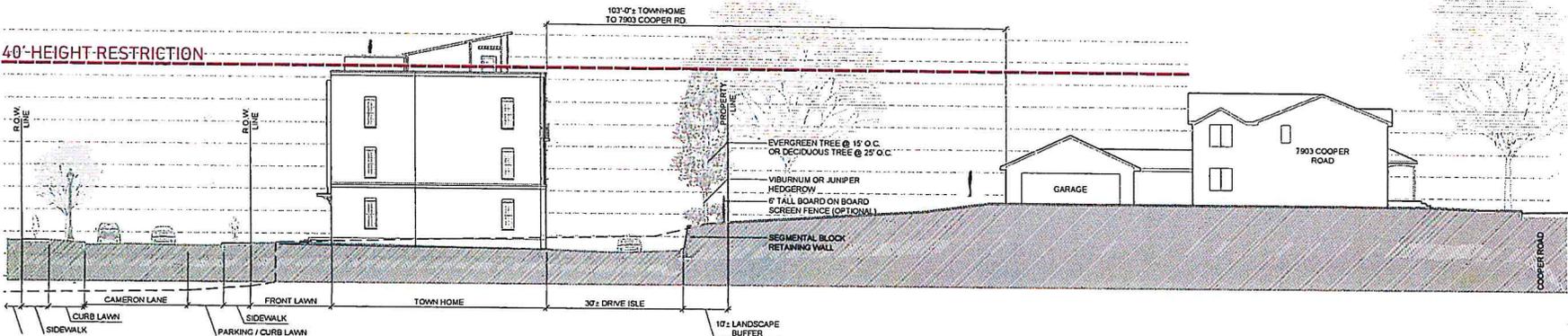


SECTION A-A

COOPER ROAD SECTION- ORIGINAL JULY 20, 2020



SECTION A-A



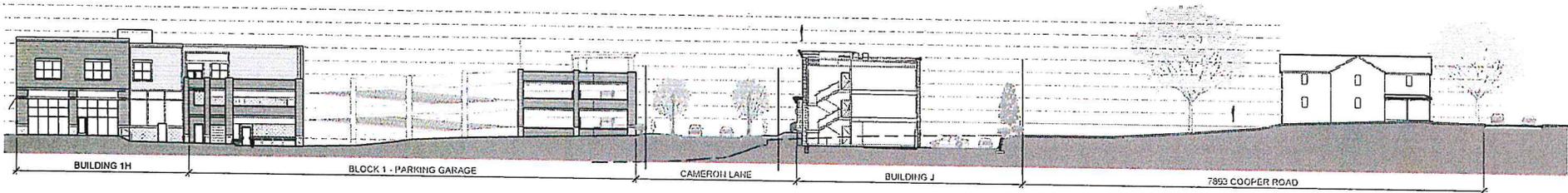
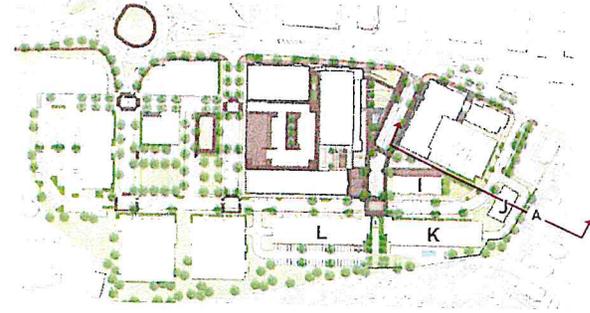
SECTION B-B

MOODY NOLAN

LANDMARKS COMMISSION FINAL SUBMISSION

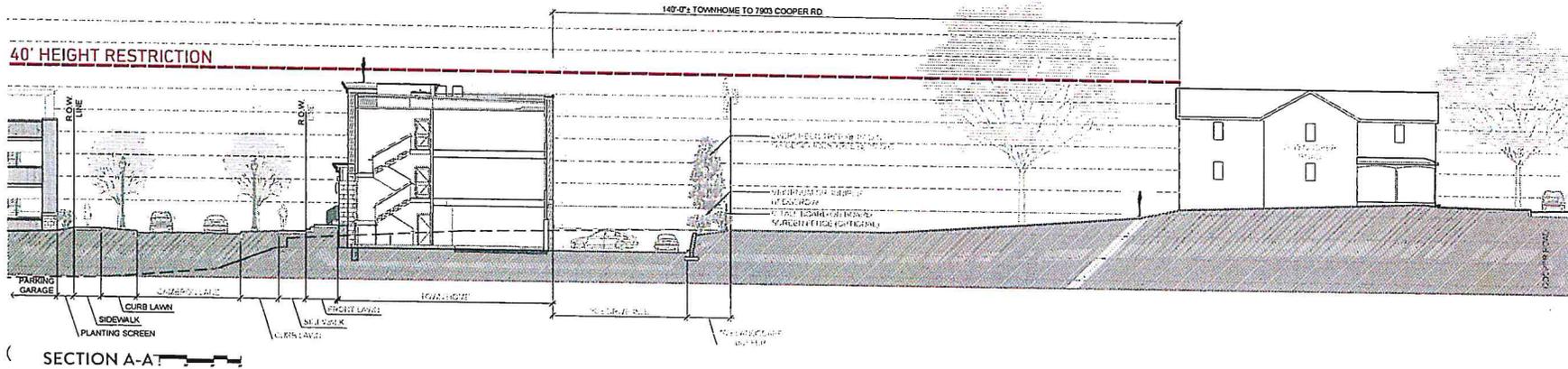
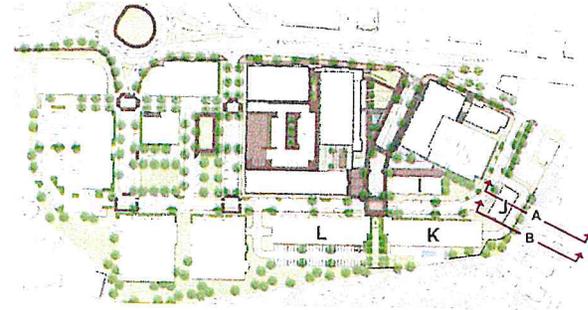
SEPTEMBER 25, 2020

COOPER ROAD & BLOCK 1 SECTION- UPDATE AUGUST 27, 2020

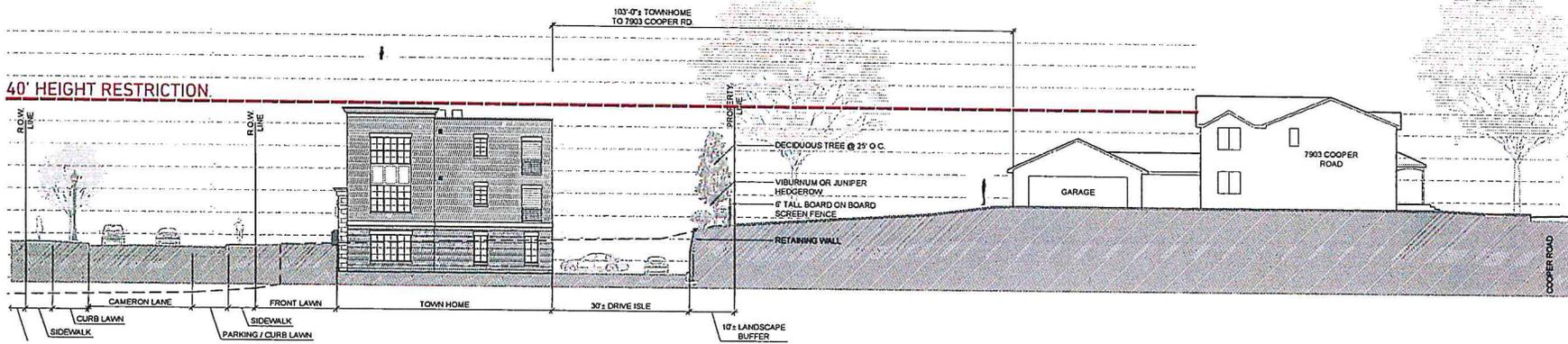


SECTION A-A

# COOPER ROAD SECTION- UPDATE AUGUST 27, 2020



SECTION A-A



SECTION B-B

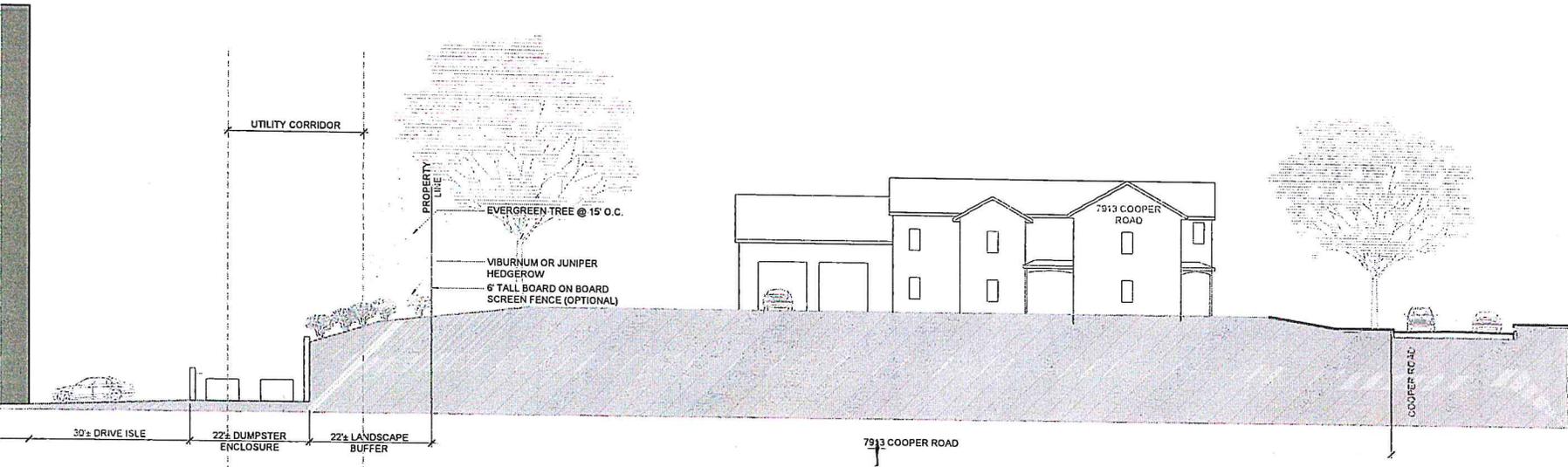
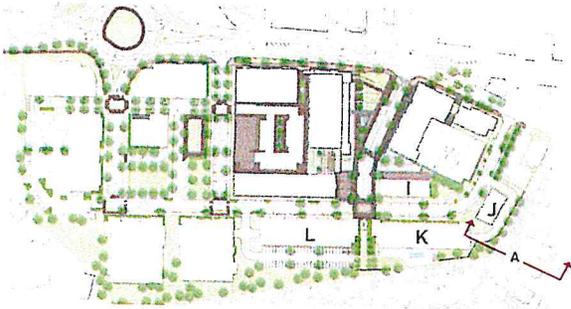
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LANDMARKS COMMISSION FINAL SUBMISSION

SEPTEMBER 23 2020

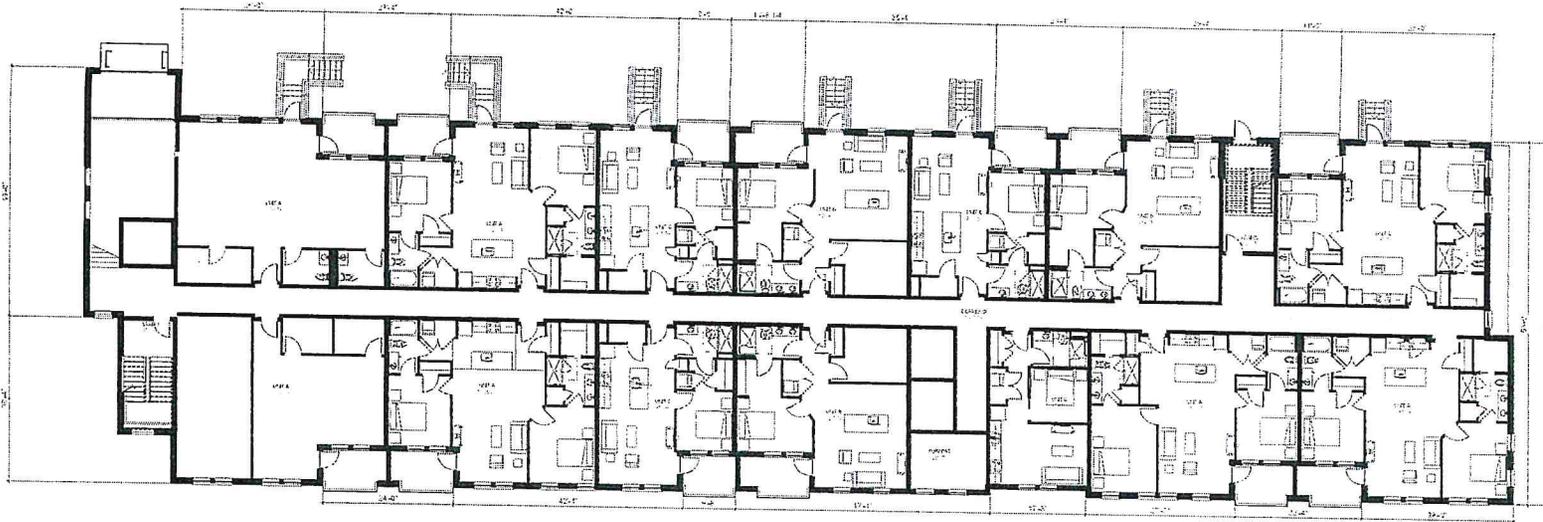
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**COOPER ROAD SECTION & BLOCK 1**

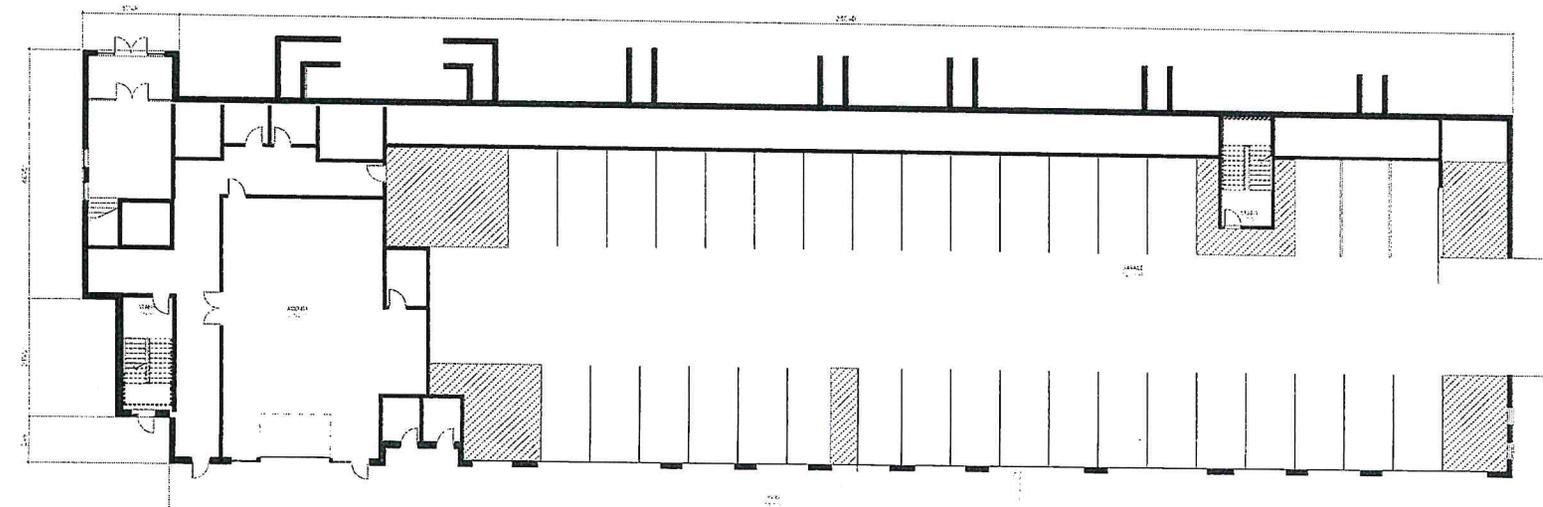


SECTION B-B  
MOODYNOLAN

**BUILDING K LEVEL 00-01**

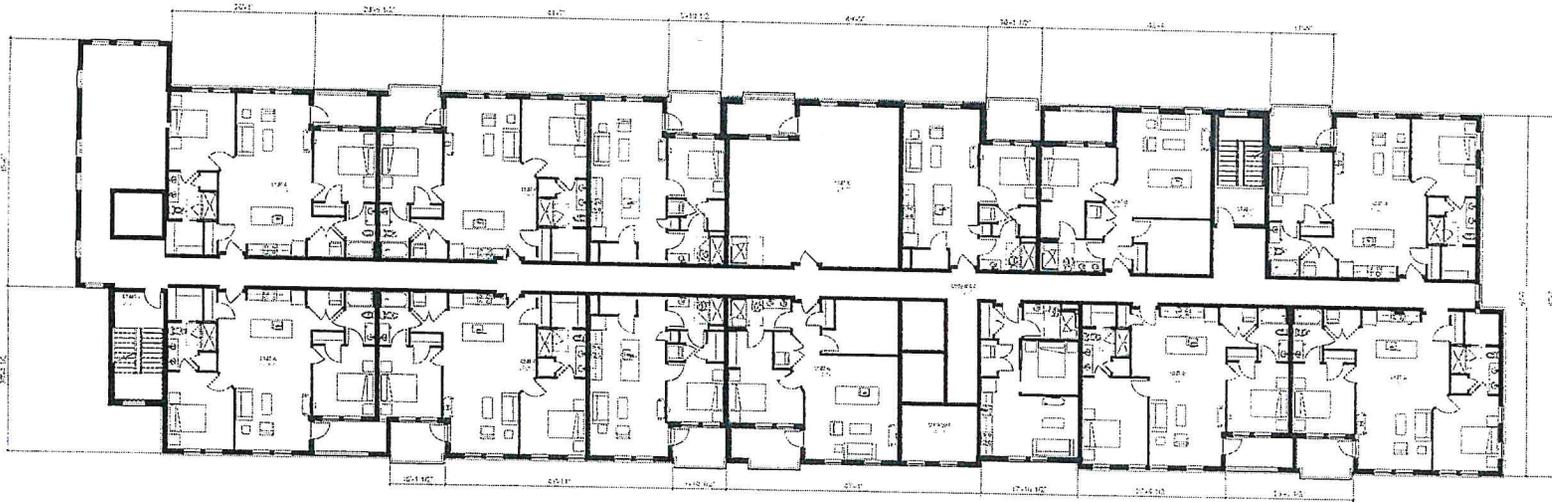


LEVEL 01

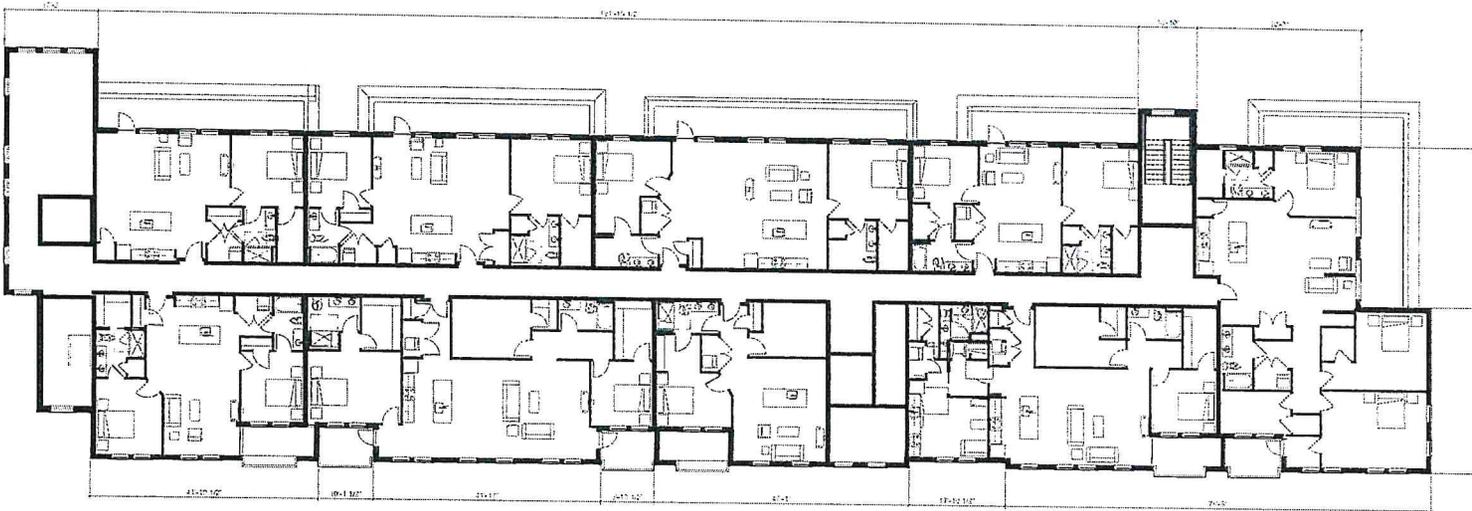


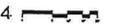
LEVEL 00

**BUILDING K LEVEL 02-05**



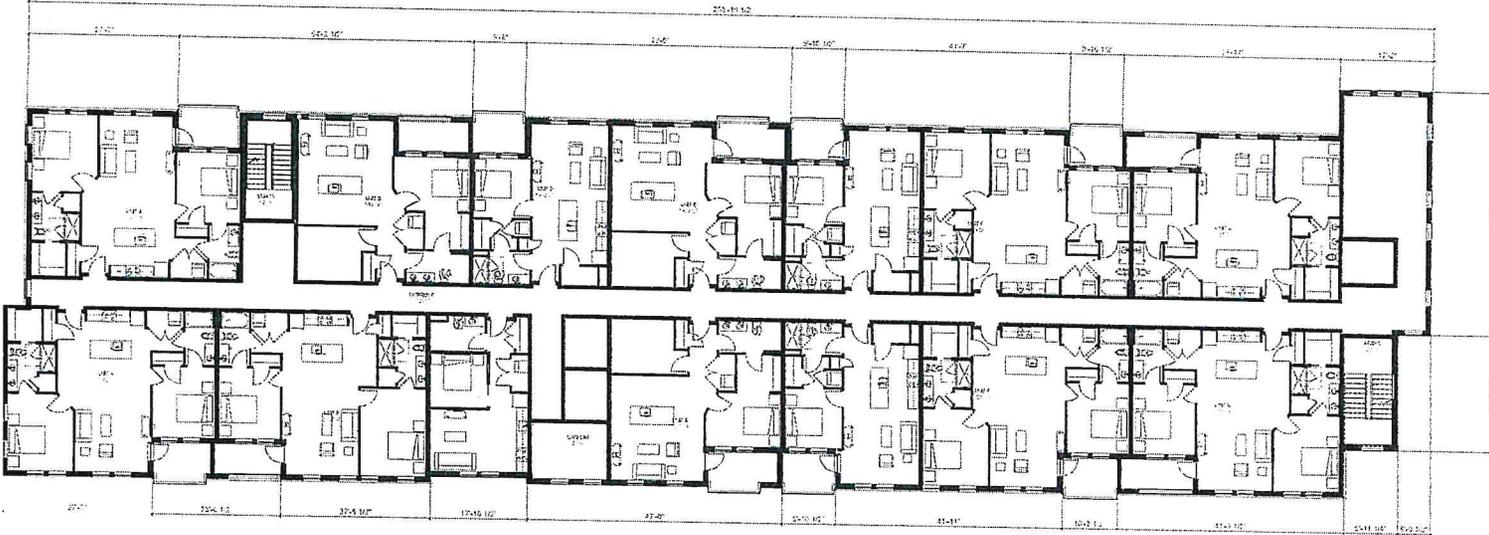
LEVEL 05 



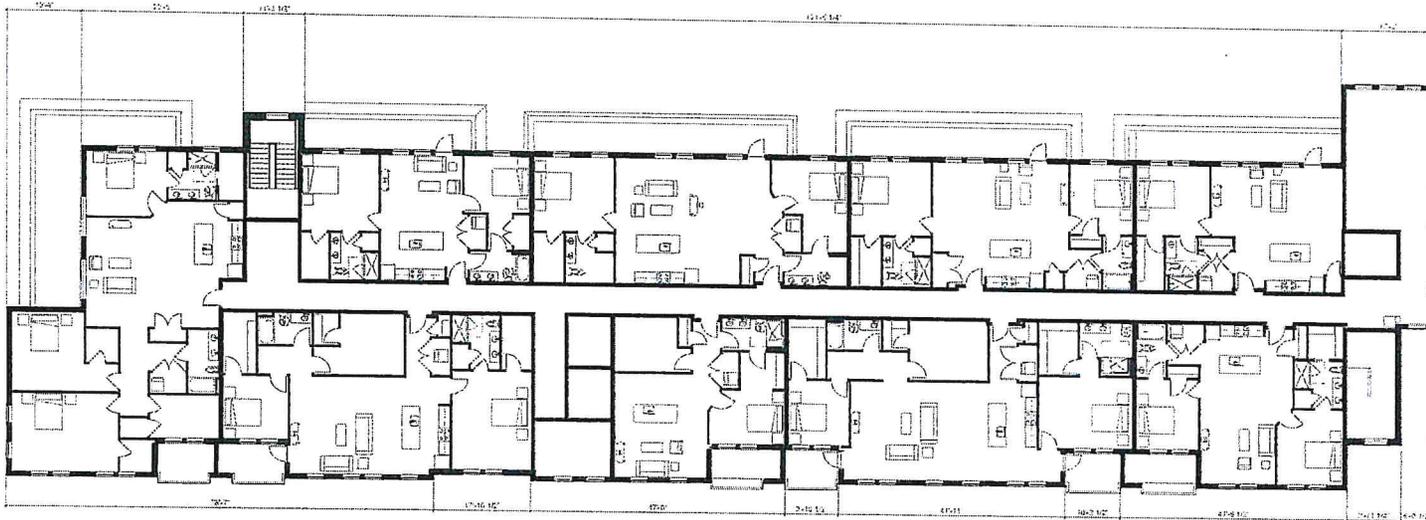
LEVEL 02-04   




**BUILDING L LEVEL 02-05**

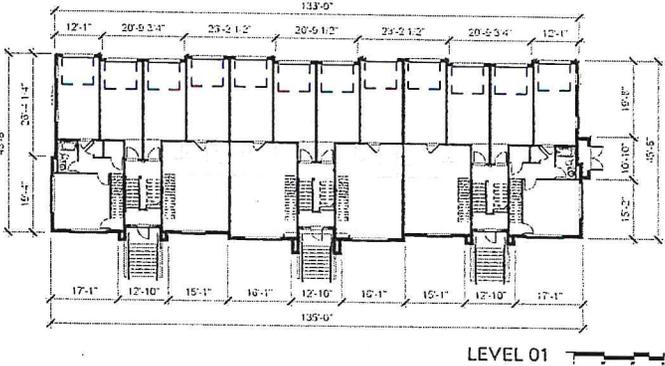
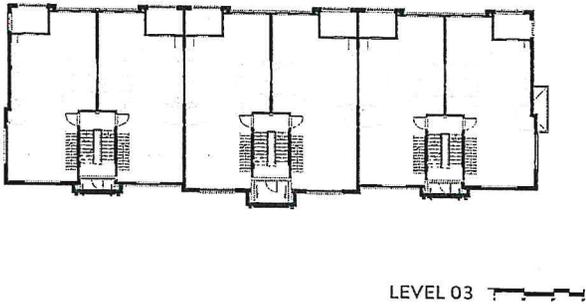
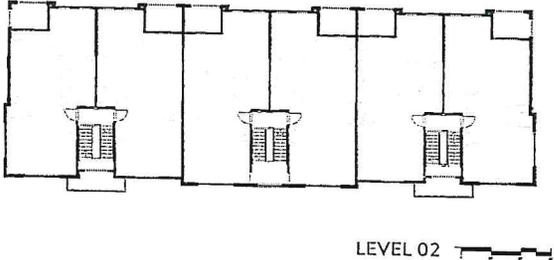
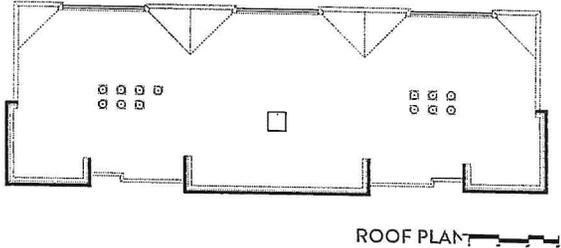


LEVEL 05 

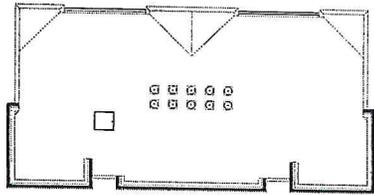


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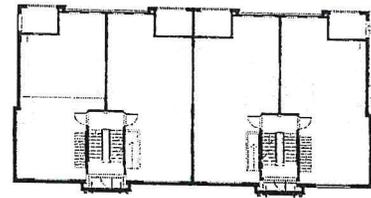

**BUILDING I LEVEL 01-ROOF**



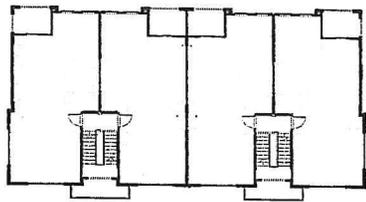
**BUILDING J LEVEL 01 - ROOF**



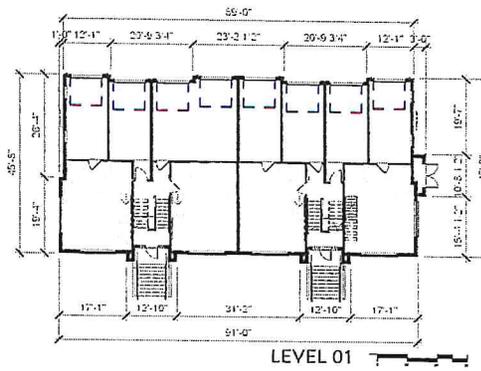
ROOF PLAN



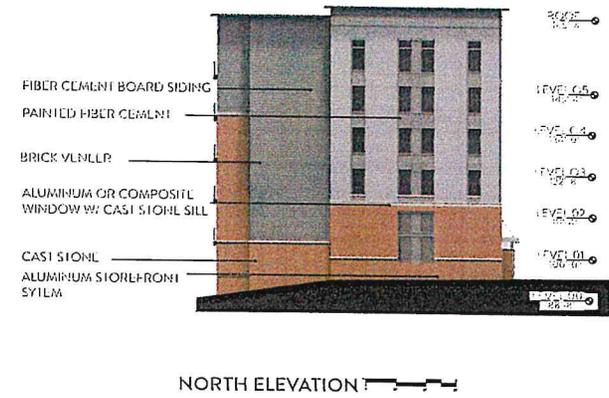
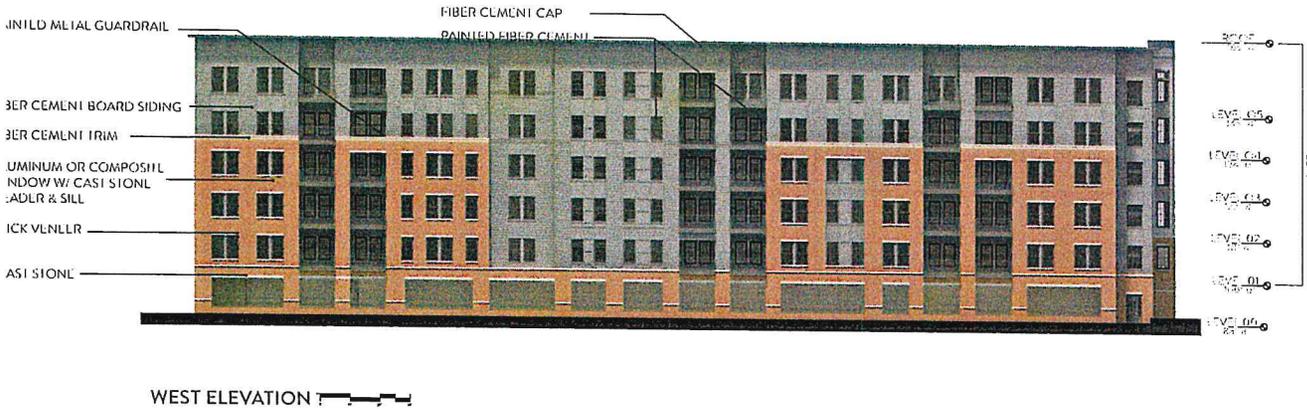
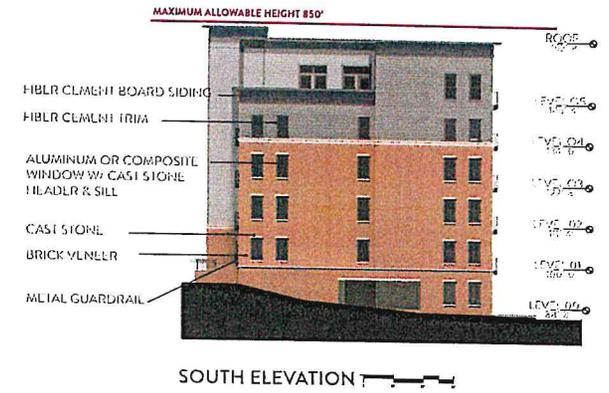
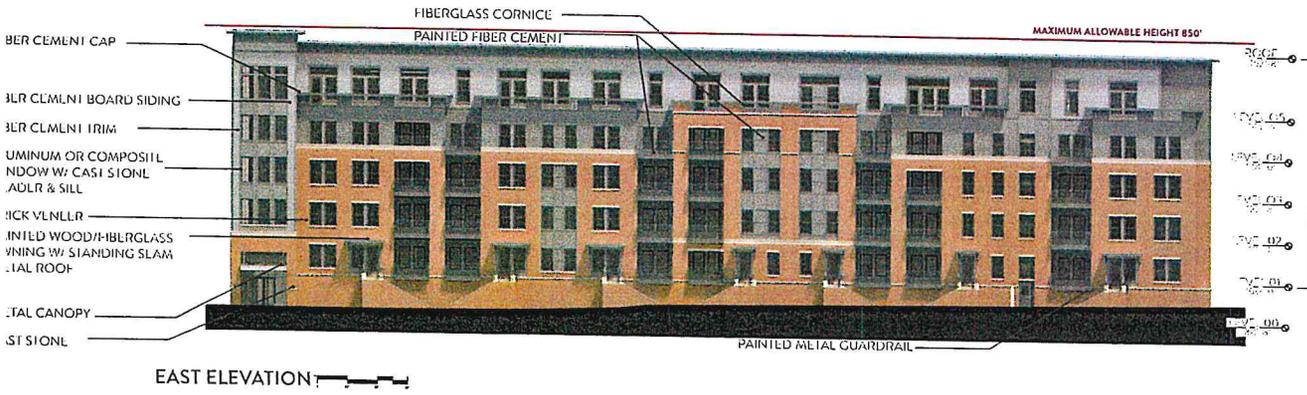
LEVEL 02



LEVEL 03



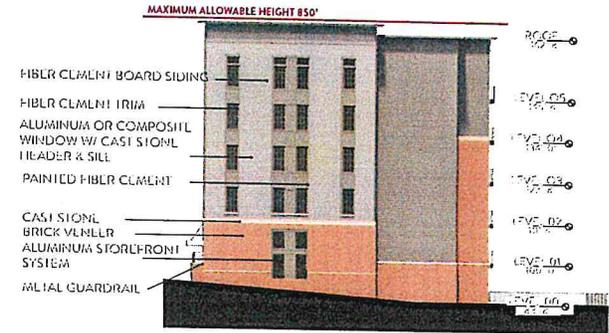
# BUILDING L ELEVATIONS



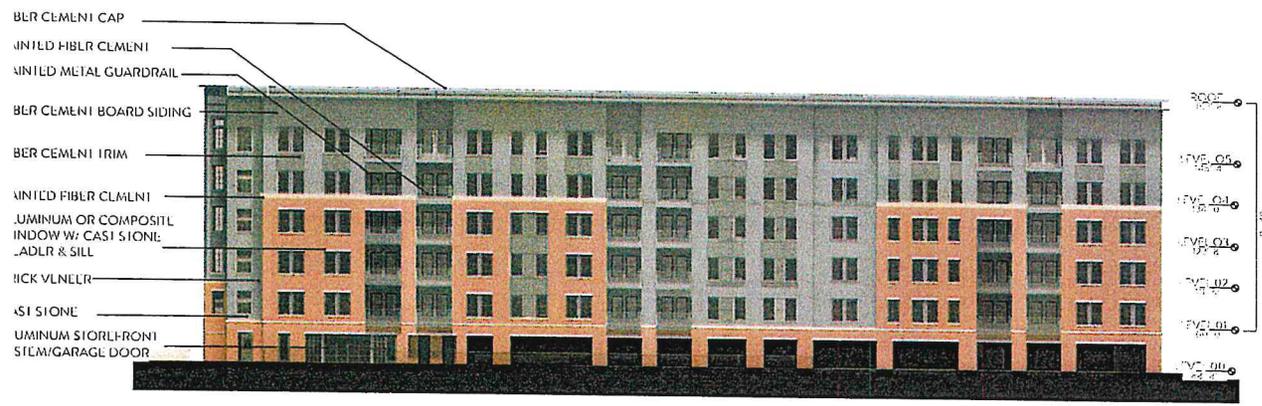
# BUILDING K ELEVATIONS



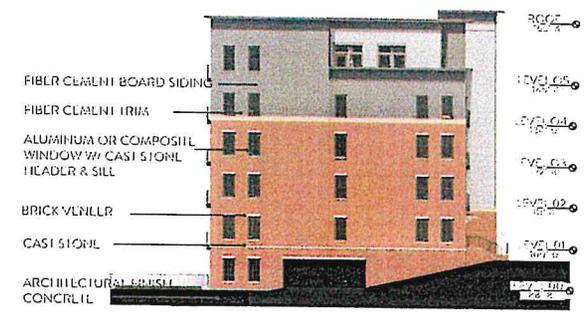
EAST ELEVATION



SOUTH ELEVATION

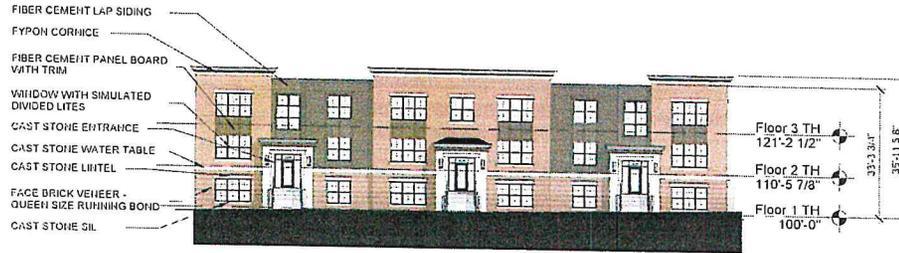


WEST ELEVATION

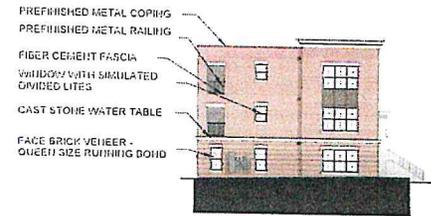


NORTH ELEVATION

# BUILDING I ELEVATIONS



EAST ELEVATION 



SIDE ELEVATION 

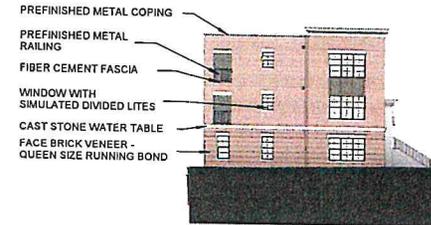


WEST ELEVATION 

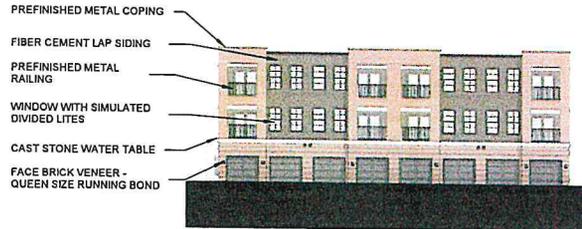
# BUILDING J ELEVATIONS



EAST ELEVATION 



SIDE ELEVATION 



WEST ELEVATION 

VIEW TOWARD ROOSA STREET AND CAMERON LANE INTERSECTION



VIEW LOOKING NORTH ALONG CAMERON LANE



VIEW LOOKING SOUTH ALONG CAMERON LANE



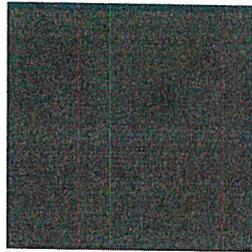
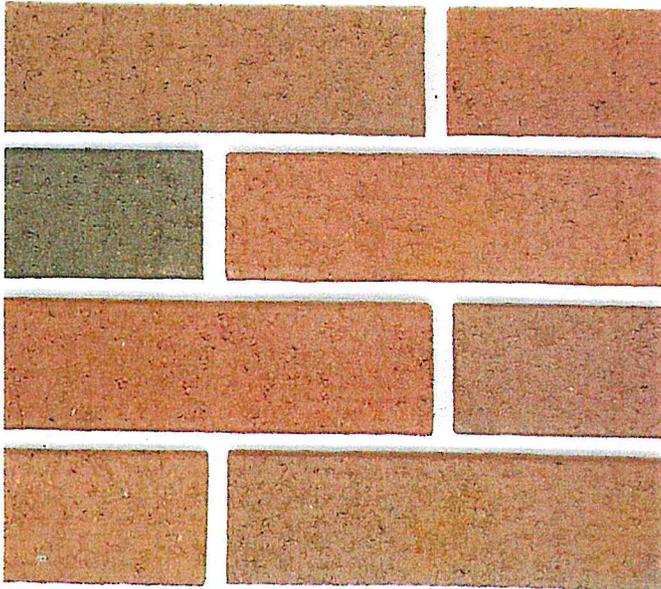
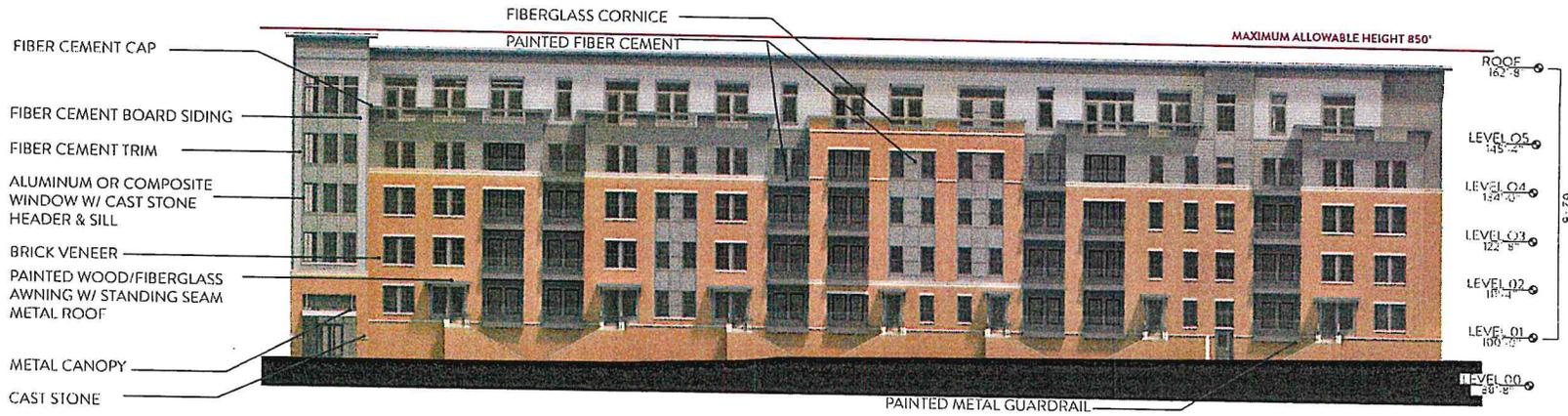
VIEW FROM GARAGE LOOKING SOUTH ALONG CAMERON LANE



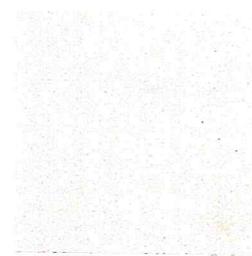
VIEW OF POOL DECK AT BUILDING K



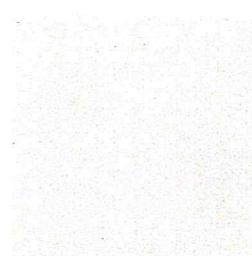
# MATERIAL BOARD BUILDING L & K



**WINDOW MULLION**  
ANDERSEN SERIES 100 BLACK



**CANOPY**  
SHERWIN WILLIAMS / CAS JOGGING PATH



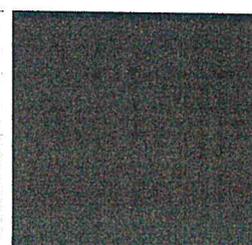
**AWNING**  
SPECIAL TO MATCH SHERWIN WILLIAMS / CAS JOGGING PATH



**FIBER CEMENT**  
SHERWIN WILLIAMS / 7052 UNUSUAL GRAY AND 7057 SILVER STRAND



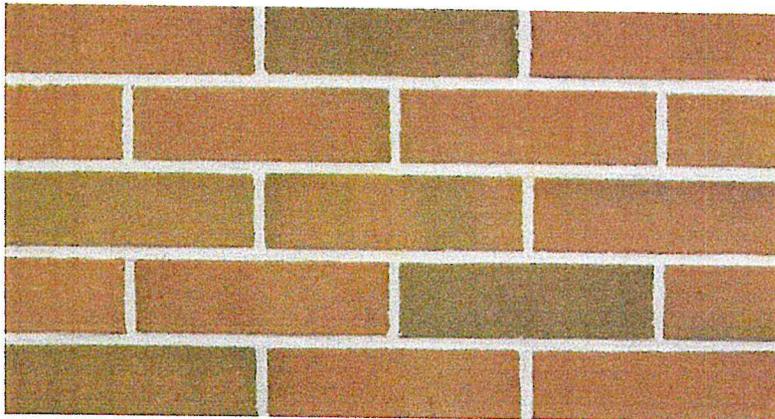
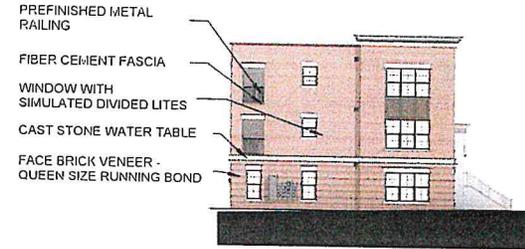
**CAST STONE**  
B.C. CREST / CHARLOTTE 1411



**RAILING**  
BLACK

**BRICK**  
BOWEN/STANTON WIRE CUT

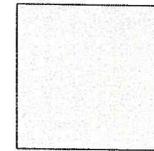
# MATERIAL BOARD BUILDING I & J



**BRICK**  
GLEN GERY CANYON BLEND



**WINDOW**  
ANDERSON SERIES 100 DARK BRONZE



**CORNICE**  
SHERWIN WILLIAMS SW 7016 MINDFUL GREY



**STANDING SEAM ROOF**  
BLACK

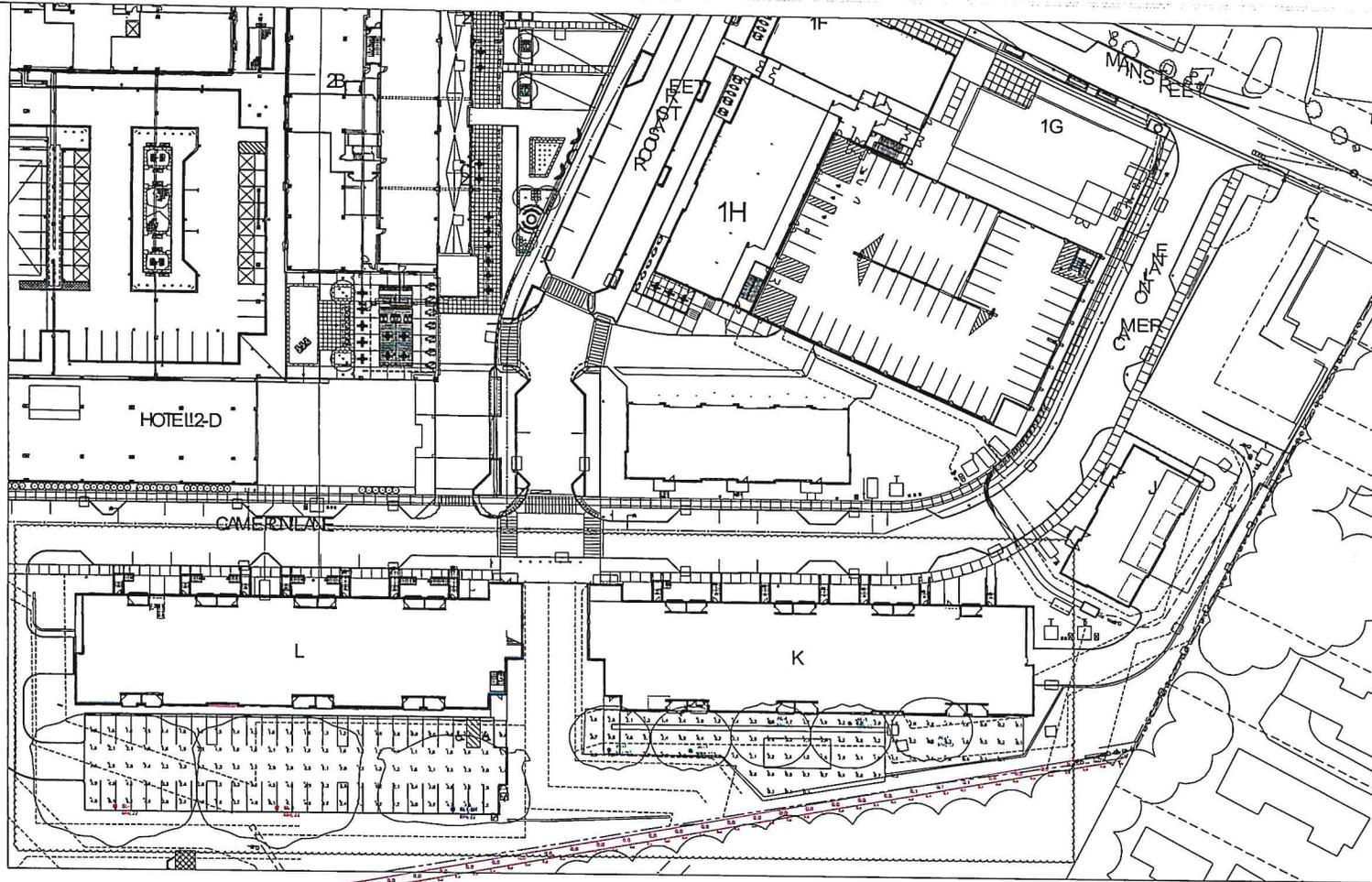


**FIBER CEMENT**  
SHERWIN WILLIAMS SW 7020 BLACK FOX



**CAST STONE**  
ROCKCAST CHARLOTTE TAN

# ILLUMINATION PLANS FOR PARKING AND POOL



Legend		Notes	
1	Pool Deck	1	Pool Deck
2	Parking	2	Parking
3	Other	3	Other
4	Other	4	Other
5	Other	5	Other
6	Other	6	Other
7	Other	7	Other
8	Other	8	Other
9	Other	9	Other
10	Other	10	Other
11	Other	11	Other
12	Other	12	Other
13	Other	13	Other
14	Other	14	Other
15	Other	15	Other
16	Other	16	Other
17	Other	17	Other
18	Other	18	Other
19	Other	19	Other
20	Other	20	Other
21	Other	21	Other
22	Other	22	Other
23	Other	23	Other
24	Other	24	Other
25	Other	25	Other
26	Other	26	Other
27	Other	27	Other
28	Other	28	Other
29	Other	29	Other
30	Other	30	Other
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92	Other	92	Other
93	Other	93	Other
94	Other	94	Other
95	Other	95	Other
96	Other	96	Other
97	Other	97	Other
98	Other	98	Other
99	Other	99	Other
100	Other	100	Other

ALL LIGHTING  
FIXTURES ARE  
MONTGOMERY GATEWAY  
PARKING LEVEL  
UNLESS INDICATED  
OTHERWISE



# PROPOSED LIGHTING FIXTURE PARKING LOT

**NLS**  
LIGHTING

**NV-2**

AREA LIGHTING

**FORM AND FUNCTION**

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

**CONSTRUCTION**

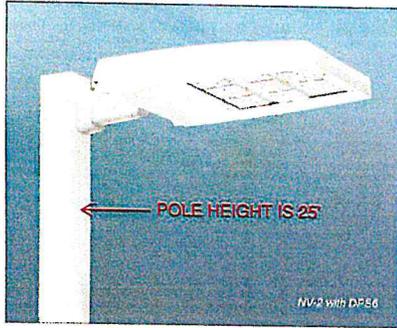
- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate standard

**FINISH**

- 3-5 mils electrostatic powder coat.
- NLS standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

**WARRANTY**

Five-year limited warranty for drivers and LEDs.



**LISTINGS**

- Certified to UL 1598
- UL E750
- CSA C22.2 No. 250.0
- DesignLights Consortium (DLC)
- DesignLights Consortium Premium (DLC P)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010



**LED WATTAGE CHART**

	80L	98L	112L	121L
700 millamps	108w	200w	243w	255w
1050 millamps	283w	316w	368w	403w

Project Name:

Type:

Cat #	Light Dist.	No. of LEDs	Milliamp	Kelvin	Volts	Mounting	Color	Options
IES Type 2 (NV-2)	Type 2 (T2) 117 (112L)	96 (98L) 117 (112L)	700 (T) 1050 (T)	3000K 4000K	120-277 (UNV) 247-480 (HV)	Direct Pole Support (DPS) (DP56) 11" (DP511)	Black (BRZ) White (WHT) Silver (SBR)	Bird Deterrent (BD) Marine Grade Finish (MGF) Optic Plate Mounted to Hatch Frame (OPP) NEMA 7 Pin Receptacle (PE7) Receptacle + Receptacle (PCR) Receptacle + Mounting Cap (PER) FSP-211 with Motion Sensor (MS) or Wall Mount (FSP-30) or 20' Height (FSP-40) 21-40' Height In Type Protector (ITP) Quick Mount Bracket (QMB) NEMA Mount Bracket (NMB) Round Pole Adapter 2 1/4" Pole (RPA4) Mount Pole Adapter 3 1/4" Pole (RPA5) Horizontal Optic Plate (HOP) Rotated Mount Bracket (RMB) Automotive House Side Shield (AHS) House Side Shield (HSS)
	Type 3 (T3)	138 (128L)	1050 (T)	4000K	247-480 (HV)	Krackle Mount (KM) Wall Mount (WM) Transition Mount (TM)	Black (BLK) Grey (GRY) Custom (CS)	Standard Optic Plate Standard Mount Can be painted to match fixture Tennis Arm (TA) Use as a base for other configurations The Round Pole Adapter specify RPA4 or RPA5
	Type 4 (T4)		5000K (50K)					
	Type 5 (T5)							
	Micro 30° Beam Lens (M3)							

**ELECTRICAL**

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is  $\geq .95$ , THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K

**OPTIONS**

- **BIRD DETERRANT (BD)**—offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Finish.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**—When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

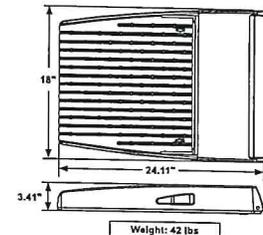
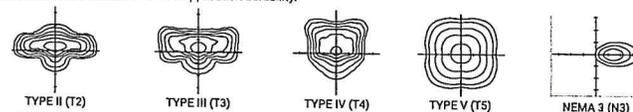
**CONTROLS**

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration: remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 9-20 feet
  - FSP-40 mounting heights 21-40 feet.
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

**OPTICS**

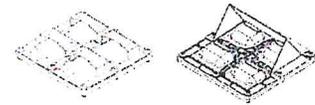
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

- IES Types



RPA4 / RPA5

HOUSE SIDE SHIELD  
AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211





# PROPOSED LIGHTING FIXTURE POOL AREA



## CAMBRIA

ARCHITECTURAL LIGHTING

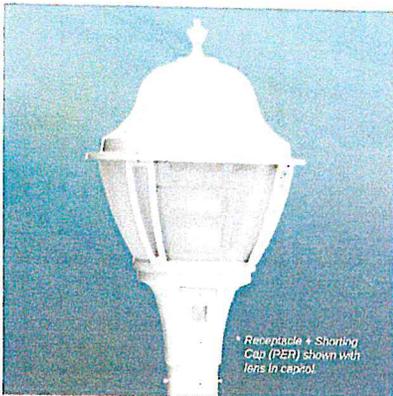
The Cambria adds a touch of class and elegance to any Municipal or Residential project. Architectural form by day and efficient by night. The Cambria is the perfect low glare solution for any Roadway, Street, Residential or Pathway project.

Utilizing the latest LED technology - The Patented **STAR POWER™ Optical System** keeps glare to a bare minimum.

Optical System: Patented **STAR POWER™ Optical System**, with an outer Injection molded refractor available in IES Distributions T2, T3 and T5. Offered in 3000K, 4000K, and 5000K CCT and a CRI of 70 minimum.

Mounting: The Cambria Post Top fits 3" OD (PT3) and 2-3/8" OD (PT2) tenons. Stainless Steel Set screws are provided by factory to secure the Cambria to the pole tenon.

Controls / Options: The Cambria is available with optional Photocell (PC), 10KV Surge Protector (10K), House Side Shield (HSS), NFMA 7 Pin receptacle (PET) and Photo Receptacle and Shorting Cap (PER).



\* Receptacle + Shorting Cap (PER) shown with lens in capset.

### LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- IP65 Rated
- 3G Vibration Rated per ANSI C136.31-2010



### LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	17w	34w	51w	68w
530 milliamps	30w	54w	80w	102w
700 milliamps	33w	71w	100w	130w

Project Name		Type:										
Cat #	Light Dist	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options				
Cambria (CAM-1)	Type 2 (T2)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Post Top (4-1/2" x 3/4" dia) (PT2)	Bravo (BRZ)	Photocell (PC)	Universal Voltage 100-277V			
	Type 3 (T3)	32 (32L)	530 (53)	4000K (40K)	347-480 (HV)	Post Top (1-1/2" x 3/4" dia) (PT3)	White (WHT)	Surge Protector (10K)	House Side Shield (HSS)			Photo Receptacle + Shorting Cap (PER)
	Type 5 (T5)	48 (48L)	700 (7)	5000K (50K)			Black (BLK)	Receptacle + Shorting Cap (PER)	Custom (CS)			

197

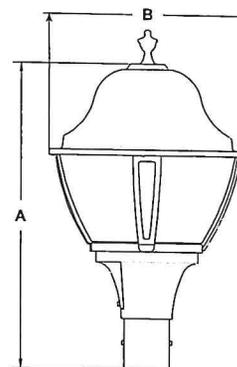
### PRODUCT SPECIFICATIONS

Housing: Cast and spun Aluminum  
 LED: Lumileds Luxeon MX, CRI 70  
 Optics: Star Power T2, T3 and T5  
 Watts: 17-136  
 L70: 483,000 Hours  
 Listing: Certified to UL 1598

Driver: 0-10V Dimming driver as standard by Philips Advance, THD @ Max Load < 15%, Power Factor @ Max Load < 0.95  
 Kelvin: 3000, 4000 or 5000  
 Finish: 5 mils Powder Coat  
 Warranty: Standard Warranty is 5 years for Driver and LEDs

### PRODUCT DIMENSIONS / OPTIONS

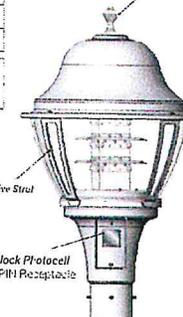
CAMBRIA LUMEN DATA CHART					
PART NUMBER	T3 LUMENS	T3 LM/W	T5 LUMENS	T5 LM/W	Watts
CAM-1-16L-35-30K	1598	94	1632	96	17
CAM-1-16L-35-40K	1649	97	1700	100	17
CAM-1-16L-35-50K	1717	101	1768	104	17
CAM-1-16L-53-30K	2444	94	2496	96	26
CAM-1-16L-53-40K	2522	97	2600	100	26
CAM-1-16L-53-50K	2626	101	2704	104	26
CAM-1-16L-7-30K	3102	94	3168	96	33
CAM-1-16L-7-40K	3201	97	3300	100	33
CAM-1-16L-7-50K	3333	101	3432	104	33
CAM-1-32L-35-30K	3196	94	3264	96	34
CAM-1-32L-35-40K	3298	97	3400	100	34
CAM-1-32L-35-50K	3434	101	3536	104	34
CAM-1-32L-53-30K	5076	94	5184	96	64
CAM-1-32L-53-40K	5238	97	5400	100	64
CAM-1-32L-53-50K	5454	101	5616	104	64
CAM-1-32L-7-30K	6674	94	6816	96	71
CAM-1-32L-7-40K	6887	97	7100	100	71
CAM-1-32L-7-50K	7171	101	7384	104	71
CAM-1-48L-35-30K	4992	94	5088	96	53
CAM-1-48L-35-40K	5141	97	5300	100	53
CAM-1-48L-35-50K	5353	101	5512	104	53
CAM-1-48L-53-30K	7520	94	7680	96	80
CAM-1-48L-53-40K	7760	97	8000	100	80
CAM-1-48L-53-50K	8080	101	8320	104	80
CAM-1-48L-7-30K	9776	94	9984	96	104
CAM-1-48L-7-40K	10088	97	10400	100	104
CAM-1-48L-7-50K	10504	101	10816	104	104
CAM-1-64L-35-30K	6204	94	6336	96	66
CAM-1-64L-35-40K	6402	97	6600	100	66
CAM-1-64L-35-50K	6666	101	6864	104	66
CAM-1-64L-53-30K	9588	94	9792	96	102
CAM-1-64L-53-40K	9894	97	10200	100	102
CAM-1-64L-53-50K	10302	101	10608	104	102
CAM-1-64L-7-30K	12784	94	13056	96	136
CAM-1-64L-7-40K	13192	97	13600	100	136
CAM-1-64L-7-50K	13726	101	14144	104	136



DIMENSION	CAMBRIA
A	27.22 in.
B	17.59 in.
WEIGHT	20 lbs.

EPA	
SINGLE	1.8

The Cambria includes a Cast Final as standard. Powder-coated finish to match fixture.



701 Kingshill Place, Carson, CA 90746  
 Call Us Today (310) 341-2037

nslighting.com

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**CITY OF MONTGOMERY  
LANDMARKS COMMISSION MEETING**

*Due to the Stay at Home Order issued by Governor DeWine,  
this meeting was held as a videoconference via Zoom Video Conferencing*

**April 15, 2020**

1  
2  
3  
4  
5  
6  
7

<b>PRESENT</b>		
<b>GUESTS &amp; RESIDENTS</b>		<b>STAFF</b>
<b>Cindy &amp; Matt Amyx 7941 Cooper Road, 45242</b>	<b>Matt Grever V.P, Leasing &amp; Development Brandicorp 45 Fairfield Ave, Suite 4 Bellevue, KY 41073</b>	<b>Tracy Roblero, Assistant City Manager / Acting Community Development Director Karen Bouldin, Secretary</b>
<b>Clete Benken, Principal MKSK 1818 Race Street Cincinnati, OH 45202</b>	<b>Justin Jones, Project Mgr. KZF Design Inc. 700 Broadway Street Cincinnati, OH 45202</b>	<b>BOARD MEMBERS Larry Schwartz, Chairman Jane Garfield Deborah Hutchins Brett Macht Steve Schmidlin Mark Stella, Vice Chairman</b>
<b>Michael Brandy, President Brandicorp 45 Fairfield Ave., Suite 200 Bellevue, KY 41073</b>	<b>Dan Neyer Neyer Properties 2135 Dana Avenue #200 Cincinnati, OH 45207</b>	<b>BOARD MEMBERS NOT PRESENT David Clark</b>
<b>Yanitza Brongers Casto Communities 250 Civic Center Drive Suite 500 Columbus, OH 43215</b>	<b>Dave Ross Design Director KZF Design 700 Broadway Street Cincinnati, OH 45202</b>	<b>CONSULTANTS PRESENT John Grier, John Grier Architects Beth Sullebarger, Sullebarger Assoc.</b>
<b>Scott Csendes KZF Design 700 Broadway Street Cincinnati, OH 45202</b>	<b>Steve Silverman 7504 Golf Green Dr, 45242</b>	
<b>Michael Doty Director of Construction Brandicorp 45 Fairfield Ave, Suite 4 Bellevue, KY 41073</b>	<b>Brent Sobczak, President Casto Communities 250 Civic Center Drive Suite 500 Columbus, OH 43215</b>	
<b>Miguel Gonzalez Senior Associate Moody Nolan, Inc. 300 Spruce St #300 Columbus, OH 43215 (614-457-6104)</b>	<b>Kolby Turnock, VP Casto Communities 250 Civic Center Drive Suite 500 Columbus, OH 43215</b>	

8  
9

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## **Landmarks Commission Meeting**

April 15, 2020

### **Call to Order**

Chairman Schwartz called the meeting to order at 7:05 p.m.

### **Roll Call**

*The roll was called and showed the following vote:*

**PRESENT:** Ms. Hutchins, Ms. Garfield, Mr. Schmidlin, Mr. Stella, Mr. Macht,  
Chairman Schwartz (6)

**ABSENT:** Mr. Clark (1)

### **Guests and Residents**

Chairman Schwartz asked if there were any guests or residents who wished to speak about items that were not on the agenda. There were none.

### **Old Business**

Chairman Schwartz decided to move this item of business to the end of the agenda, to speed the meeting along. All members agreed.

Chairman Schwartz stated that an Application for Certificate of Approval for Architecture for Buildings 2A-1, 2B, 2C, 1F, 1G and 1H had come before this Commission on February 12, 2020. While he was not present at that meeting, he felt that, in addition to looking at each application for each building individually, the Commission needed to also look at the development as an aggregate to make sure that it was compatible with the Heritage District.

Chairman Schwartz asked members to keep the following points in mind, relative to the Old Montgomery Gateway (OMG) District Code regulations. He felt that these could be referred to while the Commission reviewed this application.

- 151.1512: ...Building design for the gateway should be of a high quality with attention to the creation of a human scale environment that ties into the historic architectural character of the Heritage District.
- 151.1513: ...Buildings in the Old Montgomery Gateway District should respect the historic architectural character of the adjacent Heritage District in scale and massing.
- 151.1514: ...Buildings shall be designed with an architectural style that respects the historic character of the Heritage District but adequately accommodates the intended modern uses.

(A) *Roof type.* The roof types of buildings in the OMG shall be designed in conformance with the following regulations:

(1) For approximately every front 60 feet of building facade a variation of roof type is encouraged to reduce visual monotony and assist in development of a human scale environment.

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## **Landmarks Commission Meeting**

April 15, 2020

- 55 (2) Gabled roofs are encouraged; however, other roof types may be approved by the  
56 Planning Commission on a case-by-case basis.
- 57 (3) When gabled roofs are used, the design of the roof pitch may vary, but should not  
58 be less than one-quarter of the building height as measured from the grade line to the gutter.
- 59 (4) When flat roofs are used, decorative cornices and parapet roof lines shall be  
60 incorporated.
- 61
- 62 • 151.1514: ...Buildings shall be designed with an architectural style that respects the historic  
63 character of the Heritage District but adequately accommodates the intended modern uses.
- 64
- 65 (B) *Building entrances.* The building entrances in the OMG shall be designed in  
66 conformance with the following regulations:
- 67 (B) (2) When a residential building has frontage on Montgomery Road or Main Street, the  
68 first floor entrances should be located facing onto Montgomery Road or Main Street when  
69 feasible. Access to upper stories from Main Street and Montgomery Roads is strongly  
70 encouraged.
- 71
- 72 • 151.1515: Exterior Construction Materials.
- 73
- 74 (B) *Prohibited materials.* Exterior covering materials that are prohibited include vinyl,  
75 aluminum, or steel siding, standard concrete masonry units, or tilt-up concrete.
- 76 (A) (3) Other materials that are not listed as prohibited may be approved by the Landmarks  
77 Commission on a case-by-case basis as a primary or accent building material.
- 78

79 Ms. Roblero welcomed all to the City's first virtual Landmarks Commission meeting.  
80 She explained tonight's process to all attendees, noting that this will be held in the same format as  
81 when held in person. Ms. Roblero will review the Staff Report and the Commission will ask her  
82 questions. The applicant will then speak to his/her case and answer any questions from the  
83 Commission. Comments/questions from the guests and residents will then be permitted.

84

### **New Business (a)**

86 *Application for Certificate of Approval for final building materials and colors for Buildings 2A-1,*  
87 *2B, 2C, 1F, 1G and 1H of Montgomery Quarter.*

88

89 Mr. Stella recused himself noting that he lived within 300 feet of this property.

90

### **Staff Update**

92 Ms. Roblero reviewed the Staff Report dated April 9, 2020, "Building Materials Review for  
93 Montgomery Quarter for Phase 1 for Block 1 and 2."

94

95 Chairman Schwartz asked what percentage of metal panel was on the building. Ms. Roblero  
96 deferred to the applicant.

97

98 Chairman Schwartz stated that the Code encouraged use of gabled roofs, and then pointed out that,  
99 of the 16 buildings in Phase 1, none of them had a gabled roof. He felt that overall, it looked very  
100 industrial, and not at all compatible with the Heritage District. Chairman Schwartz acknowledged

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## **Landmarks Commission Meeting**

April 15, 2020

101 that a recommendation on architecture had already been made by the Commission; however, he  
102 suggested that, in addition to looking at materials for these buildings, the Commission may need to  
103 revisit the recommendation to the Planning Commission on accepting the flat roofs, particularly on  
104 Buildings 1F, 1G, and J. Chairman Schwartz stated that he recommended that those buildings have  
105 gabled roofs, at a minimum. He asked for the applicant's thoughts.

106

107 **Michael Brandy, Brandicorp, 45 Fairfield Ave, Suite 200, Bellevue, KY 41073** appreciated all  
108 in attendance tonight and was glad the meeting could occur. He stated his team would answer the  
109 question regarding the percentage of metal panel on the facade and then address the gabled roofs  
110 and the design.

111

112 **Michael Doty, Brandicorp, 45 Fairfield Ave, Suite 4, Bellevue, KY 41073** noted that  
113 Justin Jones with KZF Design would discuss the percentage of the building utilizing metal panel.  
114 Mr. Doty believed they were under 15%, but asked Justin to confirm this.

115

116 **Justin Jones, Project Mgr., KZF Design Inc., 700 Broadway Street, Cincinnati, OH 45202**  
117 stated that the largest percentage of metal panel was on the west end of Building 2B. This elevation  
118 had approximately 12% in metal panel and every other façade was lower than 12%.

119

120 Chairman Schwartz referred to the fiber cement board panel. He stated that the guidelines require  
121 that the exterior be brick, stone, natural wood clapboard, wood board and batten, wood shingles, or  
122 modern manufactured materials that create the appearance of materials listed above. He asked what  
123 kind of material that the fiber cement board was supposed to simulate. Ms. Roblero stated fiber  
124 cement is HardiPlank, which has the appearance of wood.

125

126 **Dave Ross, KZF Design, 700 Broadway Street, Cincinnati, OH 45202** asked if Chairman  
127 Schwartz's gabled roof question referred to Block 1. Chairman Schwartz confirmed, specifically  
128 the buildings on the north end of Montgomery Road: 1F, 1G and J.

129

130 Mr. Ross stated that the gabled buildings were closest to the Heritage District: Building 1G on the  
131 west elevation. He pointed out that there was verbiage in the code that allowed for use of cornice in  
132 lieu of gables, so they did that, especially on the corner elements. He noted that they also had a  
133 tower element with a sloping roof, which they placed on the corner to reflect the tower across the  
134 street on Montgomery Road.

135

136 Mr. Ross addressed the metal panel on the office buildings: 2A, 1, and 2B. He stated that it started  
137 in that building with the mullions of the windows – they were the same color. To help break down  
138 the mass/scale of the building, they used the elements on the corners, and the ones in the middle of  
139 the longer facade. He pointed out that the metal was never used in very large areas. He also stated  
140 that this is quality metal panel that is very clean and concise. It was intended to make the area  
141 recede and allow the brick to be the dominant material in those buildings.

142

143 Mr. Ross believed that the Commission was happy with how it helped to break down the scale of  
144 the building. He stated that it was only being used as an accent and as an entry point into the  
145 building. He noted that it was not an uncommon element in a historic building; it is very common  
146 to see a metal material used as a spandrel panel or as canopies at entry points.

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147 Mr. Ross stated that the siding was intended to give a clapboard look, using a more durable material  
148 that will last longer than the wood.

149

150 Mr. Schmidlin asked Mr. Ross about HVAC rooftop screening and how it applied to the gable.  
151 He didn't want the building to be approved with this issue not being addressed.

152

153 Mr. Ross stated that they certainly will address this, but he recalled Ms. Roblero stating that the  
154 issue would be discussed with the Planning Commission, not Landmarks. He stated that this was  
155 currently in their design development process; but you could see some of the screening on 1H and  
156 1F. The HVAC units were held to the backs of the buildings, as far as possible, so that the screen is  
157 closer to the midpoint of the roof with the units behind them and the screen wraps around. Mr. Ross  
158 stated that they worked hard to keep the HVAC off the front facade, so that from a normal, eye-  
159 level view, they do not think you will ever be able to see the screen, let alone the mechanical  
160 equipment. Their intention is to make the screen architectural in nature and of quality material.

161

162 Mr. Macht wanted to reiterate Mr. Schmidlin's point. He felt that when you were farther north on  
163 Montgomery Road, and since the elevation of these buildings was considerably lower, you might be  
164 able to see the HVAC. He asked what it would look like one or two blocks north – if you were  
165 walking up and down Historic Montgomery. He asked if they were able to take a quick snapshot of  
166 what that might look like.

167

168 Mr. Ross apologized, stating that he was not aware that this would be a topic for this submittal and  
169 meeting, so he was not prepared with details. Mr. Ross stated that their intention is that you would  
170 not be able to see the HVAC equipment, especially from Montgomery Road. He noted that they  
171 will do the study to confirm that statement.

172

173 Chairman Schwartz asked if Building J was visible from Main Street. Mr. Ross stated that he was  
174 not working on that building, so he could not say for sure. Chairman Schwartz pointed out that it  
175 was a smaller scale building and could accommodate a gable roof.

176

177 John Grier stated that Building J was an apartment or townhouse that had roof gardens and  
178 stairways that project up through the top floor, creating another floor, in actuality. He explained  
179 that even though it was not another floor, it was called that in the Ohio Building Code. He noted  
180 that each homeowner had the base as a floor where the garage was, and then 3 floors above that, and  
181 then the roof garden. He pointed out that because of the roof garden, Building J would not be a  
182 candidate for a gable.

183

184 Ms. Roblero stated that the next applicant would address Building J. She showed the building  
185 rendering on the shared screen.

186

187 Michael Doty stated he had just accessed the Google Earth program on his computer, and you don't  
188 capture a view of the site until you get almost to the Triangle building. There is a small gap where  
189 the buildings in question are visible, but other than that you cannot see the buildings until you get to  
190 the intersection of Montgomery Road and Roosa Streets. He noted that they will do the line-of-  
191 sight studies for the roof top equipment.

192

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193 Chairman Schwartz asked the Commission, and there were no more questions for the applicants.  
194 He asked if there were any guests or residents who had questions or comments.

195

196 **Steve Silverman, 7504 Golf Green Drive, Montgomery, OH 45242** commended Chairman  
197 Schwartz and the entire team for doing a great job this evening. He agreed with pursuing the gabled  
198 roofs.

199

200 **Mark Stella, 7919 Cooper Road, Montgomery, OH 45242** agreed with the desire to see more  
201 gabled roofs, and would like to see some more variation, to make it look like it was not just all one  
202 building. He stated it was like looking at a shopping mall. He had concerns with this felt it all  
203 looked too lined up, that all of these buildings looked too identical; he wanted it to look more  
204 historic and unique.

205

206 **Cindy & Matt Amyx, 7941 Cooper Road, Montgomery, OH 45242** stated that their property  
207 was very close to the new development. Cindy stated that they really liked the drawings and  
208 sketches. She felt that the buildings were differentiated by the color of brick and the materials, so it  
209 may not look as uniform as it looked on paper because there will be different materials and  
210 elements. She felt that the rooftops were clean and did tie into some elements in Montgomery.  
211 Regarding the facades and different rooftops, she felt that sometimes when you try to create a  
212 facade or a fake rooftop, it takes away from just the natural, clean look of a newer building. They  
213 both felt that the development should look more modern and liked the black windows. The Amyxes  
214 felt this was good for the community, and that it looked beautiful.

215

216 There were no other questions from guests or residents.

217

218 Chairman Schwartz agreed that this was a very nice plan, and the buildings looked very nice, but his  
219 concern, and the responsibility of the Landmarks Commission was about the compatibility with the  
220 District. He felt that they needed to be sensitive to the transition into the Historic District, so it  
221 didn't appear like a jarring change.

222

223 Chairman Schwartz asked the consultants for their opinions on: 1) metal panels, and 2) flat roof  
224 design, and 3) Building 1G gable roof being the only one, and how they would regard that with  
225 meeting the Code in relation to the entire development.

226

227 Ms. Sullebarger stated that this was a major addition to Montgomery, so it was good to be  
228 conscientious in their approach. She noted that the Staff Report stated that the architecture for these  
229 buildings was already recommended for approval by the Landmarks Commission on February 12,  
230 2020 and that tonight was about the focus on the materials and the colors. Chairman Schwartz  
231 understood, but felt there was a problem with approving all of these buildings on an individual  
232 basis, because now, when you see it as an aggregate with the addition of the apartment buildings, it  
233 doesn't make sense. He felt it needed to be altered.

234

235 Ms. Sullebarger stated that it seemed in character with the buildings across the street, that had  
236 previously been added to the OMG District – in terms of the massing of the buildings. With regard  
237 to the buildings that we are looking at on the screen, which are 1F and 1G and 1H, she thought that  
238 looking at it on a flat elevation drawing would not give the full picture, the full effect of what it

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239 would look like when you were on the ground. She indicated that the architects had broken up the  
240 massing, as the guidelines required, with different setbacks and different colors and materials; yet it  
241 looked unified. Ms. Sullebarger felt that it addressed the street with the corner tower with the gable  
242 roof. She thought it was a well-thought-out design and the materials were fine. She confirmed that  
243 metal was used historically, and in this application, as an accent, it met the Code and looked good.  
244 She stated that the colors were very tasteful and appropriate. She suggested that the fiber cement  
245 siding have a smooth surface, not an exaggerated wood grain, because historically wood siding was  
246 plain and smooth and did not have an exaggerated wood grain, as shown.

247

248 Ms. Sullebarger was concerned with the facade on Montgomery Road of Building 1G. She felt that  
249 all of the other elevations seemed to have more variety, but 1G looked more like a conventional  
250 strip mall. It was all one color, and while it did have gables of different sizes, she would like to see  
251 the same variety of the other facades applied to 1G.

252

253 Ms. Sullebarger noted that there was a rhythm there of one large gable and then 3 storefront bays,  
254 and then the gabled entrance and then another storefront bay. Overall, on the right side, you could  
255 take a smaller gabled entrance and a bay on either side, and make that one color. The next 2 bays to  
256 the left, adjacent to the larger gabled bay, could possibly be a different material or color.

257

258 Ms. Sullebarger felt that the roofscape was a legitimate concern and would like to see it addressed  
259 in the future.

260

261 Chairman Schwartz did not believe that the Code allowed for steel siding to be an accent material.  
262 He read from the code: Materials that are not prohibited may be used either as accent or primary  
263 material. Chairman Schwartz agreed that it looked nice, but it did not meet the Code.

264 Ms. Sullebarger stated that the prohibition against vinyl siding and aluminum and steel siding was  
265 more an objection to the use of those materials to imitate wood siding; rather than the way it is  
266 being used here. She believed the metal siding was acceptable.

267

268 Chairman Schwartz asked Mr. Grier to also comment about the variance of the heights of the  
269 rooftops.

270

271 John Grier agreed with Chairman Schwartz and Staff. He sympathized with the fact that the  
272 developers were trying to make buildings unify themselves, but still have the look of separate  
273 buildings. He thought they had done a good job of this.

274

275 Mr. Grier felt it may be difficult to do things like the Triangle Building, with windows of different  
276 heights and false windows, especially for larger office buildings. Mr. Grier felt that these buildings  
277 were very beautifully designed and aesthetically designed to be very inviting, but they obviously did  
278 not have many gables. Sometimes if you force a gable in, it may not be very attractive. He didn't  
279 have any suggestions, but asked if something more could be done on that. He wished there was a  
280 way to get more gables and changes in roof height.

281

282 Regarding the metal panel, Mr. Grier stated that when the prohibited materials section was  
283 originally written, and since been modified, the intent was to eliminate vinyl, aluminum and steel  
284 siding and concrete block. The intent was not to eliminate the Pack Plaid siding that is a beautiful,

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285 smooth metal. He would not interpret what is proposed for this building as prohibited; perhaps the  
286 wording of the Code might need to be adjusted.

287

288 Chairman Schwartz stated that the Code was softened to say that flat roofs are permitted if you used  
289 decorative cornices and parapets. He was not sure if the intent of the Code was to have all the  
290 buildings to have flat roofs. He agreed with anything that might be done to break it up.

291

292 Mr. Grier referred to the page showing the Block 1 Building Elevation and asked Mr. Ross if there  
293 was another rendering looking down the street, versus the straight-on shot, of 1G. David Ross  
294 stated that they could provide the view that he is asking for, but they did not have it in their packet,  
295 at this time.

296

297 Regarding materials, Mr. Ross agreed with previous statements made about using more than one  
298 color of the siding on building 1G and that would be easy to accommodate.

299

300 Beth Sullebarger asked about the roofs and the feasibility of having gabled roofs on buildings of  
301 this depth. She inquired if it would be possible to vary the parapet lines or use a step parapet.

302

303 David Ross stated that he would look at it, but would like it to appear as authentic as possible, not  
304 fake or arbitrary. Mr. Schmidlin stated that the goal was to make it look like they were being built  
305 in sections, as a town were being built up, versus one big mass.

306

307 Mr. Schmidlin referred to Ms. Sullebarger's comments about 1G and asked for Mr. Ross' thoughts  
308 on how to make it look less like a strip center. Mr. Ross stated that the way the massing worked,  
309 they were providing a pathway between those two buildings. The door you see is the way to get  
310 straight back into the garage in the middle of that block or you can come straight out onto Main  
311 Street. He also pointed out that there was a lot of variety in the Heritage District – several  
312 individual small buildings and a handful of larger ones. He thought that was an opportunity to have  
313 a larger building.

314

315 Regarding Building 1G, Ms. Hutchins liked Beth's suggestions of having the second and third bay  
316 be a different color, and perhaps they could even use the siding, instead of the brick. She liked the  
317 symmetry around the second gable with the brick. She felt it would do a lot to break up the  
318 appearance of that building. She clarified that she was speaking about the first 2 bays on the left to  
319 be the different color. The gable that was on the right of this building has two bays on either side  
320 that are symmetrical, and so the other 2 bays could be in a different color, perhaps done in siding,  
321 which would create a visual difference.

322

323 Mr. Schmidlin suggested they could also just break up the center bay; he felt there were various  
324 ways to break up the massing, with a goal to give it a bit more punch.

325

326 Mr. Grier stated that the 4 bays all matched, perhaps you could give the 2 gable portions a different  
327 color of brick. He felt that David Ross would have great ideas and know how to accomplish their  
328 intent. Mr. Grier pointed out that the apartments would all look like they were built at the same  
329 time – you can't get away from that; but you can with Building 1G.

330

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331 Ms. Roblero stated that Michal Doty, Brandicorp, had just sent her, a different rendering, which she  
332 showed to all on the shared screen. It showed two shades of the gray siding color – a medium and a  
333 lighter color of gray.

334  
335 Mr. Grier asked if they could add a bit of change in roof height, from a standpoint of a parapet  
336 going up above the roof, perhaps on the buildings with the light gray siding or the ones that were  
337 the darker brown.

338  
339 Ms. Garfield agreed with all comments. She liked the idea of using a second color – it made it  
340 much more interesting with the lighter gray in between the two golden colored buildings. To Mr.  
341 Stella's previous comment, she suggested raising the window cornice on one of the buildings, for  
342 two of the windows. She wondered if that would be too difficult. She felt that would give it  
343 enough variety to keep it from looking like a strip mall.

344  
345 Mr. Ross stated that they would look into it; he believed they were very close, within a foot or so, of  
346 the maximum building height. Ms. Garfield was not asking for a change in building height, but in  
347 the window height - perhaps 18 inches higher. She saw a straight line all across the windows, and  
348 believed a change to that would bring interest.

349  
350 Mr. Schmidlin asked if they could double the height of the header above it. Mr. Macht agreed,  
351 stating that they could change the treatment around the window, but keep the windows aligned like  
352 had been done on the Triangle building. On the Triangle building, some windows had stone and  
353 others had brick headers, but they kept the same gutter line and sill.

354  
355 Ms. Garfield could see that Mr. Ross had tried that as well, with a white header on some windows,  
356 but not all of them. She suggested that it be beefed up a little bit to make them look different.

357  
358 David Ross stated that it was intended for office space and was an authentic second floor. If you  
359 want it to work from the inside, you want some uniformity. In reality, even though we understand  
360 the intent, aesthetically on the exterior to break it up and make it appear like it is multiple buildings,  
361 we all know it is not.

362  
363 Ms. Garfield understood and suggested they double the height of the lentil to give a bit of variety.  
364 Mr. Ross had some ideas he would apply and still stay within the guidelines.

365  
366 Chairman Schwartz pointed out that the rooflines were very broken up, very different on the  
367 Triangle Building. Perhaps adjusting that would make a difference on this building.

368  
369 David Ross wanted to speak again about Building 1G. He stated that part of the reason they left it  
370 looking like a free-standing building was because it was a singular entity. If, for example a  
371 restaurant came in, it would read as that entity. He wondered if it made sense to artificially make it  
372 look like several smaller structures. Chairman Schwartz pointed out some of the buildings in the  
373 Heritage District housed a single tenant, but were two different looking buildings. Mr. Macht  
374 agreed with Mr. Ross, given the size of this building, he liked having it look more uniform. Mr.  
375 Schmidlin agreed with Mr. Ross that you could keep it looking like one building, with a little bit of  
376 differential.

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377 There was more discussion about the corner. Mr. Ross felt strongly about not doing a false, free-  
378 standing gable. He noted that it was an authentic gable that ran the entire north elevation of that  
379 building.

380

381 On the shared screen, they looked at the Block 1 Building Elevation, showing the view coming out  
382 at Cameron Lane, up to Main Street. Mr. Grier felt that if we saw that building in a 3-dimensional  
383 drawing, it would make it look a lot more acceptable, as opposed to seeing these 2 dimensional  
384 drawings. Mr. Ross stated that they will do more 3-D views in the future.

385

386 Chairman Schwartz believed that the Commission agreed that the use of the steel panels would be  
387 acceptable, based on the interpretation that the Code referred the use of steel siding to simulate  
388 wood siding as prohibited. He felt that the materials and siding colors were good. He would  
389 summarize that the Commission would like to see Building G have an additional color on the  
390 second and third bays and something to break up the roof line. Ms. Sullebarger added that they use  
391 a fiber cement board with a smooth surface.

392

393 Mr. Schmidlin felt that the brick on the three-story office was too dark. He admired the  
394 architecture. Mr. Grier agreed, and suggested a lighter color, since the building was so large.

395 On the shared screen, they looked at the 3-D view of the Block 2 Building Elevation. Ms. Roblero  
396 had an actual brick sample, which she showed to all members on the shared screen. She noted that  
397 the color obviously looked different in a small sample in office light versus on a building in natural  
398 sunlight.

399

400 David Ross stated that the color seemed to feel right on this building, noting that it was hard to  
401 simulate the color of the actual brick, on paper. The Commission liked the color on the Block 2  
402 Building rendering. Mr. Schmidlin liked the color that was shown on the screen – as that coloring  
403 looked better than the color of it on the paper he had.

404

405 Michael Doty presented some actual photos of sample materials that would be used, so that  
406 members could see all of the materials and how their colors looked together.

407

408 Mr. Schmidlin asked if they would be using a standard color mortar on all of them. Mr. Ross  
409 confirmed. The Commission agreed with using the standard natural color mortar.

410

411 If they wished to move forward, Ms. Roblero stated that Landmarks could go ahead with  
412 recommending approval with conditions. Planning Commission will then review everything,  
413 including building materials. Regarding their suggestions on seeing a lighter brick, Planning  
414 Commission would be able to look at that, if the Commission was comfortable with that approach.

415

416 ***Mr. Schmidlin moved to recommend that Planning Commission approve the Application for***  
417 ***Certificate of Approval for the final building materials and colors for buildings 2A-1, 2B, 2C, 1F,***  
418 ***1G and 1H of the Montgomery Quarter submitted by Gateway Partners Montgomery, LLC,***  
419 ***45 Fairfield Avenue, Bellevue, Kentucky 41073, per the conditions of the Staff Report dated***  
420 ***April 9, 2020, with the following additional conditions:***

421

422 ***1) Hardieboard should be smooth finish, not striated***

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- 423        2) *The use of different material and colors on Bays 2 and 3 of Building 1G*  
424        3) *Look at ways to break-up of the rooflines of Building 1G using different cornice heights*  
425        4) *Look at the use of a variety of lentils or other window treatments for Building 1G*  
426

427        *Ms. Garfield seconded the motion.*  
428

429        *The roll was called and showed the following vote:*  
430

431        *AYE: Ms. Hutchins, Mr. Schmidlin, Ms. Garfield, Mr. Macht, Chairman Schwartz (5)*

432        *NAY: (0)*

433        *ABSENT: Mr. Clark (1)*

434        *ABSTAINED: Mr. Stella (1)*  
435

436        *This motion is approved.*  
437

438        Some attendees left the meeting.  
439

### **New Business (b)**

441        *Application for Certificate of Approval for architecture, building materials and colors for*  
442        *apartments in Phase 1 of Montgomery Quarter.*  
443

### **Staff Update**

445        Ms. Roblero reviewed the Staff Report dated April 10, 2020, "Architectural and Building Material  
446        Review for Montgomery Quarter for Phase 1 – Apartments."  
447

448        Chairman Schwartz asked if there were any visuals to show what Building J would look like from  
449        the homes on Cooper Road. He imagined that Building J would be towering over some of the  
450        homes on Cooper Road, and that the residents might have concerns about people sitting on the roof  
451        gardens, looking down in their backyards, and into their second story windows.  
452

453        Ms. Roblero stated that Planning Commission has looked at the site lines showing where the roof  
454        lines were. She stated that we purposely made the height of Building J to be a maximum of  
455        40 feet. She explained that the maximum height for the residential district was 35 feet. She wanted  
456        to get some feedback from the Commission on the proposed building height, as a variance would  
457        need to be reviewed by the Board of Zoning Appeals (BZA), if this should move forward. She felt  
458        that feedback from the Landmarks Commission on the proposed building height would be helpful.  
459

460        Mr. Schmidlin asked about process: if a variance was requested, and the residents opposed it, was it  
461        still possible to be granted. Ms. Roblero confirmed that it was possible. The applicant would have  
462        to show that there was a practical difficulty or unique hardship as to why they could not meet the  
463        regulations in the Zoning Code. Ms. Roblero stated that there have been cases where residents  
464        opposed a variance, but a variance was granted due to an undue hardship or special circumstance  
465        and vice versa.  
466

467        Ms. Roblero explained that another option would be to grant an equivalency, where Planning  
468        Commission would recommend an option, and then it would go before City Council for final

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469 approval. She explained that the applicant did not have to prove that there was a practical difficulty  
470 or undue hardship for the approval of an equivalency; however, they would need to provide  
471 something that was equivalent to and/or better than what the Code required. She stated that  
472 generally this was used for items like impervious surface coverage, and the applicant would provide  
473 storm water best management practices. It might be hard to say how to suggest an equivalency for  
474 height.

475

476 Chairman Schwartz did not feel that there was an opportunity to provide more screening because  
477 the driveway is there.

478

479 Chairman Schwartz asked to hear from the applicant.

480

481 **Miguel Gonzalez, Senior Associate, Moody Nolan, Inc., 300 Spruce St #300 Columbus, OH**  
482 **43215** Regarding the podium buildings, Mr. Gonzalez stated that they tried to incorporate the  
483 flavor and character of the Heritage District, while keeping these buildings within the character of  
484 the development as well. They used brick as the major material, painted wood, and fiberglass  
485 awnings at the entries with standing seam roof.

486

487 He noted that there were heavy cornices at the tops, with varied rooftop heights. Some of the  
488 parapets would help to screen the HVAC equipment, which would be located centrally on the roofs,  
489 away from street viewpoints. They also incorporated walk-ups to all entries along Cameron Lane,  
490 clad with brick, cast stone and metal railings.

491

492 Regarding the rear of Building K, Mr. Gonzalez noted that it fell in line with the front design. The  
493 rear also had some open garage areas, which were screened with landscape and tree lines, so that  
494 they would be obscured from view. There was also an amenity deck with the pool. Building K had the  
495 amenity spaces for the residential buildings: there was a small café, multi-purpose room, pool  
496 changing rooms, and more. This area was secluded, surrounded by trees, and had a nice location  
497 behind these buildings.

498

499 Mr. Gonzalez noted that as you traveled down Cameron Lane toward the southeast, the grade  
500 dropped. The roofs had overhangs to break up the roofline and provide more character.

501

502 Mr. Gonzalez noted that the townhouse design had been changed to incorporate ideas from the  
503 Commission's feedback during the concept plan review. The buildings were now three stories, plus  
504 the additional rooftop level. Entry is at-grade and they have used the same walk-up concept, but  
505 with slight elevation changes to the entries along Cameron. He highlighted some of the features:  
506 accents in the brick, the use of fiber cement to simulate board and batten, double-hung windows  
507 with a three over four pattern. They were using more traditional materials – brick, cast stone trim  
508 and accents.

509

510 Mr. Gonzalez stated that the feel the roof gardens would provide a luxurious amenity to offer great  
511 views. They are separated by a privacy screen. He mentioned that these are not easily seen from  
512 street level, unless you walked back into the development quite a bit. The penthouse roofs were  
513 sloping, as opposed to the flat roof of the main building. Mr. Gonzalez explained that the parapet  
514 itself was the guard rail so it extended about 3 foot six inches around the entire building.

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515 Mr. Gonzalez stated that Building J was about 190 feet from the Heritage District and sat about 8  
516 feet below the nearest house across on Cooper Road. To give an idea of the height difference, the  
517 house on Cooper is approximately 30 feet in height, including the gabled roof.

518  
519 Chairman Schwartz asked if there were any renderings of the view from the back of the building.  
520 Mr. Gonzalez stated that there were not. Chairman Schwartz asked if the drop in elevation was  
521 taken into account when the Planning Commission defined the maximum height.

522  
523 Mr. Gonzalez shared his screen with all, to show the rendering that depicted the sight-line that had  
524 been presented to the Planning Commission on October 7, 2019. As compared to the current  
525 renderings, he noted that the building shape and height has been changed a bit.

526  
527 There was discussion about the penthouse roof and how the staircase fit in there. Mr. Grier pointed  
528 out that the head-height of the staircase was very low - as low as it could be. Mr. Gonzalez stated  
529 that to get a true gable feel up there, they used the minimum height required at the landing, to keep  
530 the roof height down as much as possible. He stated that the garden does step back from the edge of  
531 the building. From the rear, they were 8.5 feet from the building wall, and from the front, they were  
532 sitting about 15 feet back. Mr. Gonzalez stated that the side units sat back about  
533 18 feet. Mr. Grier asked if these were the minimum size mass that you could use to get up to the  
534 roof. Mr. Gonzalez stated that they were very close – he thought they might be able to shave off  
535 another foot, but was not sure.

536  
537 Mr. Schmidlin asked if there would be a screen wall going up to the edge that would separate the  
538 two building units. Mr. Gonzalez showed a rendering to all, stating that a screen wall separated the  
539 two units; there will be screen walls between the two doors coming out of the stairs, at the top, and  
540 to the back wall. Mr. Schmidlin stated that he did not see the screening on the roof plans.  
541 Mr. Gonzalez stated that they were still in development.

542  
543 Mr. Grier asked what type of material would be used for the roof garden, i.e. pavers, trex, etc. Mr.  
544 Gonzalez stated that this level of decisions has not yet been determined. They had looked at the  
545 trex deck as a good option. He explained that it was an artificial wood board, very durable and it  
546 held up well in the elements.

547  
548 Mr. Grier stated that the elevation renderings they were looking at now, made the stairways that pop  
549 up from the roof look like they were very imposing on the design of the building, whereas, being  
550 actually set back, you would hardly see them. Mr. Gonzalez stated that they had worked hard to  
551 obtain that perception from the street level.

552  
553 Mr. Grier asked if this would require a height variance for Building J. Ms. Roblero confirmed,  
554 noting that they would not need a variance for Building I because it was not abutting residential use  
555 outside of the Heritage District. Building I met the code, in terms of height.

556  
557 Ms. Sullebarger asked for clarity on the height and how it related to the Code. She understood that  
558 the front elevation was 37 ½ feet high, but the Staff Report stated that it was 50 ½ feet. There was a  
559 difference of 13 feet – she asked if this was the penthouse. Mr. Gonzalez stated that Building J had  
560 a height of 50 foot 6 inches to the top of the penthouse. To the top of the wall, the height was

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561 approximately 40' to the highest point on the building, including the parapet. The Code requires  
562 Building J height to be a maximum of 40 feet in height. Chairman Schwartz asked if you did not  
563 have the stairwell to the roof, would you be within the Code requirements. Ms. Roblero confirmed.  
564

565 Chairman Schwartz asked if the homes on Cooper Road would be visible to the new Buildings.  
566 Ms. Roblero stated that the buildings would be visible from the rear yards of the houses on Cooper  
567 Road but would not be visible from the road. She noted that there is a significant amount of  
568 separation from the homes on Cooper.  
569

570 Ms. Sullebarger felt that there was a lot of tree cover. Mr. Schmidlin stated that you might be able  
571 to see through the branches in the winter.  
572

573 Ms. Roblero explained that the issue of height would be required to go to the BZA for a variance  
574 and did not need to be voted on by the Landmarks Commission; however, stated that the applicant  
575 simply wanted to get feedback from Landmarks the design to determine if they want to move  
576 forward with requesting a variance from BZA.  
577

578 Chairman Schwartz asked to see a rendering of the back of Building J and what the people who  
579 lived on Cooper Road would see. Ms. Roblero stated that they would require that drawing for the  
580 Board of Zoning Appeals meeting; however, they did not have that drawing this evening.  
581

582 Chairman Schwartz asked if any guests or residents would like to speak.  
583

584 **Mark Stella, 7919 Cooper Road, Montgomery, OH 45242** was concerned about the height of  
585 this building. He stated that the height was previously stated at 37 ½ feet, and he was told that was  
586 not a problem. Now they are saying that it will be 50 feet, -- 13 feet taller, and it is still not a  
587 problem. He struggled with the fact that this building was very tall. He noted that some of his  
588 neighbors will be impacted more than him. He felt it would be very oversized and was not in favor  
589 of this. He worried the residents would be able to look into his back yard and see him grilling.  
590

591 Chairman Schwartz asked for Ms. Sullebarger's comments with regard to the height.  
592

593 Ms. Sullebarger felt that this was the most challenging site in the entire project because it had to  
594 look good with the rest of the development and with the houses behind it. She felt that it needed to  
595 be 3 stories so that it would be in proportion to buildings with Building I, K, and L. She felt that if  
596 there were an opportunity for a gable roof, this would be the best candidate; however, it would still  
597 be 50 feet high. Ms. Sullebarger agreed that the main concern was the impact on the neighbors  
598 behind it. She was not sure she could recommend including the penthouses and roof decks,  
599 considering Mr. Stella's comments and the impact on the neighbors behind it.  
600

601 In terms of whether it looked modern or not, Ms. Sullebarger stated that if you looked at the  
602 elevation drawings, it gave the effect of the penthouse and a modern look: however, when you saw  
603 it in a rendering, the effect was very different. From the street view, the 3 story brick building was  
604 in proportion to other buildings in Montgomery and did not look too modern.  
605

**Landmarks Commission Meeting**

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606 Regarding Building I, K and L, Ms. Sullebarger felt that they looked fine, in terms of design  
607 materials and colors. She was concerned with the contrast between the brick and the siding in the  
608 renderings that she had, but she thought the actual materials would be less contrasting.

609  
610 Mr. Grier liked the rendering of Building J, and the darker color for the HardiPlank and the colors  
611 that accented it. He asked if these units would be for sale or rental. Mr. Gonzalez stated that they  
612 would be rentals. Mr. Grier felt that the people who would be renting would want the roof deck, but  
613 he did not feel it was fair to have people on this deck looking down onto the homes on Cooper  
614 Road. He really likes the idea of the roof deck and believed it would add a lot of value to the units.  
615 Mr. Grier stated that you would not see the people or the stairways unless you were on Cooper  
616 Road. He pointed out that they would use the roof garden mostly in the summer and the trees might  
617 prevent you from seeing the yards on Cooper Road.

618  
619 As far as Buildings L and K, Mr. Grier liked the design of L and K and the walk-up steps. He felt  
620 that the colors were too dark and they needed to be a lighter color – that it was overloading the  
621 brick. Ms. Sullebarger agreed. Mr. Gonzalez stated that they would review the color again.

622  
623 Chairman Schwartz asked for the height of the north corner of Building K. Mr. Gonzalez stated that  
624 the tallest point of Buildings K and L was 51 feet, 4 inches, measured from the top of the garage  
625 podium. Chairman Schwartz asked if Building K also looked over backyards. Ms. Roblero stated  
626 there was an open space property to the rear of the property that separated it from residential.

627  
628 Mr. Schmidlin asked if they could put a roof hatch instead of a set of stairs on Building J, to keep  
629 the height in compliance. Mr. Grier stated that you would have to press a button for the roof hatch  
630 to open to get up the stairs on the roof and it would be cumbersome.

631  
632 Ms. Roblero stated that if this Commission felt that it was desirable to have the deck, the applicant  
633 could file for a variance and allow the Board of Zoning Appeals to consider the case. She reiterated  
634 that this Commission did not have to make a decision on the building height, only provide feedback.

635  
636 Ms. Sullebarger suggested a gabled roof on these buildings, with a cut-away for a roof garden, as is  
637 done in Over the Rhine. She explained that, from the sides, you would see a gabled roof, but there  
638 would be a cut-way on the front or back or both. She noted that it would look like a gabled roof,  
639 instead of a roof top garden that sticks up. She acknowledged that you would still be at 50 feet.

640  
641 Chairman Schwartz agreed with Ms. Sullebarger. Mr. Schmidlin didn't have a problem with  
642 allowing this application to go to the BZA for a variance. He saw both sides of this situation.

643  
644 Mr. Macht stated that there would be a parapet of 3 ½ feet. Given that the average person is 5 or 6  
645 feet in height, if they were at the end of the parapet, they would still be looking down on someone's  
646 home. If there was a variance, perhaps there could be more screening on the rear of the roof, so that  
647 there was much more screening to keep folks from looking over and down on the homes on Cooper  
648 Road. Perhaps the parapet on the back could be 7 feet tall so that people could not look over it.

649  
650 Mr. Gonzalez wanted to clarify that, from the staircase, you are coming out the back, and whatever  
651 decking there is, takes you to the front of the building, so people could not walk to the edge of the

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652 roof at the rear of the biding. It is important to know that it is not very likely that somebody will be  
653 standing out there because there is simply no deck there to stand on. Mr. Gonzalez pulled up the  
654 roof plan showing this on the shared screen to all. He showed them when you come out of the  
655 stairs, you are at least 10 feet away from the parapet. The entertainment area was in the front of the  
656 building, away from Cooper Road.

657

658 Mr. Macht stated that if the applicant were to pursue the variance, he suggested that they thoroughly  
659 study and showcase what the roof deck looks like to be able to answer any questions and address  
660 concerns. As far as the general composition and materials, Mr. Macht liked Buildings I and J. He  
661 felt that Buildings L and K could have more variation and color. He wondered what other members  
662 thought about Buildings L and K regarding colors and variations.

663

664 Chairman Schwartz was less concerned with them because they were so far set back and not visible  
665 from Montgomery Road or Main Street.

666

667 Mr. Grier felt it would be too busy if you started changing colors on these buildings. There was so  
668 much going on for Buildings L and K – they were so complex with all the articulation - that if you  
669 started making other changes, like colors, it would get too busy.

670

671 Mr. Schmidlin asked if Mr. Grier felt that the dark was too dark. Mr. Grier confirmed. Mr.  
672 Schmidlin agreed – it felt heavy.

673

674 Ms. Hutchins liked the articulation on Buildings K and L. She agreed with Mr. Schmidlin and  
675 Mr. Grier that the dark was too dark. She felt that the discussion on Building J and how you enter  
676 onto that rooftop was important to understand. She did not realize that from reading the materials.

677

678 Ms. Garfield noted that she worked in a building that had a similar roof style where there were areas  
679 that you could walk and areas you could not walk. She stated that the problem is that people will  
680 still walk on the areas that are designed not to be walked on. She suggested that the applicant  
681 include something in the design to keep people from doing walking on that side, such as a nice  
682 railing.

683

684 Ms. Garfield asked about the west side of Building J, if there were windows looking over the  
685 photographer's office which is adjacent to it. Mr. Gonzalez stated that they had a limited number of  
686 windows on that side and they were narrow and small. Ms. Garfield expressed concerns that they  
687 may be looking into someone's bedroom. Mr. Gonzalez stated that they have thought about adding  
688 trees in this location. He noted that the landscaping ideas was not developed fully, but it was in  
689 process. Ms. Garfield suggested the tall, fast-growing Yews could provide more visual privacy to  
690 the people in that unit. She agreed with other members about the dark color needing to be  
691 lightened.

692

693 Mr. Schmidlin asked if it was possible to make the rooftop stairs run the other way on Building J.  
694 That would force people up to the deck, and take the entire back end of the house out of the  
695 equation. Mr. Gonzalez stated that it would be very difficult because they were taking advantage of  
696 the fact that the garage was behind the building so the stairs actually rise towards the garage; it  
697 certainly wouldn't allow for a 2-car garage concept.

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698 Ms. Sullebarger noted that if the stairs were reversed, the penthouse would be more visible from the  
699 front.

700

701 Chairman Schwartz summarized the Commission's comments:

702

- 703 1) the colors on Buildings L& K were too dark; lighter color suggested
- 704 2) Building J was as well designed as you could make it, given what you have to work with in  
705 that area. He felt there was a general consensus that if it was acceptable to the Cooper Road  
706 residents, the Commission would not have objection to it. The Commission felt that the  
707 BZA should make the decision on if a variance was warranted.
- 708 3) no comments on Building I

709

710 *Mr. Schmidlin moved to recommend that the Planning Commission approve the Application for*  
711 *Certificate of Approval for architecture, building materials and colors for apartments in Phase 1*  
712 *of Montgomery Quarter, submitted by Casto Communities, 250 Civic Center Drive, Suite 500,*  
713 *Columbus, OH 43215 and Moody Nolan, 300 Spruce Street, Suite 300, Columbus, OH 43215,*  
714 *per the conditions of the Staff Report dated April 10, 2010, with the following additional*  
715 *condition:*

716 *1) Use a lighter color for the Hardieplank on Buildings L& K.*

717

718 *Mr. Macht seconded the motion.*

719

720 *The roll was called and showed the following vote:*

721

722 *AYE: Ms. Garfield, Mr. Macht, Ms. Hutchins, Mr. Schmidlin, Chairman Schwartz (5)*

723 *NAY: (0)*

724 *ABSENT: Mr. Clark (1)*

725 *ABSTAINED: (1)*

726

727 *This motion is approved.*

728

729 Mr. Stella rejoined his seat on the Commission.

730

### **Old Business**

732 There was no old business to report.

733

### **Staff Report**

735 Ms. Roblero stated that they were still moving forward on the roundabout; the temporary signals  
736 were due to be operational the week of April 20.

737

### **Council Report**

739 There was no Council Report.

740

### **Other**

742 There was no other business to report.

743

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**Landmarks Commission Meeting**

April 15, 2020

744 **Minutes**

745 Ms. Garfield moved to approve the minutes of March 11, 2020, as amended.

746 Mr. Stella seconded the motion. The Commission unanimously approved the minutes.

747

748 **Adjournment**

749 Ms. Garfield moved to adjourn. Ms. Hutchins seconded the motion.

750 The meeting adjourned at 10:15 p.m.

751

752

753

754

755

756

757

758 \_\_\_\_\_  
Karen Bouldin, Clerk

\_\_\_\_\_  
Larry Schwartz, Chairman

\_\_\_\_\_  
Date

759

760 /ksb

761

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**CITY OF MONTGOMERY  
PLANNING COMMISSION MEETING**

*Due to the Stay at Home Order issued by Governor DeWine, this meeting was held as a videoconference via Zoom Video Conferencing, as well as in-person.*

**July 20, 2020**

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<u>PRESENT</u>		
<u>GUESTS &amp; RESIDENTS</u>		<u>STAFF</u>
<b>Richard Arnold Vice President, Land Development MSP Design (McGill Smith Punshon) 3700 Park 42 Drive Suite 190B Sharonville, OH 45241</b>	<b>Kerry &amp; Bradley Hull 7893 Cooper Road, 45242</b>	<b>Tracy Roblero, Assistant City Manager / Acting Community Development Director Melissa Hays, Zoning and Code Compliance Officer Karen Bouldin, Secretary</b>
<b>Robert Bass 9760 Bunker Hill Lane Tollgate Condominiums Montgomery, OH 45242</b>	<b>Justin Jones, Project Manager KZF 700 Broadway Street Cincinnati, OH 45202</b>	<b><u>BOARD MEMBERS</u> Chairman Mike Harbison Vince Dong Jim Matre, Vice Chairman Barbara Steinebrey Pat Stull</b>
<b>Clete Benken, Principal MKSK 1818 Race Street Cincinnati, OH 45202</b>	<b>Ronald Goodman 9121 Hoffman Farm Lane, 45242</b>	<b><u>MEMBERS NOT PRESENT</u> Dennis Hirotsu Darrell Leibson</b>
<b>Scott Csendes KZF Design 700 Broadway Street Cincinnati, OH 45202</b>	<b>Judy Kellerman 9121 Hoffman Farm Lane Montgomery, OH 45242</b>	
<b>Kevin Dicke Landscape Architect MKSK 1818 Race Street Cincinnati, OH 45202</b>	<b>Yanitza Brongers-Marrero Principal, Director of Housing Moody Nolan 300 Spruce Street, Suite 300 Columbus, OH 43215</b>	
<b>Michael Doty Director of Construction Brandicorp LLC 45 Fairfield Ave, Suite 4 Bellevue, KY 41073</b>	<b>Dan Neyer, President Neyer Properties 2135 Dana Avenue #200 Cincinnati, OH 45207</b>	

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GUESTS & RESIDENTS PRESENT (CONTINUED)	
<b>Tammy Ernest</b> 7913 Cooper Road	<b>Dave Ross</b> Design Director KZF Design 700 Broadway Street Cincinnati, OH 45202
<b>Matt Grever</b> Brandicorp LLC 45 Fairfield Avenue Suite 200 Bellevue, KY 41073	<b>Brent Sobczak, President</b> Casto Communities 250 Civic Center Drive, Ste 500 Columbus, OH 43215
<b>Miguel Gonzalez</b> Senior Associate Moody Nolan, Inc. 300 Spruce St #300 Columbus, OH 43215	<b>Mark Stella</b> 7919 Cooper Road Montgomery, OH 45242
<b>Lynn Gottschalk</b> 7933 Cooper Rd., 45242	<b>Kolby Turnock, VP</b> Casto Communities 250 Civic Center Drive, Ste 500 Columbus, OH 43215

9

10 **Call to Order**

11 Chairman Harbison called the meeting to order at 7:39 p.m. He stated that, due to the Stay at  
12 Home Order issued by Governor DeWine, this meeting was being held as a videoconference via  
13 Zoom Video Conferencing, as well as in-person at City Hall. Chairman Harbison explained that  
14 guests or residents could find the webinar information on the City of Montgomery website that  
15 was needed to either call-in or join-in the meeting via Zoom. He reminded all guests and  
16 residents at City Hall to sign in and turn off their cell phones.

17

18 **Roll Call**

19

20 *The roll was called and showed the following attendance:*

21

22 *AYE: Mr. Stull, Ms. Steinebrey, Mr. Matre, Mr. Dong, Chairman Harbison (5)*

23 *NAY: (0)*

24 *ABSENT: Mr. Hirotsu, Mr. Leibson (2)*

25 *ABSTAINED: (0)*

26

27 **Guests and Residents**

28 Chairman Harbison asked if there were any guests or residents who wished to speak about items  
29 that were not on the agenda. There were none.

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73

**Old Business**

*An application from Gateway Partners Montgomery, LLC for Final Development Plan Approval for Phase 2 of the Montgomery Quarter.*

*Mr. Matre moved to take this application off of the table.*

*Mr. Dong seconded the motion.*

*All members unanimously approved.*

Chairman Harbison explained the process for this evening’s meeting to all guests and residents: “Ms. Roblero reviews her Staff Report, and the Commission asks any questions they might have. The applicant presents their application, and the Commission then asks any questions. The floor is opened to all residents for comments. If a resident agrees with a comment that was previously stated, they could simply concur, instead of restating the entire comment to save time. The Commission discusses the application, and residents are not permitted to comment or question during this discussion. The Commission will then decide to table, approve or deny the application.”

**Staff Report**

Ms. Roblero reviewed the Staff Report dated July 17, 2020, “Final Development Plan Approval for Montgomery Quarter Phase 2”.

Mr. Dong recalled that at the last meeting, he had asked for the specific percentages of multi-use – the retail, the restaurants, the offices and residential. He asked if Staff had that summary tonight. Ms. Roblero stated that she would supply it shortly.

Chairman Harbison reminded the Commission that this application was strictly for the commercial garages, as opposed to the residential garages. The apartment garages would be a separate session and would be covered under the New Business agenda item tonight.

**Michael Doty, Director of Construction, Brandicorp LLC, 45 Fairfield Ave, Suite 200, Bellevue, KY 41073** stated that they had listened to all of the Commission’s comments at the past meeting, and felt that they had addressed all of them. He noted that all members should have a copy of the supplemental letter addressing each prior concern which was in their packets. He asked Clete Benken to review their PowerPoint presentation, while reviewing the points that were of concern and addressed in the supplemental letter.

**Clete Benken, Principal, MKSK, 1818 Race Street, Cincinnati, OH 45202** invited Commission members to ask questions or give comment, throughout his presentation. He noted that he would address the items that had been advanced / changed, to address the comments provided by Commission members at the last Planning Commission (PC) meeting.

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74 Landscaping and Buffering for the North Wall of Garage 1: Mr. Benken stated that there had  
75 been a request for a rendering that would show what the view of the corner would look like. He  
76 showed a drawing portraying this, stating that there will be quite a few trees planted to soften the  
77 view into that corner as well as a fairly substantial amount of understory plantings. They were  
78 trying to create a garden effect. He noted that this was an area that a resident could walk their  
79 pet. With the doggy bags that will be made available in the neighborhood, they should have a  
80 pet friendly environment.

81  
82 Mr. Benken noted that the City agreed to placing trees in the curb lawn. Originally, there was  
83 some concern about putting trees in the curb lawn posing a problem for the water line; however,  
84 the City has been very accommodating and is allowing trees in this area. Now that there will be  
85 street trees in the curb lawn, they can really do a good job of screening the garage.

86  
87 Chairman Harbison still had concerns about the exposed corner on the right-hand side. In the  
88 Staff Report, it talks about planters being placed on the second level of the garage. He about the  
89 vertical columns. Mr. Doty stated there was a faux column that they added to break up that  
90 horizontal look. Chairman Harbison liked it. He suggested hanging planters from the wall on  
91 the second level bays (not the street-side) to also help screen that corner. He felt that it would  
92 attract your sight to that, instead of continuing to look up to see the underside of the roof of the  
93 garage. Mr. Doty felt that could be done.

94  
95 Lighting: Mr. Dong asked how much of the lighting would shine through the open spaces of the  
96 garage. Mr. Doty stated that they were obligated to abide by the light nuisance regulations in the  
97 Zoning Code. They will have to meet the foot candle levels that are stated in the Zoning Code.

98  
99 Mr. Dong assumed that it would look like a window in your home – you would see a bright light  
100 from the open spaces. Mr. Doty confirmed that, like most parking garages, there is a visible  
101 fixture on the roof.

102  
103 Mr. Dong asked if the light would go off or dim when it gets late into the night, or if it would  
104 remain on, and at the same brightness all night. Mr. Doty stated that because it was a public  
105 garage, it would be a 24/7 operation. Mr. Doty stated that for safety and security reasons, there  
106 are minimal foot candle levels that must be maintained.

107  
108 Mr. Dong wondered if more trees could be put in instead of the planters suggested by Chairman  
109 Harbison, to offset the light shining through. Mr. Doty stated that they had discussed putting a  
110 more vertical element there, with Staff and the City Arborist, but from the back of the sidewalk  
111 to the face of garage, there is only a 5-foot strip. This makes it problematic to have a larger tree  
112 in that space. He pointed out that they will replace the street trees with a bigger “canopy-type  
113 tree”, as opposed to an ornamental tree that will help filter the light from the garage.

114  
115 Mr. Benken stated that they could look at closing the spacing of those trees, to tighten them up a  
116 bit. He stated that he would work with Staff on the spacing. He felt that the combination of the

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117 tree spacing, adding trees in the curb lawn and adding the planters would help to screen the  
118 daytime views.

119  
120 Screening: Pat Stull asked about the screening in the winter time, when the trees would have no  
121 leaves. He asked if they had considered bricking up the side of the building, so that it was  
122 basically brick along the entire side. Mr. Doty stated that the garage was engineered as an open-  
123 air garage, which did not need mechanical ventilation. He stated that they already had buildings  
124 on the Main Street side and the Roosa Street side. If they enclosed that face of the garage, or any  
125 more faces of the garage, it would not be open air. The Code requires it to be 50% open-air.

126  
127 Mr. Stull compared this with the Bethesda North garage, further up on Montgomery Road,  
128 noting that although it was landscaped. You could still see the garage, but there were no homes  
129 right there. In this case, from your home, you looked right across the street at the garage.

130  
131 Mr. Benken referred to a different drawing in the PowerPoint presentation. He showed a small  
132 portion of the Town Home Building that was directly across from the garage, but mostly that  
133 commercial parking lot along Cameron Lane and Main Street. He stated that they would do a  
134 pretty good job of screening for the residents, and he noted that there was also a buffer on the  
135 north side of Cameron Lane. He believed that buffer could be planted with substantial plantings.

136  
137 Mr. Benken stated that they could look into placing a dimmer system in the garage, so that in the  
138 wee hours of the morning, they could bring the light level down.

139  
140 Lighting: Mr. Doty stated that they had talked a little bit about the lighting for the Garage Plaza,  
141 including the pole heights, the fixture and photometric plan – which have all be submitted to  
142 Staff. Staff pointed out the fixture they would be using – the 3 LED Fixture.

143  
144 Screening of Mechanicals: **David Ross, Design Director, KZF Design, 800 Broadway,**  
145 **Cincinnati, 45202** showed a plan on the presentation for members detailing views you would  
146 see, as you were coming down Montgomery Road. It showed how much you would see of the  
147 mechanical screens. He stated that on the top of the office buildings, you would rarely see the  
148 screens at all. He explained that they were intentionally trying to push all of the mechanical  
149 equipment more toward the garage, so it would be less visible on the public streets. He showed  
150 different views and explained each one to the Commission.

151  
152 He stated that they have purchased a product that has the look of horizontal boards (similar to  
153 clapboard siding), with vertical trim pieces on corners. He noted that they could choose any color  
154 they wanted – perhaps a neutral gray to blend with the buildings.

155  
156 Mr. Dong asked if the screening also helped with noise. Mr. Doty stated that when they package  
157 the rooftop units on the Block 1 Building, there will be a cooling tower on the two office  
158 buildings. The newer technologies and the compressors are fairly quiet. Mr. Ross did note that  
159 the units on Bock 1 were smaller than those on top of the office buildings. The smaller units  
160 allowed each of the tenants to have more control. He also stated that the office buildings were

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161 higher, so he did not feel you would hear much from the office buildings. Mr. Doty stated that  
162 they would be very sensitive to this fact, also, because there would be residents living underneath  
163 them.

164  
165 Window on Tower: Mr. Doty addressed Ms. Steinebrey's question from the previous meeting  
166 about the window on the tower looking awkward. He showed a tentative model with signage,  
167 explaining that if there were signage at the top of the tower --that was why that window was set  
168 lower on the building. Mr. Doty stated that they were keeping that placeholder right now as they  
169 were trying to strategize on locations for potential signature elements. Ms. Steinebrey liked the  
170 rendering, and felt it stood high enough that it would be noticeable from a distance, and it had a  
171 nice feel to it.

172  
173 Site Lines from Cooper Road: Mr. Dong wanted to discuss what the Cooper residents will see.  
174 Mr. Benken showed a few renderings to the Commission. He stated that the long view was not  
175 taller, from the perspective of a Cooper Road resident. He stated that the grade actually dropped  
176 away from the homes. He stated that with the combination of the vegetative buffer and the way  
177 that the grade dropped off, the buildings were nestled down into a terrain of Block 1.

178  
179 Mr. Ross stated that they were proposing a Juniper hedge row, or a Viburnum Juniper – either of  
180 which could get 6 to 8 feet tall, depending on the variety. They would also line in some trees.  
181 He stated that they would provide more detail on this, but wanted to show the direction the  
182 development was heading.

183  
184 Mr. Dong asked about the drawing, and asked what it meant: “optional” for the 6 foot tall board-  
185 on-board screen fence. He did not understand why it was optional. Mr. Doty stated that they  
186 would work with the immediate, adjacent neighbors to see if they wanted the fence or vegetation.  
187 Mr. Doty stated that is why it is listed as optional because some people may want it; others may  
188 not. He was willing to work with the residents to provide the best solution for their view,  
189 depending on what they chose, based on the buffering code.

190  
191 Mr. Dong was concerned with noise and light, and thought maybe the 6 foot fence might help  
192 with both of those.

193  
194 Ms. Roblero asked Mr. Doty to explain the height and length of the retaining wall. Mr. Doty  
195 stated that this was covered in more detail in Casto's part of this project, but he would address it.  
196 Mr. Doty stated that as you entered the driveway, (the curb cut off of Cameron on the west side  
197 of Building J), and approached the rear property, you would turn east and head downhill  
198 underneath the parking for Building K. He noted that they share that property line with  
199 Children's United, and they must meet the grade there – the grade cannot be lowered.

200  
201 Chairman Harbison asked if there were any more questions from the Commission. There were  
202 none. Chairman Harbison asked if there were any questions/comments from guests or residents.

203

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204 **Mark Stella, 7919 Cooper Road, Montgomery, OH 45242** voiced the same concerns he had at the  
205 previous meeting. He asked if they could shield the mechanicals. He stated that he will also see  
206 right into the parking lot and will see a lot of light. He was in favor of dimmers and would love  
207 to have something that would shield his home from the night light, as he did not think they  
208 would turn the lights off. He felt it would be like looking at a lit football field.

209  
210 Mr. Doty stated that the far north side (the first 3 bays of the parking garage) from Cameron  
211 Lane the parking stalls, the drive lane and there are another 8 parking stalls – are all one flat  
212 surface. That will be the highest point of the garage. It starts sloping back down, as you go  
213 traverse back towards Roosa, and then there is another flat surface that lines up with a second  
214 story floor line of the Building 1F-H. He stated that is where the handi-cap parking will be – it is  
215 a flat surface. As you travel back down, it is approximately 5-1/2 feet each slope / ramp.

216  
217 Mr. Stella was not concerned with what was level and not level, his concern was the overall  
218 height. When he looks out from his first floor, he sees right over it.

219  
220 Chairman Harbison asked about the northern part that was flat, the highest point. He asked if the  
221 light bulbs will be higher than Mr. Stella’s house, or the same height. Chairman Harbison did  
222 not see any rendering that would show that. He asked, from Cooper Road, what is the sight line.

223  
224 Mr. Doty stated that there were 3-LED lights on top of the parking garage. Mr. Doty stated that if  
225 you followed the dotted line at 800, that lined up with the resident’s second story at 7893  
226 Cooper. He was not sure if that was Mr. Stella’s home. Mr. Doty stated that once Building J  
227 was built, you would have just peeks of it. If you were standing in the backyard, you are blocked  
228 by the corner; your line-of-sight will be blocked by Building J. In between Building J and  
229 Building K, there was only a 20-foot vantage point/pinch point that you would see through.

230  
231 Mr. Stella stated that his house is 7919, not 7893. He stated that right now, even with the  
232 construction site here, he can see right over that. He stated that he will see right through the 20-  
233 foot vantage point perfectly, that is his line of sight – from his first floor. From his second floor,  
234 he will look over the parking garage, and all of the mechanicals. Building J doesn’t block  
235 anything for him. He also feels that Building J is too high. It looks right into his kitchen and  
236 onto their kitchen table. Mr. Doty understood, and stated that with that there is a 30’ Duke  
237 Energy easement, he was not even sure how he could buffer it – it must be open.

238  
239 Mr. Roblero asked where the point was, that the utilities would be placed underground.  
240 Mr. Doty showed the location to everyone on the widescreen – it was right in the green space on  
241 the other side of the drive. There will be a new pole relocated there, and then it will transfer  
242 underground. Ms. Roblero stated that in Phase 3, it will be very important to understand the  
243 landscaping for that “pinch point”. She noted that this was Casto’s piece of the development,  
244 and she asked the Development Team to take Mr. Stella’s concerns into consideration when they  
245 get to this piece, moving forward. Mr. Stella did not see any good way to buffer, and was  
246 disappointed.

247

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248 **Lynn Gottschalk, 7933 Cooper Rd., 45242** asked how many light poles would be on top of  
249 Garage 1 and how tall they would be. Mr. Doty deferred to the photometric drawing, stating that  
250 the poles would be 18 feet high from the garage deck. He stated there were only 3 parking light  
251 poles and 5 fixtures on Block 1 Garage. Ms. Gottschalk referred to Mr. Stella's concern that he  
252 could see the top of the garage, and then to have an 18' light pole on top of that, she believed it  
253 would be bright. She asked again if there was any way to screen that. Mr. Doty stated that they  
254 may be able to place a shroud on some of the fixtures, if it became a major concern – he noted  
255 that in other parts of Montgomery they have them. Ms. Roblero stated that there were shrouds  
256 on very similar light poles at Bethesda North Hospital. She stated that they were custom, and  
257 they helped immensely to keep the LED light from bleeding out.

258  
259 Ms. Gottschalk also took issue with the screening, noting that in the winter, there would be no  
260 vegetation of any type and no blocking anything, they will see everything. She stated that she  
261 can see the construction site now, and they are full-on in the middle of summer. She stated that  
262 when all of the leaves were gone, they will see everything. She did not know of a solution – she  
263 welcomed the option of the shrouds for the lights. She stated that she owns apartments  
264 downtown and they have a parking lot with light poles nearby. She indicated that the first thing  
265 the tenants ask for is room darkening curtains because it was just so bright, and there is nothing  
266 you can do.

267  
268 **Kerry Hull, 7893 Cooper Road, 45242** was concerned about the landscaping behind Building J.  
269 She noted that it was stated earlier that it was heavily forested, but that was not true. She stated  
270 that there is one line of trees left, and most of them were deciduous. There are Balsam Cypresses,  
271 which may look like they are evergreen trees, but they do shed their needles. She stated that she  
272 can see all the way to the 126 Ramp right now. So, the thought of only having a 6-foot buffer  
273 between a privacy fence and some pretty flowering bushes will not cut it. This is a major  
274 concern for her and her neighbors who could not join this evening.

275  
276 Ms. Roblero pointed out that the landscaping plan for Phase 3 has not been finalized yet, but this  
277 is good feedback, and they welcome all residents' comments.

278  
279 **Ronald Goodman, 9121 Hoffman Farm Lane, 45242** thought this meeting was primarily  
280 about the apartments. He asked about the size of each unit and the number of units. Ms. Roblero  
281 stated that the apartments will be discussed on the next agenda item.

282  
283 **Mark Stella, 7919 Cooper Road, Montgomery, OH 45242** was very concerned about the trees that  
284 were cut. One tree that was cut very heavily was his Elm tree. Prior to this, he had an arborist do  
285 some work on the Elm because it is one of the very few Elm trees of that size, due to the Dutch  
286 Elm disease. He understood that you were not supposed to cut it in the spring or the summer --  
287 and it was cut in the summer (trimmed for the electric line by Duke). Mr. Stella asked what he  
288 should do, if that tree dies.

289  
290 Ms. Roblero suggested that he should contact Terry Willenbrink, the City Arborist, to come out  
291 and look at the tree. Ms. Roblero will help them both to connect sometime this week.

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292 As there were no more questions or comments from guests and residents, Chairman Harbison  
293 closed the meeting to the public for comment. He asked for discussion among the Commission.  
294

295 Mr. Dong felt very supportive of this project, but still had concerns about the screening,  
296 landscaping and parking. He was unsure how to approve one without the other, because they  
297 were so integrated, given that the parking issue would be discussed with the apartments on the  
298 next agenda item.  
299

300 Chairman Harbison agreed that they were integrated, but stated that they had to keep the  
301 commercial properties separate from the residential parking issues.  
302

303 Mr. Dong asked about the parking, stating that the parking analysis did include residential.  
304 He asked how you would consider the parking assessment separately, if the analysis included the  
305 residential. He noted that the table showed all elements of the project.  
306

307 Ms. Roblero stated that the apartments will have private parking, but they were relying on some  
308 of the overflow to utilize the commercial parking garage. The parking will be provided mostly  
309 by the private parking in the parking garages, or on-street parking on Cameron Lane; and the  
310 overflow will go into the public parking garages. This is primarily the overnight timeframe,  
311 when the offices are not in use. Mr. Dong stated that in the “Gateway Redevelopment Area  
312 Parking Analysis Table”, dated March, it showed that the overflow for residential parking  
313 needed on weekdays was 153 spaces for the residents, and 21 for the resident’s guests.  
314

315 Ms. Roblero asked if the private parking and the on-street parking made up the 1.5, and then the  
316 overflow was covered by the public garage, or was it 1.32, and then the .2 was covered by the  
317 overflow in the garage. Mr. Doty confirmed the latter. He stated that the .18 was the shared  
318 parking analysis part of it – that is the requirement they needed in the public parking garages for  
319 the evening hours, when no office users are present, and the spaces were plentiful.  
320

321 Ms. Roblero restated that 1.32 parking spaces was either reserved or on-street, and the .2 of the  
322 overflow would be covered by the public parking garaged. Mr. Doty confirmed.  
323

324 Mr. Dong asked if the residents should need more parking spaces for whatever reason, would it  
325 be possible to have the employees of the commercial area park offsite, in the other areas.  
326 He stated that there were a lot of employee parking spaces, especially for the hotel.  
327

328 Mr. Doty showed a parking area on the wide screen to all, pointing out that the .18 spaces in the  
329 green highlighted area, depicted the spaces. He stated, that out of 120 apartments, there were  
330 only 21.6 parking spaces in the evening hours that they would need for the overflow in the public  
331 garage. Mr. Doty stated that there would be 24 1-bedroom apartments. Most of those folks may  
332 not even have car and some will probably only have one car. So, with that extra .5 parking  
333 spaces for those 24 apartments that we have already accounted for, we think there is more than  
334 enough parking.  
335

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336 He stated that Casto will discuss this later. Mr. Doty stated that he provided this information in  
337 his cover letter to Ms. Roblero, showing that this parking analysis works at the other facilities  
338 that Casto currently manages and owns.

339

340 Ms. Steinebrey stated that this was an issue for the next agenda item tonight, under New  
341 Business. She felt that we might lose our focus on this agenda item, by discussing the parking  
342 spaces now. She believed that we could make a decision on this Final Development Plan and the  
343 public garages now, but if we mixed it up with the apartment parking spaces, it would be very  
344 confusing.

345

346 Mr. Dong stated that his point was that they were using the overflow to go into these public  
347 garages from the apartments. If they needed a higher number of residential parking, we would  
348 need to understand the overflow that they wanted to bring into Garages 1 and 2 --and if that  
349 made sense, and if there was enough.

350

351 Mr. Dong asked if the Zoning Code required 2 parking spaces. He wondered if this would  
352 require a variance.

353

354 Ms. Roblero stated that the Planning Commission and/or City Council has the authority to  
355 approve a shared parking analysis for this development. This has been done before at the  
356 Vintage Club (a Planned Development Unit), and at Twin Lakes (straight zoning) and several  
357 other locations. It was approved at 1.5 spaces for the condominiums at the Vintage Club.  
358 She explained that our code did not make a differentiation between multi-family and single-  
359 family units. It just required 2 parking spaces per unit.

360

361 Mr. Stull agreed with Ms. Steinebrey about the decision and discussion for this application.  
362 He stated that they were not discussing the idea of making this garage any bigger to  
363 accommodate the apartments and the condos. He felt that this was simply about if the Garage  
364 met the code, and if they approved the screening on the garage. He suggested that they should  
365 deal with the apartments and condos and their parking spaces during the next agenda item.

366

367 Mr. Stull felt that they did a good job on the additional landscaping and he liked Chairman  
368 Harbison's suggestion of adding planters. There was more discussion about making a decision  
369 about the parking spaces in the next application.

370

371 Mr. Doty stated that the .18 spaces were reserved for the resident's units, in the evening hours,  
372 when they come home from work, when the offices are vacated, and there is no one there. If you  
373 look at the parking analysis, there is a 6 p.m. or 7 p.m. page that showed that there were over 160  
374 parking stalls vacant. He felt there was much more than the surplus amount of the 21.6 spaces  
375 that were calculated into the apartment code, to accommodate the 1.5 parking space total per  
376 unit. Mr. Stull pointed out that the Commission still needs to agree to that, and we have not done  
377 that yet.

378

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379 Ms. Roblero summarized that some of the Commission members would like to discuss the 1.5  
380 parking space allotment in the next application, under New Business, this evening; and would  
381 like to move forward with the vote for the garages. She asked if everyone was in agreement with  
382 that.

383  
384 Chairman Harbison agreed with this, noting that we should decide on the garages – the lighting,  
385 the screening – and if it met the code.

386  
387 Mr. Matre stated that there was an article in the paper recently pointing out that work-from-home  
388 might become the “norm”; which questions if there will even be a need for office space. On the  
389 radio, he had heard a piece stating that car sales dropped when the COVID pandemic began,  
390 because you didn’t really need one when you were staying at home. Now, they feel that car sales  
391 will increase, partly due to the fear that people will not use public transportation, Uber or Lyft.  
392 He felt that we were trying to make predictions for the future, when we really don’t know what it  
393 will be.

394  
395 Ms. Roblero stated that these buildings and apartments would not be available for a couple of  
396 years. She felt that making decisions based on COVID-19 which is a temporary situation would  
397 not be prudent. She suggested that the Commission look at the pre-COVID trends of parking  
398 and the industry market analysis conditions. She did not feel members should make a permanent  
399 decision based on a temporary problem.

400  
401 Ms. Steinebrey felt that the Development Team had listened to the earlier concerns of the  
402 Commission, and was in favor of this application.

403  
404 Mr. Stull had no additional comments.

405  
406 Chairman Harbison thought that the Development Team did a great job of listening to the  
407 residents, and did hard work on the commercial garages, as far as landscaping. He would like to  
408 see some additional conditions put on:

- 409
- 410 • planters on the second level of the garage on the northeast corner wall, with final  
411 approval by Staff and City Arborist;
  - 412
  - 413 • shrouds placed on the parking lot lights on the top level of Garage 1; and
  - 414
  - 415 • the installation of occupancy sensors that could shut off some of the lights with final  
416 approval by Staff.
  - 417

418 ***Mr. Matre made a motion to approve an application from Gateway Partners Montgomery,***  
419 ***LLC for Final Development Plan Approval for Phase 2 of the Montgomery Quarter, which***  
420 ***includes Block 1 and 2 Commercial-only Parking Garages, and Buildings 2A and 2B-C and***  
421 ***1F-H, with the conditions as stipulated in the Staff Report dated July 17, 2020, and the***  
422 ***following additional conditions:***

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1. *planters installed on the second level of the Block 1 Garage on the northeast corner wall, with final approval by Staff and City Arborist*
2. *shrouds placed on the parking lot lights on the top level of Garage 1.*
3. *Investigate lighting options for the Block 1 Garage to either dim or reduce the lighting in the overnight hours, with final approval by Staff.*

*Ms. Steinebrey seconded the motion.*

*The roll was called and showed the following vote:*

<i>AYE: Mr. Stull, Ms. Steinebrey, Mr. Matre, Mr. Dong, Chairman Harbison</i>	<i>(5)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT: Mr. Hirotsu, Mr. Leibson</i>	<i>(2)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

*This motion is approved.*

*At 9:35 p.m., Chairman Harbison called for a 5-minute break.*

*At 9:40 p.m., Chairman Harbison resumed the meeting back to order.*

**New Business**

*Application from Casto for Final Development Plan Approval for Phase 3 of the Montgomery Quarter.*

**Staff Report**

Ms. Roblero reviewed the Staff Report dated July 17, 2020, “Final Development Plan Approval for Montgomery Quarter Phase 3 – Apartments”. She noted an error on page 11 of her Staff Report in the 3<sup>rd</sup> paragraph; it should read: “Staff is in support of the Final Development Plan approval for Buildings I, J, K and L, with the following conditions”.

Mr. Stull asked about the parking situation and did not see any conditions regarding that. Ms. Roblero stated that he was correct, the Commission should discuss and add conditions should they choose to.

Mr. Dong wanted to understand the building height situation, requiring that Building J needed to be below 40 feet. He asked how Buildings K and L were defined. Ms. Roblero explained that the code was specific to any buildings abutting residences in the Heritage District; and the residences that Building K and L abut are not in the Heritage District.

Chairman Harbison asked if the Development Team would like to speak.

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467 **Miguel Gonzalez, Senior Associate, Moody Nolan, Inc., 300 Spruce St #300, Columbus, OH**  
468 **43215** reviewed their presentation on the widescreen, inviting comments and discussion from  
469 the Commissioners and residents. He showed the site plan for Buildings I, J, K and L and the  
470 green areas, parking, pool deck and access drives that serve these buildings. Mr. Gonzalez  
471 showed an overview of all of the areas that they will provide landscape screening. He felt that  
472 they have proposed sufficient screening to the dumpster enclosures, so that they are well hidden  
473 from adjacent properties, as well as from Cameron Lane. He explained that the dumpsters were  
474 fully encased in a vertical cedar plank-type of trash enclosure, in addition to the landscape  
475 screening. He stated that they could also discuss the screening they were proposing for the south  
476 property line, especially behind Building J. He asked Kevin Dicke to provide the details on all  
477 of this.  
478

479 **Kevin Dicke, Landscape Architect, MKSK, 1818 Race Street, Cincinnati, OH 45202** stated  
480 that there would be standard foundation planting, to establish character. From what he has heard  
481 tonight, he understood that the focus was to be on the screening between the property and the  
482 backyards of the homes on Cooper Road. He stated there was 8' between the retaining wall,  
483 which ranged from being at grade to 7' in height. He pointed out that 8' was a minimal space,  
484 and that they had initially suggested a hedge row of viburnum and juniper, allowing for some  
485 underlying height, and then coming up through that with a series of deciduous trees, to provide  
486 an overhead canopy. He suggested a change to possibly oak trees --they would hold their leaves  
487 longer through the year, after listening to the residents' concerns about no screening in the  
488 winter, due to the foliage being gone. He stated that they had initially considered evergreens,  
489 however, due to the space limitation, it didn't seem feasible. He explained that they had looked  
490 at an Arborvitae, but felt it was a very utilitarian type of plant material. He noted that there  
491 would also be a 6-foot board-on-board optional privacy fence. Where it opens up, Mr. Dicke  
492 showed the location for larger evergreen trees – noting that there were some utilities and  
493 easements that they needed to take into account, which may move these trees around a bit.  
494

495 Behind Building K, they relied on the established canopy of the greenbelt. They proposed it to  
496 look more like a lawn behind the building itself. The screening will pick up again, to the left of  
497 the pool. Mr. Dicke stated that behind Building L, there will be more of a native planting,  
498 emphasizing the greenbelt to the east property line. He stated that there were some ornamental  
499 plantings and screening in-between Buildings J and K – between the pool and the parking lot.  
500

501 Mr. Dong asked about the parking, specifically the headlights from the cars shining into the  
502 resident's homes on Cooper Road. He asked about screening for that. Mr. Dicke pointed out a  
503 retaining wall, but stated that for the most part, they were relying on the established greenbelt to  
504 provide that buffering.  
505

506 Mr. Dong was aware of the greenbelt behind Buildings L and K, but he was concerned with the  
507 homes in the Heritage District, and the driveway at Building J. He asked if there was screening  
508 to ensure there were no headlights entering the backyards of those residents. Mr. Dicke stated  
509 that there was limited space there; they have proposed a 5 to 6-foot high hedgerow, and also the

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510 6 foot fence to help address that. He also pointed out that there were utilities up in that corner, as  
511 well, that they have to work with. He stated that they were open to suggestions and comments.

512  
513 Mr. Dong wanted to give the comment / feedback for them to make sure that the headlights do  
514 not enter into the resident's backyards, from the driveway next to Building J.

515  
516 Chairman Harbison asked about the width of the driveway behind Building J. He felt that it  
517 looked pretty wide. He wondered if they narrowed the driveway, perhaps they could add more  
518 screening. Mr. Gonzalez stated that part of the width was to allow the cars to be able to enter  
519 and exit from the garages of Building J, because you would need a little extra width for turning  
520 purposes. He stated that they will look into this, to see what might be possible.

521  
522 Mr. Gonzalez stated that the throat of the driveway was about 22 feet wide, and the overage in  
523 that width was to allow for some maneuverability for those entering and exiting the garage.  
524 Perhaps there was some wiggle room. Chairman Harbison stated that the wider it gets, the more  
525 tendency you will have for cars parking there and that was a concern.

526  
527 **Richard Arnold, Vice President, Land Development, MSP Design (McGill Smith Punshon),**  
528 **3700 Park 42 Drive, Suite 190B, Sharonville, OH 45241** stated that you need to have two-way  
529 traffic to get to the garage and Building K, but at the same time, you need to be able to make a  
530 turn, in order to enter the garage in Building J. That is why the width is that size. They were  
531 trying to achieve an average level of service so that you are not driving back and forth in order to  
532 enter the garage.

533  
534 Mr. Gonzalez showed more screens depicting the screening detail behind Building J, as it related  
535 to the homes at 7893 and 7903 Cooper. For 7903, you can see there is bit of a grade drop in the  
536 driveway, as it moves toward Building K. Mr. Dicke stated that they had also considered using a  
537 larger evergreen, but in the small amount of room they have, it would potentially encroach the  
538 neighboring properties. He noted that they were trying to work within the limited space they  
539 had.

540  
541 Mr. Gonzalez briefly reviewed the site plans for the town homes in Building I, and the roof  
542 decks on Building J. He stated that they will lighten the colors on Building L and K. He stated  
543 that they tried to make the entry ways to these units very inviting with canopies that can be a  
544 painted wood material, and the use of highly detailed windows. The pool deck was at the back  
545 of Building K. He showed many different views and site lines.

546  
547 **Brent Sobczak, President, Casto Communities, 250 Civic Center Drive, Ste 500, Columbus,**  
548 **OH 43215** wanted to explain their thought process on parking. He stated that parking was the  
549 number one driver for all of their projects. It is where they start when putting together capacity  
550 studies and figuring out how many units the site can lay out. This is a little bit indicative of  
551 location, but previous projects will show that people park at 1.5 spaces. He stated that they have  
552 done projects at less than that, in more urban environments, but based on their history, they feel

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553 that this parking ratio needs to be 1.5 because it is the number one amenity for them. They  
554 provide safe, secure, convenient parking.

555  
556 Mr. Sobczak stated that they have a total of 116 units in total, in this project. There are 52 one-  
557 bedroom, and the remainder (64) are two-bedrooms. Buildings I and J come with 2-car attached  
558 garages. Buildings L and K are the podium buildings, so they have parking underneath the  
559 buildings, and Building L has a surface lot behind the building, as well. He restated that, in their  
560 opinion, 1.5 parking spaces per unit are what we would need here. Right now, they have 153  
561 spaces to achieve that. Buildings K, L, I and J show about 20 spaces short. They feel that there  
562 is more than enough on-street parking and overflow available in the public garages.

563  
564 Mr. Sobczak stated that Buildings I and J will speak well to the empty nester market. In total,  
565 there were 10 units, roughly 3,000 square feet/unit, with 2-car attached garages. They think that  
566 the roof-top component adds a very unique amenity, and is very attractive to this market.  
567 He believes that these will be unique in the Cincinnati market.

568  
569 Back to the parking, Mr. Sobczak referred to a slide, showing past projects that have been  
570 completed in the last 3-5 years, in either urban or suburban locations. He compared Bridge Park  
571 in Dublin, Ohio, where they built a 420 unit project, completed in 2018, and they provided just  
572 under 1.5 spaces, and the on-street public parking was included in their parking count.

573  
574 He spoke of German Village in Columbus, Ohio, just outside of downtown, and they allotted 1.5  
575 parking spaces. Another Cincinnati project at the Baldwin Piano Factory was a similar urban  
576 product, also with 1.5 parking spaces per unit.

577  
578 The parking ratio was based on demographics and the prospective residents. Buildings I and J  
579 were considered an empty nester product, with a 2-car attached garage. Buildings L and K were  
580 geared towards the young professional, or young couples. What Casto has seen from these 3 past  
581 projects, was the resident base that they were drawing this proposed 1.5 parking ratio from.

582  
583 Another Casto project that has just completed Phase 1, in New Albany, Ohio, was using a  
584 parking ratio of 1.5. This is a heavy, young professional market, and the parking ratio works  
585 very well there, as well.

586  
587 Another comparison Mr. Sobczak spoke of, was a project just outside of downtown Columbus,  
588 which counter-parks with commercial space. They have 30,000 square feet of commercial space  
589 in this project. It is heavy, young professional – there are many car-sharing, and without cars.

590  
591 Mr. Sobczak felt that their proposed parking ratio for Montgomery Quarter made sense, when  
592 compared with the parking trends over the past several decades. The 21 spaces that fell into the  
593 overflow category, they believed made sense from an economic standpoint, when you look at the  
594 cost of those garages and the utilization of those garage.

595

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596 He showed all on the widescreen a National Apartment Association Parking Study that was  
597 recently published, showing the parking trends over the last several decades, and the average  
598 parking ratio for multi-family, which is consistent with what is being proposed.  
599

600 Chairman Harbison asked if there were any questions from the Commission.  
601

602 Ms. Steinebrey stated that in Building K, there were 36 parking spaces in the parking garage  
603 beneath it. In Building L, it appeared that there were only 46 parking spaces in the parking  
604 garage beneath it, for the 54 units; is that an overage of 24? She asked if they would have  
605 designated parking for them in the residential surface lot that is behind Building L.  
606

607 Mr. Sobczak stated that they would have reserved spaces in the surface lot behind Building L.  
608 Ms. Steinebrey asked how they determined who got the parking spaces in the garage, versus the  
609 surface lot spaces. Mr. Sobczak replied that was usually based on pricing. There will probably  
610 be some specific units on the top floors, on the corner, that would come with a parking space in  
611 the garage. Then it would be up to the residents to choose if they wanted a covered parking  
612 space in the garage, which would come at a cost; or they could take parking in the surface lot.  
613 He noted that in their experience, the covered spots were in high demand. Ms. Steinebrey asked  
614 about the premium for a parking spot, and Mr. Sobczak stated they would probably be from \$125  
615 - \$150 per month for parking.  
616

617 Mr. Dong asked if the resident had one space, and they had a second car, would they be  
618 permitted to park in the public Garages 1 and 2. Mr. Sobczak stated that, in theory, Garages 1  
619 and 2 were public parking spaces, so they could just be like any other Montgomery resident, and  
620 park in the public garage.  
621

622 Mr. Dong asked if there was any control over the spaces; he wondered if they parked there, and  
623 didn't move their car, would that take space away from the office building's parking spaces  
624 during the day. Mr. Sobczak stated that the management of the garage would control their  
625 monthly parking. He stated that Casto was not part of the office component; he deferred to  
626 Mr. Doty for that piece. He believed that the management of the garage would probably tie the  
627 garage leases to the office leases, to be sure there was sufficient parking for their office tenants.  
628

629 Ms. Roblero stated that there have also been discussions about charging for the garage during the  
630 day in order to ensure that other users doesn't monopolize the office parking spaces; however  
631 City Council wants to maintain free public parking during the evening, holidays and special  
632 events.  
633

634 Mr. Dong felt that would be hard to manage. Ms. Roblero stated that the management of the  
635 garage comes under Brandicorp. Mr. Doty stated that the garage operator will address those  
636 situations. They were also looking at the potential of implementing garage equipment controls –  
637 which are the gate arms, so they can police the number of vehicles, and when they go in and out.  
638 He stated that they are currently working through these processes.

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639 Mr. Dong asked about paying for parking during the day, for people wanting to go to restaurants  
640 or to shop. Ms. Roblero stated that they could do validation. Mr. Doty stated that they were still  
641 in discussion, working through the operation and maintenance; they were working through this  
642 process now. Mr. Stull noted that this was the first they have heard that it would be paid parking  
643 in the public garage; it didn't sit well with him.

644

645 Ms. Roblero stated that Staff has been working with City Council on this issue for quite a while.  
646 She pointed out that it is important to understand that some people will take advantage of free  
647 public parking, if it is available. She stated that they have clarified with the Development Team  
648 that nights, weekends, holidays and public events will have free parking. They have talked about  
649 validation, and are still in the process of detailing this garage process.

650

651 Mr. Stull summarized that 1) we don't have enough parking spaces beneath the apartments and  
652 2) the parking spaces in the garage for the apartment tenants will be policed. Where will the  
653 apartment owners move their cars to; he did not understand how the crossover parking could  
654 work. Mr. Sobczak stated that this condition exists a lot in many different projects, with  
655 crossover parking between residential and commercial.

656

657 Mr. Dong stated that this was not a standard in the City of Montgomery. Ms. Stull did not want  
658 that to happen in Montgomery. Chairman Harbison was not in favor of this, either.

659

660 Chairman Harbison referred to page 1 of the letter from Moody Nolan dated July 6, 2020 from  
661 Yanitza Brongers-Marrero. He read the second bullet on the page, noting that this letter did not  
662 include enough information that would generate a finding for equivalency for higher quality. He  
663 pointed out that Building J exceeds the code for height.

664

665 Chairman Harbison did not agree with the third bullet, noting that there was a negative impact to  
666 those residents along Cooper Road – they are “the community”. He did not see any equivalency  
667 provided by the applicant. Chairman Harbison stated that the Commission's job was to protect  
668 the residents.

669

670 Chairman Harbison was not in favor of the 1.5 parking ratio for the city of Montgomery. He did  
671 not want to see residents have their cars towed, or have to run out late at night to move their car,  
672 especially at the price point the applicant was asking for renting the apartments.

673

674 Regarding the equivalency, Mr. Gonzalez stated that they have tried to address the height  
675 concerns and the visual impact of the height in several ways:

676 1) the stepback of the roof penthouse itself, from the main parapet of the building – which  
677 was below the required height.

678 2) the tree line screening

679 3) minimize any impact through activity (noise from residents on the roof deck), by placing  
680 the allocated rooftop area on the development side, rather than facing out towards Cooper  
681 Road.

682

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683 Mr. Gonzalez noted that the penthouse elements did not run the entire width of the building,  
684 which helped to minimize the impact of that elevation. Chairman Harbison felt that this was just  
685 mitigating or lessening the impact; that did not provide an equivalency for higher quality.  
686

687 Mr. Gonzalez pointed out, for higher quality, he could offer: the quality of the materials they  
688 were proposing, the amenity that the roof deck provided for the residents in Buildings J and I.  
689 He stated that this would be a high quality development that people will want to enjoy and visit.  
690 They have addressed the streetscapes, by making it a very walkable community.  
691

692 Chairman Harbison still did not feel that was an equivalent for a higher quality than what could  
693 be achieved through meeting the zoning requirements. He suggested they put the roof deck at  
694 the required height. He stated that the roof top amenity only applied to those living there; what  
695 about the current residents. Chairman Harbison also felt there would be adverse impact to those  
696 people on Cooper Road.  
697

698 Mr. Matre did not feel that people on the roof deck would create an adverse impact to the Cooper  
699 Road residents because their deck area was confined to the other side of the roof, unseen, and  
700 away from Cooper Road. Mr. Matre explained that he had worked on 2 condominiums in  
701 downtown Cincinnati, that were commercial buildings that were converted -- and both have quite  
702 expensive roof decks. He noted that Mount Adams has many. Mr. Matre felt it was an amenity  
703 that added quality to the project. He agreed that there was a small bit of adverse effect, but there  
704 were noise ordinances in place, if it got too loud. Mr. Matre did not feel that the adverse effect  
705 to the residents in the Heritage District was that great.  
706

707 Chairman Harbison pointed out the drawings of the proposed site lines, noting that the roof deck  
708 was taller than their houses. The people would be up there, and even though the applicant will  
709 attempt to lessen the noise by placing the relegated area further away, he was still concerned,  
710 because noise travels.  
711

712 Mr. Harbison explained that we have already raised the height limit significantly from the  
713 original code, and now, the applicant is asking to raise it again. Mr. Gonzalez stated that  
714 Building J was a very limited mass – it was only a 4-unit townhome; its impact, if any, will be  
715 limited to a small area. He felt that some of the existing tree line between the properties would  
716 also greatly help to minimize the visual impact. He noted that there were some evergreens back  
717 there that will provide a buffer.  
718

719 Chairman Harbison was still not convinced that the applicant had provided an equivalency for  
720 higher quality. He explained that the applicant must show how increasing the height and  
721 allowing this to take place was an equivalent for higher quality than if it wasn't there.  
722

723 Mr. Dong asked about the pool area, the open/close times, and if there was a limit to how many  
724 people would be in that area. Mr. Sobczak stated that pool hours were 9:00 a.m. to 9:00 p.m.,  
725 and it would be available to all apartment and townhouse residents, not just that building. He  
726 stated that it was a very small deck, so he didn't expect the capacity to be high. Mr. Dong asked

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727 if there would be management in place to maintain the numbers. Mr. Sobczak confirmed,  
728 pointing out that the pool was more of a marketing tool than actual utilization. He stated that at  
729 most of their communities, there are typically not more than 20 people there on the fourth of  
730 July. Mr. Dong was concerned with the noise that may be attributed to the number of people.  
731

732 Mr. Stull shared the concerns about the equivalency, and agreed with Chairman Harbison on  
733 establishing an equivalency. He felt that the Commission already gave the “give and take” when  
734 they changed the code. He was not in favor of the higher buildings, or granting an equivalency  
735 at this time.  
736

737 Chairman Harbison opened questions to guests and residents.  
738

739 **Mark Stella, 7919 Cooper Road, Montgomery, OH 45242** was very concerned with the height,  
740 originally making exceptions, starting at 40 feet, and now all of sudden it was taller. He felt this  
741 was very much centered around the development. While he was in favor of this new  
742 development, he also felt that the Historic District right next door needed to be considered. He  
743 stated that people on that roof will be looking down on him.  
744

745 Mr. Stella stated that what they are calling a “driveway”, he would call a 3-lane highway because  
746 it is 30-some feet wide, and in some places, close to 40 feet. He noted that people will be driving  
747 in, and as they enter, their headlights will be shining directly into the neighborhood. He stated  
748 that the development is providing a buffer of about 8.5’. He did not know how you shielded  
749 headlights at night with 8.5’ of buffer. Mr. Stella stated that the applicant referred to the  
750 resident’s trees as a buffer, but Mr. Stella stated that the fact is, the developer has knocked down  
751 a lot of their trees – they are gone. He stated that his yard has one tree; there are not acres of  
752 land, he has ½ of an acre. He does not have 15 trees between him and this “driveway”. He felt  
753 that this road was too wide, and there was not enough of a buffer, especially with cars driving in  
754 and out all night long. It won’t be 2 or 3 cars, it could be 80 or 90 cars. This is not a driveway, it  
755 is a road. With a 30-foot wide road, he was not comfortable with 8’ of buffer for them to put a  
756 rhododendron and a viburnum.  
757

758 Mr. Stella stated that his specific home has a power line adjacent to his property, and they need  
759 30’ for that easement. He stated that he had no protection. And it is the same problem, as with  
760 the parking garage – there is no shield for him from it.  
761

762 Mr. Stella stated that the dumpster (for about 100 people), needed a new location, as it was about  
763 15’ from his yard. Mr. Stella was also concerned about the pool being closer to his home than it  
764 was to half of the people in Building L with the accompanying noise and lights.  
765

766 Mr. Stella believed there were many elements that needed to be worked on. He suggested much  
767 better, and more landscaping, and more room for landscaping. He suggested a better plan on  
768 how they will protect the Heritage District residents from the lights. He felt there should be  
769 more than landscaping because there would be lots of cars there. He pointed out that the current

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770 plan held all benefits for the residents of the apartments and condominiums, and not for the  
771 current residents. This did not feel neighborly to Mr. Stella.

772  
773 Mr. Matre referred to an issue that came up many years ago, when they wanted to change the  
774 side yards to allow for side entry garages in the Vintage Club. He recalled that, in order to have  
775 a side entry garage, you needed 28 feet behind it in order to be able to pull in and out of the  
776 garage safely. In his opinion, 28 feet was almost the minimum amount of pavement that was  
777 needed in order to accommodate the garages.

778  
779 Chairman Harbison asked if Ms. Roblero could research this for the Commission. Ms. Roblero  
780 stated that there is a “turning” analysis that the developer can provide, to see if that driveway  
781 width can be changed to make more room for landscaping.

782  
783 **Dr. Bradley Hull, 7893 Cooper Road, 45242** stated that lives in the Cameron-Feintheil  
784 landmark building. He sees himself as a steward of this property. He agreed with Mr. Stella that  
785 the driveway behind Building J is more like a road and will bring 120 vehicles going past his  
786 house on a daily basis. This is not a good situation for the safety of his family. He was  
787 concerned because the driveway was shown in another location on the General Development  
788 Plan.

789  
790 He felt that the City should be providing for the ongoing protection of Landmarks properties, but  
791 felt that Building J will decrease the property value of his home. Two homes just sold in the last  
792 week, sold at a significant loss due to this project. He indicated that the Zoning Code states this  
793 building cannot exceed 40’ in height unless there is a practical difficulty. He did not feel a deck  
794 was a practical difficulty. He challenged anyone to stand in his backyard, and there is no amount  
795 of coverage to remove the presence of that building. Even if the building met the 40’  
796 requirement, it would be taller than his house. He felt this was inappropriate as the previous  
797 building at been 25’ tall.

798  
799 Mr. Hull stated that the Zoning Code called for a brick or stone wall for screening, not a board  
800 on board 6’ fence. He felt that the plans for the planting were not enough and that the comment  
801 that it is heavily forested is a lie.

802  
803 **Kerry Hull, 7893 Cooper Road, 45242** stated that she was supportive of a project, but was  
804 concerned with the lack of screening and the height of the buildings.

805  
806 **Lynn Gottschalk, 7933 Cooper Rd., 45242** agreed with Mr. Stella, in that the dumpster was  
807 located in a terrible location. She assumed that there would be a service that takes the residents’  
808 trash to the dumpsters, instead of them schlepping to the dumpsters. She also felt the service that  
809 will empty the dumpsters will be loud at odd hours of the day – 5:30 a.m. to 7 a.m., possibly  
810 every morning. She stated that this entire concept of the location and noise of the dumpster was  
811 very intrusive. She was concerned with the lighting and noise from the pool, and stated that it  
812 would be loud. She works in Corporate Housing, and has much experience with many apartment  
813 communities in Cincinnati. She pointed out that they will probably have their own community

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814 events and pool parties, especially if it is a young professional market. She did not believe  
815 people would be out there tanning and quiet, especially on the weekends.

816  
817 Ms. Gottschalk also took issue with the lighting and the height of the buildings. She felt that it  
818 would be much more intrusive than everyone else believes.

819  
820 She wanted to comment on the balconies and the roof top decks in Mt. Adams and downtown  
821 Cincinnati – she did not feel that was an apple-to-apple comparison, it was apples and oranges.  
822 There will be people looking out over on neighbors, and that doesn't happen downtown – there  
823 isn't an historic district and people with children who need to get to bed at 8:00 p.m. at night, and  
824 need quiet and peace of mind that they thought they were getting when they purchased their  
825 home.

826  
827 **Robert Bass, 9760 Bunker Hill Lane, Tollgate Condominiums, Montgomery, OH 45242**  
828 asked about the parking spaces, and agreed with others that 1.5 would not work. He stated that  
829 where he lived, many people have 2 cars, and those 2 cars may be in their spots for 2 or 3 days.  
830 He did not feel that they should count on using overflow or excess spaces in the public garages.

831  
832 He asked if the pool and deck was large enough for all of the residents that lived there. Mr.  
833 Sobczak stated that it was; that Casto owned and managed almost 6,000 apartment units, and  
834 they felt that it was appropriate for the market.

835  
836 Mr. Bass did not agree with the 1.5 parking ratio.

837  
838 **Judy Kellerman, 9121 Hoffman Farm Lane, Montgomery, OH 45242** stated that she was  
839 Ronald's Goodman's daughter. They appreciated the Commission's attention to the details  
840 regarding the noise, garbage location, odor drift, light and excessive height of buildings that will  
841 impact the residential areas. People bought their property for peace and quiet and peace of mind,  
842 as well as the security. She was concerned with the noise, especially from the pool, as the units  
843 were very close to their homes. She stated that there was a valley between Cooper and Hoffman  
844 Farm, where it just echoes; having a pool there will make it echo through the valley and sound  
845 even worse.

846  
847 Chairman Harbison closed the meeting to public comment, and asked for Commissioner's  
848 comments.

849  
850 Mr. Dong was not going to repeat his previous comments – they were all still concerns. He also  
851 took issue with the driveway that was around Building J, especially for noise and light. He  
852 would like to see an analysis on the amount of traffic expected in and out of that parking lot. He  
853 was also concerned with the noise and the light from the swimming pool. He pointed out that the  
854 builder has stated that not that many people use it, and he wondered, then why do we have it.

855  
856 Mr. Dong was not in favor of more than 40 feet for the building height; he felt they made enough  
857 adjustment when they changed it from the original requirement to 40 feet. He agreed with the

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858 others that there was a sufficient equivalent offered. He asked what would be for the betterment  
859 of the people of Montgomery, not necessarily the development. He would like to see what they  
860 have done to improve the environment for the residents of Montgomery.

861

862 Mr. Dong addressed the parking, and didn't realize it would be paid parking. He believed this  
863 would be very difficult for the retail and commercial. He did not believe there was paid parking  
864 anywhere else in Montgomery and did not want it here. He felt that this was a sign that there  
865 was not enough parking if we needed to have people pay for parking.

866

867 Ms. Steinebrey's biggest concern was with the parking situation, not only there, but also in  
868 thinking of the public parking lot that is now across from Montgomery Inn. She recalled a past  
869 situation, where the school children parked in public parking, and then walked to class. She  
870 understood that you would need some control over that parking lot. She has seen firsthand that  
871 situation with the school parking; and she felt that could be a big negative.

872

873 Ms. Steinebrey agreed with Mr. Matre about the roof deck. She did not believe that a tenant who  
874 was paying the price for a dwelling here, would be a teenager, or people who are partying  
875 through the night. She believed it will add something to the City, to have that kind of  
876 availability, for only 10 units. She was not concerned with that noise.

877

878 Ms. Steinebrey felt that the pool would bring some noise, but liked it as an amenity. She liked  
879 the idea of keeping the pool. She was concerned with the lights, for the residents. Unfortunately,  
880 we live in a neighborhood, a city – and people need to go places and do things. She felt that the  
881 landscaping needed to be fairly heavy.

882

883 Mr. Matre agreed with Ms. Steinebrey's comments, and had already expressed his opinion about  
884 the equivalency. He was conflicted with the parking, but he had to trust the developer on the  
885 ratio of 1.5. He felt that the people who rented there, would know this up front and would have  
886 to live with it – or not. As for the concerns with the neighbors, Mr. Matre did not know what we  
887 could do, other than make it a nice beautiful greenspace, that would not affect somebody in some  
888 adverse way.

889

890 Mr. Stull felt that we spent a great deal of time laying out a complete set of regulations for this  
891 area. Now, we hear that it wasn't good enough – and they want variations on height, parking,  
892 setback and more. Regarding the parking, he felt we should comply with the regulations, and he  
893 did not agree that there were enough spaces. The pool was very close to the property line; he  
894 noted that he would not be happy if he owned one of those homes near it.

895

896 Regarding the building height, Mr. Stull reminded everyone that the Commission spent many  
897 hours deliberating on the building along Montgomery Road, and now this is right in somebody's  
898 backyard. He was not in favor of this; he suggested the developer revise the plan so that it meets  
899 the zoning requirements.

900

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901 Regarding the equivalency, Chairman Harbison stated that the job of the Planning Commission  
902 for the City of Montgomery, was to protect the residents, especially those in the Heritage District  
903 homes. He felt that this request for equivalency was not neighborly, and they did not  
904 demonstrate anything that could be a finding to send to on to City Council.

905  
906 Chairman Harbison stated that there was departure from the prior approval of the General  
907 Development Plan, depicting the driveway behind Building J.

908  
909 Regarding parking, Chairman Harbison stated that the Vintage Club was a Planned  
910 Development, and there was less density there, so the negative impact was reduced. In this area,  
911 we have already had retailers hire a public company to tow people because there was not enough  
912 parking. When it comes to residential, Chairman Harbison noted that the City's analysis has  
913 planned for 2, per residential unit. He felt that we needed to maintain standards; and just because  
914 others do it, doesn't mean we want it here.

915  
916 Chairman Harbison asked the Development Team if they wished to table this application or to  
917 move forward with a motion. Mr. Sobczak stated that they would like to table this motion; they  
918 will move forward with the feedback from this evening, and return to Planning Commission.

919  
920 Chairman Harbison asked if the Development Team had enough information. Mr. Sobczak  
921 confirmed.

922  
923 ***Ms. Steinebrey made a motion to table the application from Casto for Final Development Plan***  
924 ***Approval for Phase 3 of the Montgomery Quarter.***

925  
926 ***Mr. Dong seconded the motion.***

927  
928 ***The roll was called and showed the following vote:***

929  
930 ***AYE: Ms. Steinebrey, Mr. Matre, Mr. Dong, Mr. Stull, Chairman Harbison*** (5)

931 ***NAY:*** (0)

932 ***ABSENT: Mr. Hirotsu, Mr. Leibson*** (2)

933 ***ABSTAINED:*** (0)

934

935 ***This motion is tabled.***

936

937 **Staff Update**

938 Ms. Roblero stated that this Wednesday, July 22, there will be a public hearing at 6:30 p.m.,  
939 prior to the City Council meeting to discuss the DORA (Designated Outdoor Refreshment Area)  
940 which is proposed to take place at the Market Place of Montgomery, and downtown in the Olde  
941 Montgomery Gateway District.

942

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943 Ms. Roblero stated that the City has received preliminary communication from NAPA Kitchen  
944 and Bar, for potential outdoor dining along Cooper Road, and possibly a few tables along  
945 Montgomery Road. This would go before the Landmarks Commission for approval.  
946

947 Ms. Roblero has a conditional-use permit agenda item for the PC's August 3 meeting for an  
948 esthetician at 10700 Montgomery Road – for a beauty school.  
949

950 Staff stated that she, the Public Works Director, the Fire Chief and the City Engineer have a pre-  
951 application meeting this Wednesday with Sycamore Schools and their architect. They have  
952 recently passed a large levy for capital improvements, and they are looking to put an addition on  
953 E.H. Greene Intermediate School, as well as a complete rebuild of the Junior High School.  
954

### **Council Report**

955 Mr. Margolis thanked the Commission for their attention and involvement regarding the  
956 Montgomery Quarter project.  
957

958 Mr. Margolis was excited about the DORA. He explained that the idea entailed taking a cup  
959 from a participating restaurant and being able to walk around outside in that area with your  
960 beverage. There would be specific hours and age requirements. Many of the restaurants were in  
961 support of this project. He pointed out that this would not change the underlying legality of  
962 drinking and driving or disorderly public displays. He stated that DORAs were already taking  
963 place in Wyoming, Mason and Milford.  
964

965 Mr. Dong noted that Loveland also has one near the Loveland Bike Trail, and it was very  
966 successful. He was in support of a DORA for Montgomery.  
967

### **Other**

968 There was no other business to report.  
969

### **Minutes**

970 Mr. Dong moved to approve the minutes of July 6, 2020, as written.  
971

972 Mr. Matre seconded the motion. The Commission unanimously approved the minutes.  
973

### **Adjournment**

974 Mr. Matre moved to adjourn. Mr. Dong seconded the motion.  
975

976 The Commission unanimously approved. The meeting adjourned at 12:05 a.m.  
977

978

979

980

981

982

983

984

985

986

---

Karen Bouldin, Clerk

---

Michael Harbison, Chairman

---

Date

/ksb

**CITY OF MONTGOMERY  
LANDMARKS COMMISSION MEETING**

*Due to the Stay at Home Order issued by Governor DeWine,  
this meeting was held as a videoconference via Zoom Video Conferencing*

**August 12, 2020**

<u>PRESENT</u>		
<u>GUESTS &amp; RESIDENTS</u>		<u>STAFF</u>
<b>Jason Friedman</b> <b>Ohio CBD Guy</b> <b>9520 Montgomery Rd., 45242</b>		<b>Tracy Roblero, Assistant City Manager / Acting Community Development Director</b> <b>Karen Bouldin, Secretary</b>
<b>Craig Margolis</b> <b>Vice Mayor</b> <b>Montgomery City Council</b> <b>8270 Mellon Drive, 45242</b>		<b>COMMISSION MEMBERS</b> <b>Larry Schwartz, Chairman</b> <b>Jane Garfield</b> <b>Deborah Hutchins</b> <b>Brett Macht</b> <b>Steve Schmidlin</b>
<b>Tim Rollins</b> <b>NAPA Kitchen &amp; Bar</b> <b>9386 Montgomery Rd., 45242</b>		<b>COMMISSION MEMBERS NOT PRESENT</b> <b>David Clark</b> <b>Mark Stella, Vice Chairman</b>
		<b>CONSULTANTS PRESENT</b> <b>John Grier, John Grier Architects</b> <b>Beth Sullebarger, Sullebarger Assoc.</b>

**Call to Order**

Chairman Schwartz called the meeting to order at 7:00 p.m.

**Roll Call**

*The roll was called and showed the following vote:*

**PRESENT: Ms. Garfield, Ms. Hutchins, Mr. Macht, Mr. Schmidlin, Chairman Schwartz (7)**  
**ABSENT: Mr. Clark, Mr. Stella (0)**

**Guests and Residents**

Chairman Schwartz asked if there were any guests or residents who wished to speak about items that were not on the agenda. There were none.

Chairman Schwartz moved the Old Business agenda item after the Council Report agenda item.

**New Business (1)**

***Application for Certificate of Approval for a sign package for Ohio CBD Guy at 9520 Montgomery Road.***

## **Landmarks Commission Meeting**

August 12, 2020

### **Staff Update**

30 Ms. Roblero reviewed the Staff Report dated August 7, 2020, “Application for Certificate of  
31 Approval for Permanent Signage for Ohio CBD Guy at 9520 Montgomery Road.”  
32

33  
34 Chairman Schwartz asked about the actual size of the proposed sign. Ms. Roblero stated it was 60  
35 inches x 60 inches. She felt that the rendering was close to being accurate in terms of proportion.  
36

37 Ms. Hutchins asked if that was the exact location, or if was there some play. Ms. Roblero stated  
38 that was the proposed location and deferred to the applicant for their flexibility in terms of location.  
39

40 **Jason Friedman, Ohio CBD Guy, 9520 Montgomery Rd., 45242** stated that he was the owner of  
41 Ohio CBD Guy. He stated that he owned three retail locations in Covington, East Walnut Hills and  
42 here in Montgomery. He explained they sell safe and natural products, pointing out that they do not  
43 sell marijuana products at his stores.  
44

45 He referred to Ms. Hutchins’ question of sign location and asked if the Commission had a  
46 preference. Mr. Schmidlin suggested that it be equidistant from the top of the building to the  
47 bottom. He felt it looked slightly off, with the window being adjacent to it.  
48

49 Mr. Friedman stated that originally, he had placed the sign lower. He agreed that it might look  
50 better if it was placed a little lower with the bottom of the circle just slightly above where the  
51 window was. Mr. Schmidlin agreed, but also pointed out that if a car was parked there, it might  
52 block the sign. Mr. Schmidlin then suggested that they move it up slightly and center on the head of  
53 the window. Mr. Friedman preferred the lower position, even though a car may potentially obstruct  
54 it. He pointed out that his logo was on the awning, which offered more visibility.  
55

56 Chairman Schwartz asked for the Consultant’s thoughts on the proposed sign package.  
57

58 John Grier read into the record his report, dated August 11, 2020. Mr. Grier asked if there was a  
59 visible address. Mr. Friedman stated that the address was listed on the window of the door.  
60 Mr. Grier felt it would be a reasonable look to move the sign down, aligned with the window or as  
61 Mr. Schmidlin suggested above the window. He felt the sign was overpowering and too large and  
62 would like to see the sign be a little smaller. Mr. Grier noted that the window was approximately 5  
63 feet high. Chairman Schwartz suggested that the sign be slightly smaller, and the top and bottom of  
64 the sign match the height of the window. Mr. Grier agreed.  
65

66 Ms. Hutchins presented a sketch showing the circular part of the sign complementing the basic  
67 rectangularity of the building. She noted that this was just her idea and certainly a mandate of any  
68 kind. She noted that you might then have to have the sign located above the window. Mr.  
69 Friedman liked the concept and thought it looked fantastic.  
70

71 He explained his original intent for the sign, stating that there were limited options as far as signage  
72 given the proximity to the sidewalk and other structures. He was trying to be as compact as  
73 possible, yet still grab people’s attention with the logo. His only hesitation would be that he would  
74 have to go back to the drawing board to redesign the logo.  
75

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76 He stated that, if the Commission would approve moving the sign a little lower - to the window  
77 level - this would be his preference, so that they could get the sign up soon. He stated that he could  
78 then revisit in the future to see if there was another opportunity for signage.

79  
80 Mr. Grier stated that you could make the sign smaller, and center the circle on the square window,  
81 and then have the rectangular sign to the left of that.

82  
83 Mr. Macht liked the circle design. He suggested that the proposed sign be lined up with the head  
84 and sill of the window and centered between the shutters and the end of the building. He would like  
85 to see the sign be as close as possible to the same height as the window. Mr. Grier agreed with that  
86 thought, if the sign was the same size as the glass.

87  
88 Mr. Friedman asked Staff to show on the computer screen a photo of the large windows on his East  
89 Walnut Hills Store, noting that they have this exact signage on the window. This was also the same  
90 as the Covington store. He noted that they were trying to be as consistent as possible.

91  
92 Ms. Garfield agreed that the sign would look nice centered with the window. She had no issue with  
93 the circle. She also liked Ms. Hutchins' idea. She felt if the sign came down a tad and was centered  
94 it would look more symmetrical on the building.

95  
96 Chairman Schwartz stated that he heard a consensus that for the vertical positioning, the center of  
97 the circle should align with the center of the window. What about the question of height – should  
98 the height of the sign match the height of the window.

99  
100 Mr. Macht felt that the sign should just be centered on the window, for the vertical positioning.  
101 Ms. Garfield and Mr. Schmidlin agreed.

102  
103 Ms. Sullebarger agreed with centering the logo on the window vertically. She agreed that the  
104 proposed size was overwhelming. She thought it would look more balanced if the sign were the  
105 same height as the window. As to the depth of the sign, she did not feel that the shallow depth was  
106 an issue because historically, many signs were painted right on the buildings and had no depth. She  
107 did not think a thicker sign was necessary.

108  
109 Chairman Schwartz agreed with Ms. Sullebarger that the size was overwhelming for the building,  
110 and if it matched the height of the adjacent window, it would not look overwhelming. He stated  
111 that the guidelines do say that “the sign shall respect the overall architectural composition of the  
112 building and its scale, while not overwhelming the facade”.

113  
114 Chairman Schwartz asked if the applicant would have an issue with making it match the height of  
115 the adjacent window. Mr. Friedman stated that he liked the Commission's comments, clarifying  
116 that the logo be moved down to align aesthetically with the window. As far as the sign size, his  
117 preference would be to keep the size of the proposed sign; but if the Commission wanted it to be  
118 smaller, he will respect that.

119  
120 Mr. Macht talked about the other sides of the building. He noted that the window head was the  
121 same height as the main entrance door. He asked if there were additional windows, on the other

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122 sides of the building, at that same height. Mr. Friedman stated not that it was just all a brick wall.  
123 He was thinking of a future meeting to discuss a mural idea that he had for that brick wall.

124  
125 After seeing a different view of the building on the wide screen, the Commission was able to  
126 comment more. Ms. Garfield agreed with Mr. Macht, about it matching the header on the door, and  
127 she was fine if there was a consistent line all the way across the building. She felt that the sign  
128 would stand out more if it were 6 inches above and 6 inches below the adjacent window. Mr. Grier  
129 and Mr. Schmidlin agreed.

130  
131 Mr. Grier asked if the applicant was open to removing the shutters. He stated that it was not a  
132 colonial building, and the shutters did not cover the window. He felt it would improve the look of  
133 the building if the shutters were removed. Chairman Schwartz agreed that the shutters did not  
134 enhance the look of the building. Mr. Friedman was not in favor of removing the shutters because  
135 he was not sure what was behind them. He was concerned that it might leave a residue, or he might  
136 encounter another problem. He pointed out a spot the top of the building, where you could see a  
137 white residue on the building. He thought, perhaps there had been a sign there and it did not look  
138 good at all.

139  
140 Mr. Friedman asked why they felt that removing the shutters would improve the building.  
141 Mr. Grier stated that the shutters were meant to imitate the fact that they could be fully closed to  
142 cover the windows. These shutters were little decorative plastic pieces that really did not add to the  
143 building. If something does not add to or complement a building, then it is best to remove it. This  
144 style of a building did not require or was not complemented by the shutters. Ms. Sullebarger  
145 completely agreed. She was not in favor of vinyl shutters, noting that they were used on double-  
146 hung or casement windows, but not on store fronts. They were also not in proportion to the window  
147 openings. Shutters were applied to add interest or color to a facade. She agreed with the idea of  
148 painting the building, she thought it would look great. Mr. Friedman stated that he would  
149 investigate removing the shutters.

150  
151 Mr. Schmidlin did not feel there would be residue behind it. He felt that you could just wash it and  
152 it would look fine. Mr. Friedman agreed to remove the shutters. He stated that they had talked  
153 about painting the building white. Mr. Grier thought that would look very good.

154  
155 Mr. Friedman asked for initial thoughts /opinions about a mural that would be painted on the other  
156 side of the building. Ms. Sullebarger did not think there was any guidance in the zoning  
157 requirements. She stated that art was different than a sign.

158  
159 Staff stated that it would be considered signage if there was any identification of the business.  
160 We have considered trademark images as identification signage, but in terms of true artwork, there  
161 were no regulations. She did not believe that Landmarks had ever had a request for a mural in the  
162 Heritage District.

163  
164 Mr. Friedman stated it would be true art versus anything to do with his business logo. He stated that  
165 he would advise the Commission before he entertained that idea.

166  
167 There were no other comments from the Commission.

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168 Chairman Schwartz asked if there were any comments from guests or residents. There were none.

169  
170 *Ms. Garfield moved to approve the application submitted by Pamela Quinn of Ohio CBD Guy, for*  
171 *a new wall sign and awning at 9520 Montgomery Road, based upon the information dated*  
172 *July 3, 2020.*

173  
174 *This approval is based upon the findings that the application substantially conforms to*  
175 *Section 151.1405 “Design Review Criteria” items:*

- 176 *(d) Design Review Criterion #4 MATERIALS:*  
177 *Ensure the use of construction materials appropriate to the District, the era and the*  
178 *architecture of the building.*  
179 *(e) Design Review Criterion #5 COLORS: Use paint colors appropriate to the District.*  
180 *(g) Design Review Criterion #7 SIGNS: Use sign design appropriate to the District.*  
181 *of the current Montgomery Zoning Code.*

182  
183 *As detailed in the Staff Report to Landmarks Commission dated August 7, 2020 and the*  
184 *“Consultant Report” to Landmarks Commission dated August 12, 2020 by John R. Grier, the*  
185 *Landmarks Consultant.*

- 186  
187 *This approval is contingent upon the following modifications:*  
188 *1) Paint colors shall have a matte or satin finish.*  
189 *2) Circular sign on the wall shall be centered vertically and horizontally to that of the*  
190 *adjacent window.*  
191 *3) Shutters to be removed.*

192  
193 *Mr. Schmidt seconded the motion.*

194  
195 *The roll was called and showed the following vote:*

196  
197 *AYE: Ms. Hutchins, Mr. Macht, Mr. Schmidlin, Ms. Garfield, Chairman Schwartz (5)*  
198 *NAY: (0)*  
199 *ABSENT: Mr. Clark, Mr. Stella (2)*  
200 *ABSTAINED: (0)*

201  
202 *This motion is approved.*

203  
204 **New Business (2)**  
205 *Application for Certificate of Approval for outdoor dining for NAPA Kitchen and Bar at*  
206 *9386 Montgomery Road.*

207  
208 **Staff Update**  
209 *Ms. Roblero reviewed the Staff Report dated August 7, 2020 “Application for Certificate of*  
210 *Approval for Outdoor Street Furnishings for NAPA Kitchen and Bar, 9386 Montgomery Road.”*

211  
212 *Chairman Schwartz asked for clarification on if there would be tables on Cooper and Montgomery*  
213 *Roads or just on Cooper Road.*

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214 **Tim Rollins, NAPA Kitchen & Bar, 9386 Montgomery Rd., 45242** stated that they would like to  
215 try the outside seating along Cooper Road first and see how it worked. He felt that Cooper Road  
216 would be more conducive to outdoor dining, with less traffic than Montgomery Road. It also  
217 provided a flatter surface.

218  
219 Ms. Hutchins asked if they would be including the tables of 6 that were on either side of the entry.  
220 Mr. Rollins stated that they decided to put a round 4-top there on Cooper Road only. In addition,  
221 there would be 7 tables along Cooper Road for a total of 28 seats. He did not have plans for adding  
222 the tables on the Montgomery side.

223  
224 Mr. Schmidlin liked the plan better without any tables on Montgomery Road because it would not  
225 obstruct foot traffic. He suggested that they also had the potential to bring the tables around on  
226 Main Street. Mr. Rollins felt it was too far to get the food to that area in the time necessary.

227  
228 John Grier stated that he met Chris Galinari, General Manager when he visited the site. Mr. Grier  
229 read into the record his report dated August 12, 2020. He stated that the 9' umbrellas would project  
230 because you have about 9' from the building to the center line of the trees. Mr. Rollins stated that  
231 they were now going to use a 7.5' umbrella instead of the 9 foot. The 4-top tables were 60" wide,  
232 so part of the umbrella would extend into the 42" walk aisle, but it was less than if it would have  
233 been for a 9' umbrella. Mr. Grier felt that you would still have to walk underneath the umbrellas.  
234 Mr. Rollins confirmed, noting that the bottom edge of the umbrella was about 7' in height.

235  
236 Ms. Hutchins stated that for the 9' umbrella, the specification stated that it was 8.5' in height,  
237 probably at the point of the canopy. Mr. Grier was in favor of the 7.5' umbrella.

238  
239 Chairman Schwartz asked for Ms. Sullebarger's comments. She stated that all the elements were  
240 appropriate to the District and very tasteful. She felt it would be an asset to the District and to the  
241 business.

242  
243 Mr. Schmidlin was in favor of this application.

244  
245 Ms. Hutchins was also in favor of the application. She had wondered about the social distancing  
246 between the tables, but felt it was already addressed by Mr. Grier.

247  
248 Ms. Garfield asked if the base of the umbrella was loaded with water or sand to keep it from  
249 tipping. Mr. Rollins stated it was heavy, it was an 80 pound, 2-foot flat square base; he felt they  
250 were very substantial. Ms. Garfield asked if the weight of the table and chairs were also heavy  
251 enough so that a good strong wind would not carry them away. Mr. Rollins stated that they were.  
252 He also indicated that there are perforations in the backs of the chairs and in the mesh tabletops,  
253 which eliminated pooling water.

254  
255 Mr. Macht thought it all looked great. He wanted to triple-check that when the umbrella was open,  
256 it was over 6' 8" inches off the finished sidewalk. If it were lower than that, it could potentially be  
257 a head-room clearance for anyone visually impaired. He stated that the ADA guidelines say that it  
258 must be 80" high, so that anyone with a cane doesn't risk bumping their head. Mr. Rollins will  
259 check it.

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260 Chairman Schwartz felt this was well thought-out, well designed, and would be a great addition to  
261 the Heritage District.

262  
263 Ms. Garfield felt this was a great opportunity for the applicant and she felt that it would encourage  
264 people who were not currently interested in dining in enclosed spaces due to the COVID pandemic.  
265 Mr. Rollins stated that they have already put it on social media and have gotten good response.

266  
267 Chairman Schwartz asked if there were any guests or residents who wished to speak. There were  
268 none.

269  
270 ***Mr. Macht moved to approve the application submitted by Tim Rollins for Certificate of Approval***  
271 ***for outdoor dining for NAPA Kitchen and Bar at 9386 Montgomery Road, based upon the***  
272 ***information dated July 27, 2020, provided by the applicant.***

273  
274 ***This approval is based upon the findings that the application substantially conforms to***  
275 ***Section 151.1405 “Design Review Criteria” items:***

276  
277 ***(f) Design Review Criterion #6 LANDSCAPE:***  
278 ***Use landscape elements and street furniture appropriate to the District.***  
279 ***of the current Montgomery Zoning Code.***

280  
281 ***As detailed in the Staff Report to Landmarks Commission dated August 7, 2020 and the***  
282 ***“Consultant Report” to Landmarks Commission dated August 12, 2020 by John R. Grier, the***  
283 ***Landmarks Consultant.***

284  
285 ***This approval is contingent upon the following modification:***

286 ***1) Umbrellas shall have 7.5’ canopies.***

287  
288 ***This approval is further contingent upon the following being submitted to, and approved by this***  
289 ***Commission prior installation:***

290 ***1) Final table layout plans to be approved by Staff.***

291  
292 ***Ms. Hutchins seconded the motion.***

293  
294 ***The roll was called and showed the following vote:***

295  
296 ***AYE: Ms. Garfield, Mr. Schmidlin, Ms. Hutchins, Mr. Macht, Chairman Schwartz*** (5)

297 ***NAY:*** (0)

298 ***ABSENT: Mr. Clark, Mr. Stella*** (2)

299 ***ABSTAINED:*** (0)

300  
301 ***This motion is approved.***

302  
303  
304  
305

## **Landmarks Commission Meeting**

August 12, 2020

### **Staff Report**

306  
307 Ms. Roblero reported that the Planning Commission (PC) has approved the Final Development Plan  
308 for Phase II of the Montgomery Quarter, primarily the commercial buildings that the Landmarks  
309 Commission had reviewed for Block 1 and 2.

310  
311 She stated that an application for the apartments went before the PC for Final Development  
312 Approval, however it was tabled. The Development Team was working on responses to the  
313 comments received from Planning Commission and adjacent property owners about building height,  
314 screening, and overall landscaping. She stated that the rooftop deck and the height of Building J  
315 caused significant concern. The development team was planning to meet with the adjacent  
316 homeowners along Cooper Road to understand their concerns. The building height issue may or  
317 may not result in changes in the architecture that would require the application to come back to the  
318 Landmarks Commission.

319  
320 City Council approved the DORA (Designated Outdoor Refreshment Area) in downtown as well as  
321 in the MarketPlace. The City has sent the application to the State to consideration. Staff is also  
322 working on designs for signage, window clings and cups. There has been significant interest from  
323 eligible businesses to participate.

324  
325 Staff stated that they met with Community Improvement Corporation (CIC) last week to discuss the  
326 Historic Preservation matching grant for the Clarity House Bakery and Tea Room (Jonathan Crain  
327 House Landmark) at 9441 Main Street, Montgomery, OH 45242. The CIC approved a matching  
328 grant of \$15,000.

329  
330 Mr. Schmidlin asked about the status of the bridge and the roadwork for Montgomery Quarter.  
331 Staff stated that the bridge was taken down and construction was going well. Phase II was  
332 projected to last about 5-6 months and was a bit ahead of schedule. The roundabout was anticipated  
333 to be completed by spring of next year.

334  
335 Chairman Schwartz asked about the logo selections. Staff stated that they met the Government  
336 Affairs Committee of Council on Monday to discuss the logo selections and they have approved  
337 what the Commission has seen. She stated that there was a conversation about Chairman  
338 Schwartz's logo suggestion, however, the Committee decided not to move in that direction because  
339 they felt that it competed with the City's logo and wanted they wanted the Board and Commission  
340 logos to be a subset of the City's logo.

### **Council Report**

341  
342 Vice Mayor Margolis stated that the Landmarks Commission was doing a great job. He appreciated  
343 how they maintained the interest of the small business community, and yet their decisions were  
344 long-term.

345  
346  
347 Vice Mayor Margolis stated that he was pleased that Council approved the DORA and reiterated  
348 that Council has received tremendous feedback. Mr. Schmidlin asked when DORA will go into  
349 effect. Mr. Margolis stated that they were going through a process in Columbus, and as soon as it  
350 was approved there, it will be implemented – perhaps in September or November.

351

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352 He wanted to mention some of the issues that PC was going through with the Montgomery Quarter.  
353 Their challenge was how to maintain that balance of meeting the needs of the homeowners on  
354 Cooper Road, as well as those of the new project. They needed to consider keeping the property  
355 values of those historic homes and maintain the economic value of the new apartments that were  
356 going up. He noted that this was a tough challenge.

357

358 **Old Business**

359 There was no old business to report.

360

361 **Other**

362 There was no other business to discuss.

363

364 **Minutes**

365 Ms. Hutchins moved to approve the minutes of July 8, 2020, as amended.

366 Mr. Macht seconded the motion. The Commission unanimously approved the minutes.

367

368 **Adjournment**

369 Ms. Garfield moved to adjourn. Mr. Schmidlin seconded the motion.

370 The meeting adjourned at 9:15 p.m.

371

372

373

374 Karen Bouldin, Clerk

Larry Schwartz, Chairman

Date

375

376 /ksb