

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
NOVEMBER 20, 2017**

Mayor Policastro called the meeting to order at 6:30 p.m. Present were Mr. Brown, Ms. Stalzer, Mr. Bentley, Mr. Kintner, Mr. Thomas and Mayor Policastro. Also in attendance was Building Administrator Don Keyes.

The request was from Dr. Lisa Larkin for Certificate of Appropriateness for the alteration of the building at 3908 Miami Road was not heard.

The second request was from Mobilitie, 120 S Riverside Plaza, Suite 1800, Chicago, Illinois 60606, for placement of a mobile communication antenna on top of the light pole at the eastern side of the Village Square.

Findings of the Building Department Administrator: The antenna has been reviewed by the Village Plans Examiner for safety and the drawings have been modified accordingly. All components are to be painted the same color of green as the current light pole color. The location is to allow mobile communication throughout the Village Square and at locations such as Starbucks, which currently has intermittent service. The location was judged by the Building Department and Mayor to be preferable to an additional pole in the area of the Village Square.

Mr. Terry Schumate, Representative from Mobilitie, said Senate Bill 331 which was signed into law and effective in March of this year, allow the State of Ohio to perform work in the right-of-way. Mobilitie is a company certified by PUCO to install utility poles in the Ohio public right-of-way for the purpose of elevating wireless broadband antennas. Included in the handouts to the members of ARB was an example of how the attachments would look when complete. The site plans will include a note that the pole and equipment are to be painted green to match existing poles on the square. Should they need to be painted in the future they will provide paint specifications. They worked with the Mayor and the Building Department to come up with an existing pole location that would cause the least minimal visual impact. The proposed agreement was sent to the Mayor for consideration.

Mr. Bentley asked if underground trenching was required. Mr. Schumate said no.

Mayor Policastro said he had our Village Solicitor review the contract which clearly states that Mobilitie has the right to put the poles up anywhere in the Village. Mr. Schumate said he does not know if the Mayor got the wrong agreement or if the personnel in agreements at Corporate are too aggressive. He suggested just red lining the line item and deleting it. He suggested having our Solicitor specify which site and that it will be that site only. Anything in the future will have to be negotiated. Mayor Policastro asked about the financial arrangements. Mr. Schumate said Rachel Hanley is prioritizing this project and asked that the Village Solicitor respond to her with any changes so the final documents can be prepared for review.

Mr. Brown moved, seconded by Mr. Kintner to grant a Certificate of Appropriateness for the antenna. On roll call; six ayes, no nays.

Mr. Schumate said installation should begin in spring 2018.

The third request was from CMC Property Management LLC, 10925 Reed Hartman Hwy #200, Cincinnati, Ohio 45242 as agents for Booth Properties, to modify several properties on Beech, Chestnut, Murray and Maple Streets. The goal is to remove chain link fencing in rear yards, landscape the rear and front yards, install cement patios next to the rear porch and install privacy fencing between properties to the extent of the patios. In addition, porch light fixtures

are to be changed and new house numbers installed to allow them to meet the code section 54.41 requiring house numbers to be readable from 45 feet, especially in the rear, where numbers are currently unreadable.

Findings of the Building Department Administrator: The removal of chain link fencing and landscaping requires ARB approval. The landscaping does not require a permit but tree removal does, and permits have been obtained for hazardous and dying trees. The installation of patios was begun before CMC Property Management was aware they needed approval to do the work. Pictures of typical patio size and support are included. No proposed patio has been found to fail adherence to code sections covering patio height or setback requirements. Privacy fencing between patios has not yet been selected. The Requirement of code section 150.01 and 151.100 defines that fencing in the Historic District must be tan, dark brown or black and constructed of wood, steel or aluminum. With approval to install the fences, a fence design will be selected and put before the ARB as soon as possible. Front porch lights are being changed due to multiple hanging lights being damaged by tenants. A new light design for approval is shown in attached pictures provided to ARB members. The Building Department and Police Department have discussed the issue of house numbers on the rear of properties with CMC Property Management. For safety purposes, the numbers should face the street and the rear alley. Some numbers do not currently do that. A larger 4 inch number in stainless has been selected and placement at the rear of the properties will be such that they are readable from the street or alley.

Ms. Sabrina Shouse, CMC, said the goal is to clean up the backyards by putting in patios. The yards are in better shape and are visually more appealing. They also are removing the chain link fencing. Some work has already taken place as they were unaware that ARB permission was required and that there was a permit process.

Ms. Mary Land, CMC, said they have found that tenants would put in their own patios etc. and they are trying to make it look more clean and uniform. The units will be sold with private patios and maintenance free yards. They did retain permits to take the trees out and others they are trimming. Also included will be some stump removals. They are working with Councilmember, Mary Ann Schwartz, to help them pick out the fencing. They are looking for something maintenance free and not wood. It will come back before ARB for final approval.

Building Administrator Keyes said Service Superintendent Scherpenberg did look at the trees and he was in agreement that some trees did have to be removed.

Mr. Kintner asked if it will result in an increase in rent. Ms. Shouse said the goal right now is to clean up the backyards. An increase just because of the fencing etc. is not expected. Ms. Land said an increase in rent would rely on the market. Units that receive new flooring and kitchen appliances could be subject to an increase in rent.

Mr. Thomas verified that what ARB is voting on is (1) Installation/replacement of patios (2) Replacement of light fixtures (3) Installation of numbers on the front and rear of the properties. We will not vote on fencing at this meeting. Building Administrator Keyes said one of the motions should be to allow for the trees to be removed. Mr. Thomas said we would not move to have a healthy tree torn down, nor could we insist on saving a diseased tree. Building Administrator Keyes said the ARB needs to also move to allow to remove the chain link fencing because it is a change to the property.

Ms. Land said they will not be putting fencing up but the concept will be more of a privacy post. It will be painted with an ARB approved and accepted color.

Mayor Policastro moved, seconded by Ms. Stalzer to grant a Certificate of Appropriateness to remove the chain link fencing. On roll call; six ayes, no nays.

Ms. Stalzer moved, seconded by Mayor Policastro to grant a Certificate of Appropriateness to allow for trees to be removed when necessary based on the recommendation of the Arborist. On roll call; six ayes, no nays.

Mr. Thomas moved, seconded by Ms. Stalzer to grant a Certificate of Appropriateness to approve the installation of numbering on the front and rear of the buildings per the sample provided by the Building Department. On roll call; six ayes, no nays.

Mr. Thomas moved, seconded by Mr. Brown to grant a Certificate of Appropriateness to allow for the installation of patios in the rear yard of these units subject to the requirement of the code and inspection by the Village Building Inspector. On roll call; six ayes, no nays.

Mr. Thomas said there are two issues with the lights. (1) Style of the lights that requires approval and (2) Installation of lights where there previously were no lights in the rear of the properties.

Mr. Thomas moved, seconded by Mayor Policastro to grant a Certificate of Appropriateness for the new style and installation of the lights as proposed.

Mr. Thomas moved, seconded by Ms. Stalzer to accept the minutes as written for October 16, 2017. On roll call; six ayes, no nays.

After brief discussion, Mr. Thomas moved, seconded by Mr. Kintner to refer the matter of Lisa Larkin's property and the concerns of Mr. Spinnenweber to Village Council. On roll call; six ayes, no nays.

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Mr. Charlie Thomas
Secretary