



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Alice Jarrell, Clerk of the Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, May 17, 2017

7:00 PM

Council Chambers

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 7:00 PM.

Chair Kenneth Luersen called the meeting to order.

1. Call to Order

Chair Kenneth Luersen: Present, Councilwoman Susan Edwards: Present, Board Member Robert Day: Present, Councilman Connor Leake: Present, Board Member Bond Cavazos: Excused, Town Planner Steve Gyurisin: Present, Clerk of Council Alice Jarrell: Present.

2. Citizens Time

3. Minutes Approval

A. Architectural Review Board - Regular Meeting - Feb 15, 2017 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Susan Edwards, Councilwoman
SECONDER:	Connor Leake, Councilman
AYES:	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
EXCUSED:	Bond Cavazos

B. Architectural Review Board - Regular Meeting - Apr 19, 2017 7:00 PM

Town Planner Steve Gyurisin raises the matter that Agenda Item 5F - the canopy and signage at 6612 James Madison Highway - is not yet complete, and is presently in violation, so the entry on this project is revised to exclude the text saying that this item was marked complete.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Connor Leake, Councilman
SECONDER:	Susan Edwards, Councilwoman
AYES:	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
EXCUSED:	Bond Cavazos

4. New Business

A. 15101 Washington St. - School of Rock - Revised Sign - ZP2017-009

Applicant and business owner Mary Hitchcock presents her design, and discusses the change in font color. Color copies of the design are distributed. Ms. Hitchcock asks that her sign be considered, as her building is housing a commercial business.

Mr. Gyurisin says that the sign appears to meet all the standards, and that the best description of the font is that it is an approved font (Takoma) with slight modifications.

Councilman Leake asks for the total square footage of the sign letters. Ms. Hitchcock says that her 17-foot sign is under 18 feet, as required by guidelines.

Councilwoman Edwards asks where in the guidelines Ms. Hitchcock found language that would allow the requested modifications.

Ms. Hitchcock reads: "The purpose of this is to have these limitations assigned to obstruct views, distract motorists, displace alternative uses for land and pose other problems that

legitimately call for regulation. The purpose is to regulate the size, color, illumination, movement, material, location, height, and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, and the creation of a convenient, attractive, and harmonious community.”

She says that she has done everything these guidelines request.

Councilwoman Edwards expresses her concern with using the proposed font modification on the historic building. Mr. Day also has questions about using an approved font; he feels that allowing the logo as proposed would be a slippery slope.

Ms. Hitchcock feels that the guitar is a vital element of the sign.

Councilman Leake feels in the same way as he did at the last meeting - that the guitar should not be present on the sign that is placed on the house, itself.

Chairman Luersen does not like the lettering, but says that the Board has tied the hands of the applicant.

Hitchcock says that she wants a sign that can be recognized, and that her communications with the former Town Planner did not hint at these present difficulties. Had she known, she might not have leased the building.

Gyurisin says that since the building is zoned B-2, the sign proposed should fall within the Town's guidelines.

Councilman Leake clarifies - since this is a wall sign, its allowed square footage is actually only 9 square feet. He confirms that a banner - a temporary sign - could be an option, but it is only allowed for 45 days, with potential for a further 45-day extension.

Day says that he could approve this sign with an exception to allow for its size.

Chairman Luersen says that he is also prepared to move forward.

Ms. Hitchcock says that she has read through many of the Town's guidelines, and says that the Town should revise them to remove ambiguities.

A motion to approve the sign as proposed does not carry, as the Record reflects.

Chairman Luersen asks whether it would be possible to table this application for further discussion.

Councilwoman Edwards asks if the Planning Commission has authority to change the size of the sign.

Chairman Luersen suggests speaking to the Town Manager, which Councilwoman Edwards says she will do.

Motion to Table this application until the Architectural Review Board's next regularly scheduled meeting.

Result: Approved [Unanimous]

Mover: Councilwoman Susan Edwards

Seconder: Robert Day

Ayes: Day, Leake, Luersen, Edwards

Excused: Cavazos

RESULT:	TABLED [2 TO 2]
MOVER:	Kenneth Luersen, Chair
SECONDER:	Connor Leake, Councilman
AYES:	Kenneth Luersen, Robert Day
NAYS:	Susan Edwards, Connor Leake
EXCUSED:	Bond Cavazos

B. 4410 Costello Way - CMC - Sign - ZP2017-014

Applicant Menzie Pitman spoke to building owner Mike Marsden, who confirmed that he is trying to keep a certain exterior look consistent across all the businesses in the building. He also spoke with Foster's President Michael Cerny, and took guidance regarding design and size from the sign that Foster's has already put up.

Councilwoman Edwards asks whether there is a total square footage of sign allowance for the building.

Mr. Gyurisin and Councilman Leake confirm that as a building located in the B-1 zoning district, there are 36 square feet of sign coverage allowed.

The Foster's sign is 32 square feet, so the balance of the allowance for the building is only 4 square feet. Leake raises the point that when Foster's had come before the Board for its sign, Mr. Marsden had indicated that he would not allow other signs of a similar size on the building. However, the matter of size is a matter for the Planning Commission and the Zoning Administrator. The Board is only approving the appearance of the sign.

Councilwoman Edwards says that she could approve the appearance of this sign, and Mr. Day agrees. Councilman Leake says that he is torn, as he was not on the Board when the business' first sign was approved.

Chairman Luersen confirms placement of the sign at 15 feet above floor level on the side of the building, in the gateway sign area. It would be placed as a mirror image of the Foster's Grille sign, on the opposite side of the building.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Edwards, Councilwoman
SECONDER:	Robert Day, Board Member
AYES:	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
EXCUSED:	Bond Cavazos

C. Washington Street / I-66- BM Smith - Signs - ZP2017-015

Mr. Gyurisin says that the proposed signs are 18 square feet, and will be set more than 10 feet back from the property edge.

Chairman Luersen asks for clarification on the temporary nature of the signs.

Gyurisin confirms that he has deemed it a temporary sign, so there is no action necessary on the part of the Board.

Councilman Leake suggests that the Town refund the applicant's sign permit fee, since no action was necessary.

5. Town Planner Update

Mr. Gyurisin asks if there is a history of chain link fence in the town, as he has received requests for its use and is not quite sure where it falls with regard to the Town's guidelines.

Chairman Luersen says that the historic guidelines say no chain link fencing, though its use on some properties was grandfathered in, in the industrial zoning district.

Mr. Gyurisin is working with SHEETZ to ensure that the new station's proposed signs will comply with the ARB's approvals.

QBE: Councilman Leake recuses himself from discussion, due to a conflict of interest since he has a personal relationship with the applicant in charge of this project - Haymarket Properties Group at 14600 Washington Street.

Councilwoman Edwards says that the Board had approved the concept for QBE, but that the applicant was instructed to come back with greater detail.

Mr. Gyurisin reports that there are 2 site plans pending his review - A Dog's Day Out, and the QBE building.

Chairman Luersen calls Councilman Leake back to the dais, as there is no further QBE discussion.

6. Town Council Update

Councilwoman Edwards shares that the Town Council has been making process approving the proposed Zoning Ordinance, zoning map, and budget for FY2017-18.

Councilman Leake adds that the Council passed a resolution regarding the recent route decision by Dominion Virginia Power, and plans to prepare one to support Somerset Crossing in its opposition of the planned Dominion Power transmission line route, and that there are two appeals pending the June meeting of the Board of Zoning Appeals. He is happy to report that the Town's Earth Day event was a success in spite of the rain; the senior class from Battlefield High School was a great help, but painting still needs to be done, as the weather prevented its completion on the day.

Chairman Luersen thanks the students who helped, on behalf of the Architectural Review Board.

7. Planning Commission Update

Councilman Leake shares that the Planning Commission held a Public Hearing for the proposed Zoning Ordinance, at which the point was raised that its notice may not have met all requirements. As a result, the Commission re-advertised and held a second Public Hearing. It has forwarded the proposed Zoning Ordinance to the Town Council for approval in June.

The buffer modification was considered for A Dog's Day Out, but it is in the hands of Mr. Gyurisin, as the Town's Zoning Administrator. It will be set back, and will be composed of both a landscape buffer and a 6-foot board fence.

Gyurisin says that this buffer modification is allowed under the Town's Zoning Ordinance, and that the fence will come before the Board in due course.

8. Adjournment

A. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Edwards, Councilwoman
SECONDER:	Connor Leake, Councilman
AYES:	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
EXCUSED:	Bond Cavazos

Submitted:

Approved:

Danielle Kijewski, Clerk of Council

Ken Luersen, Chairman

