

November 24, 2015

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, November 24, 2015 at 7:29pm. Other Board members in attendance included: Joel Gruber, Vonda Alberson, Ralph Brown, Ann Harker, and Karen Kuziinsky. Also in attendance was Acting Board Secretary, Kelly Rowlands.

Citizens signing the register: None

Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Mr. Gruber **moved to approve the October 27, 2015 meeting minutes as written**, seconded by Ms. Harker. **Motion carried.** Ayes: Gruber, Harker, Alberson, Brown, and Bayliff. Nays: None. Ms. Kuziinsky abstained from the vote.

Chairman's Introduction

Chairman Bayliff explained Board procedure to all present to include the order of business; the appeal process; citizens wishing to speak for or against a request; and the acquisition of all required permits upon any approval.

Citizens Comments Not on the Agenda

There were none.

New Business

2016 Annual Plan – Chairman Bayliff stated that 2016 Annual Plan is pretty much the same as what is done each year. Making sure that the Design Manual Guidelines get out to the community, especially since they have been updated within the last few years is part of the Annual Plan. As well as seeking grant opportunities, exploring opportunities to work with the Downtown Tipp City Partnership, and developing and disseminating new promotional materials to further the purposes of the Restoration Board and communicate the advantages of a strong Historic District.

Chairman Bayliff then asked if anyone had anything to add to the 2016 Annual Plan or if they had any issues with the Annual Plan.

Being no further discussion Mr. Brown **moved to approve the 2016 Annual Plan as presented**, seconded by Ms. Harker. **Motion carried.** Ayes: Brown, Harker, Bayliff, Gruber, Alberson, Kuziinsky. Nays: None.

Old Business

Mr. Brown questioned how City Council voted on the applicant that requested removal of the property located at 10 E. Walnut Street from the Old Tippecanoe City Restoration and Historic District.

Ms. Alberson attended the City Council meeting the night the item was voted on and discussed. She stated that City Council upheld the recommendation made by both the Restoration and Planning Boards to deny the request. Going further, Ms. Alberson explained that a couple of the Council members did make comments that the list of acceptable materials that can be used in the Historic District might need to be expanded. One Council member was very pro property rights. No one should be able to tell a property owner what they can or cannot do with their property.

Ms. Harker commented that that is true until you purchase something within the Historic District.

Mr. Brown noted that City Council is slowly phasing out the Historic District.

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Chairman Bayliff said it is her opinion that City Council has done a very good job at continuing to support the decisions of the Planning and Restoration Boards. At least in the last few situations.

Mr. Brown agreed with Chairman Bayliff, but felt they have an opinion to throw out the Historic District. When is it going to become a majority? Then residents in the Historic District are going to be left with houses that aren't worth as much.

Mr. Gruber agreed that the opinion of the City Council is changing. They have been supportive of the Restoration Board thus far, but the value of the Historic District might not be what it once was to Council members.

Chairman Bayliff mentioned that maybe Matt Spring, City Planner/Zoning Administrator, could provide further information to the Restoration Board members regarding what codes there are to account for the Board's existence. At the next meeting, Mr. Spring can address the concerns about the possibility of the Restoration Board being non-existent.

Continuing, Chairman Bayliff remarked that the amount of time, effort, and money that went into updating the code a few years ago was a good indication that City Council was supportive of the Restoration Board's existence. But, Council members do change frequently, so the Restoration Board members just have to hope that the support continues as new City Council members are elected.

Mr. Brown noted that it is just becoming a concern. As more than one person is getting boisterous about allowing residents to do what they want to do. They are supportive today, but what is going to happen when there are five members that share the same opinion. The appeals process was eliminated due to the fact that people felt that they could override a decision based on their personal opinion rather than what the guideline stated. Where the Restoration Board stands really needs to be discussed further at the next meeting.

Ms. Kuziinsky brought up the recent article in Ohio Magazine, which named Tipp City as one of the best hometowns. If you look at all the hometowns mentioned, the one thing they each have is a historical district. This is something that City Council needs to see. A historic district is important.

Mr. Brown commented that the Historic District has brought people to the community and continues to be a draw for visitors.

Chairman Bayliff stated that these comments tie into Number 6 on the 2016 Annual Plan – keep communicating the advantages of a strong Historic District.

Ms. Harker shared that the Tipp Gazette had a very good explanation of this particular case and that is how she learned that City Council upheld the recommendation of the Restoration Board.

In conclusion, Mr. Brown once again expressed concern that City Council members are expressing opinions against the Restoration Board openly to the community, rather than behind closed doors.

Miscellaneous Business

There was none.

TIPP CITY, MIAMI COUNTY, OHIO

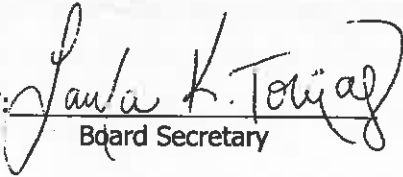
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Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Alberson **moved for adjournment**, seconded by Ms. Harker and unanimously approved. **Motion carried**. Meeting adjourned at 7:39 p.m.

ATTEST:


Board Secretary

APPROVED:



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