

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD**  
**May 26, 2022**

The Wyoming Architectural Review Board (ARB) met on Thursday, May 26, 2022 in the City Building Conference Room. The meeting was called to order at 7:20 PM by Chair Gene Allison. Attendance was as follows:

**MEMBERS:**

Gene Allison, Chair  
Dean Lutton

**ABSENT:**

Mark Browning  
Scott Kyle, Secretary

**STAFF:**

Megan Statt Blake, Community Development Director

**OTHERS:**

Sara Aschliman, Owner and Architect for 424 Springfield Pike

**REVIEW OF A DEVELOPMENT PLAN EXEMPTION APPLICATION IN ACCORDANCE WITH CHAPTER 1133 OF THE WYOMING CODIFIED ORDINANCES FOR WYOMING COMMUNITY COFFEE AT 434 SPRINGFIELD PIKE**

Ms. Statt Blake explained that business owner/property owner Sara Aschliman received approval of a Development Plan Exemption in 2017 when the former Independent You retail store was converted to Wyoming Community Coffee, and subsequently received approval from the ARB under a Development Plan Exemption for the rear pavilion in 2021. ARB is asked to consider the current request for a Development Plan Exemption for a rear addition to the building and associated south (side) façade alterations.

Ms. Aschliman explained that the coffee shop has the good problem of having outgrown its space and needs more kitchen/food prep space, as well as roasting space, storage space, and an additional espresso machine. The addition to the rear of the building will house the kitchen and dishwashing operation, having interior glass walls between the seating area and roasting room, and between the roasting room and kitchen/dish room. Additionally, new glazing and seating are being added to the south side of the building, in concert with her new development next door at 432 Springfield Pike, which had previously been reviewed by the ARB. The exterior material of the addition will be cement board siding in the same color family as the front façade glazed tile. The awning on the south side of the building will be standing seam metal or copper. The new exterior windows and counter on the south wall will be 42 inches above grade, which will match the interior counter height.

The utility corral/enclosure will be 6 feet tall and have horizontal slats. The proposed mural will be reviewed under a separate permit in the future.

Mr. Allison inquired about fire separation at the end (east) wall to the neighboring building at 11 Wyoming Avenue, and Ms. Aschliman responded that a 1-hour rated wall will be installed for the east exterior wall, and the south wall will be considered as needed depending on the number/percentage of unprotected openings vis-à-vis the fire separation requirements of the building code, perhaps via an easement on 432 Springfield Pike.

Mr. Lutton suggested that Ms. Aschliman investigate the possible requirement for the 42" exterior counter to provide for a 36" high accessible area. Ms. Aschliman noted she is committed to provide equal access for all abilities and will investigate the requirement and make modifications as appropriate.

Mr. Allison moved to recommend approval of the Development Plan Exemption with the design as submitted, seconded by Mr. Lutton. The motion passed unanimously. Ms. Statt Blake invited the applicant to submit their finalized building plans once drawn, and the zoning certificate will be provided at that time to include with the building permit submittal to Hamilton County.

#### **MISCELLANEOUS**

Ms. Statt Blake provided an update on the Village Green Development Plan. The City Manager met with the designer(s) at Champlin Architecture and they will be proposing alternate designs for the performance pavilion. This will come back to ARB once received, potentially late June or early July, and from there will go back to Planning Commission, then City Council.

#### **ADJOURNMENT**

Mr. Allison moved to adjourn the meeting, seconded by Mr. Lutton. The motion passed unanimously. The meeting adjourned at 8:11 p.m.

Respectfully submitted,

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Megan Statt Blake,  
Community Development Director  
Secretary of the May 26, 2022 Meeting

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Gene Allison,  
Chair of the Architectural Review Board