

**CITY OF MIDDLETOWN  
ARCHITECTURAL REVIEW BOARD  
MINUTES**



**DATE:** Tuesday, March 2<sup>nd</sup> 2021  
**PLACE:** Conference Room 3C, One Donham Plaza 45042  
**TIME:** 4:30PM

**MEMBERS PRESENT:** David McCauley-Myers      Jeremy Loukinas      Monica Nenni

**STAFF PRESENT:** Ashley Combs, Planning Director  
Devra Wells, Zoning Administrator

**OTHERS PRESENT:** Tim and Megan Schmale

**CALL MEETING TO ORDER**

Chairman David McCauley-Myers called the meeting to order at 4:30PM. Ashley Combs, Planning Director, called the roll. Three members were presented and constituted a voting quorum.

Ms. Combs noted that applicants, Tim and Megan Schmale, were present for any questions.

**APPROVAL OF MEETING MINUTES**

Mr. McCauley-Myers called to approve the minutes from July 29, 2020. Ms. Nenni seconded the motion. Jeremy Loukinas was not present at the meeting on July 29, 2020 and so abstained from the vote. Ms. Nenni and Mr. McCauley-Myers voted in favor for approving the July 29, 2020 minutes as submitted. Motion carried.

**CASE 1-21: 4717 MILLER RD - NEW BARN**

Mr. McCauley-Myers introduced the case as a request by applicants Tim and Megan Schmale for approval of the application for a new barn at the property located at 4717 Miller Road Middletown, OH 45042.

Devra Wells, Zoning Administrator, presented the staff report.

Ms. Wells stated that a request was received from Tim and Megan Schmale for approval of a variance for the building material used on an accessory structure that is over 200 sq. ft in size. The proposed barn is 45' x 30' size which is 1350 sq. ft. and the proposed building material to be used is steel panels to match existing barns on the property. The accessory building requires review and approval by the Architecture Review Board due to the structure being over 200 sq. ft. and not meeting the Middletown Development Code requirement that at least 50% of all sides of the accessory structure match the primary exterior material and approximate color as the front of the existing building. The property is located at 4717 Miller Road Middletown, OH 45042.

Ms. Wells stated that the proposed building materials to be used are Pro-Rib® steel panels to match existing barns on the property.

Ms. Wells stated that the Middletown Development Code was updated in 2020 and the provision for accessory structures over 200 sq. ft. to match at least 50% of all sides as the primary exterior material and color as the front of the existing primary building became in effect on November 6, 2020. The provision was added so that accessory structures would better fit in with the character of a residential neighborhood. The proposed barn is not visible from the street.

Ms. Wells explained that the Architectural Review Board has the ability to grant variances to the architectural standards provided that they find the following:

1. That the intent of the architectural standards is upheld;
2. That the applicant clearly demonstrates that the strict enforcement of the architectural standards causes an undue hardship; and
3. That an exceptional and extraordinary circumstances exist which would not be found elsewhere in the community.

Ms. Wells stated that each staff report packet included the application submitted, property photo, barn elevations and plans, and site plan.

Ms. Wells concluded her staff report.

The board discussed the application. Mr. Loukinas asked if there were other buildings on the site and the applicants confirmed that there are. Mr. Schmale stated that the property is 64 acres in size and although he understood the purpose of the statue, his property is not located in a subdivision. Mrs. Schmale stated that this property is her family farm and her grandparents had a horse farm on the property. There are also adjoining properties of 90 acres that are owned by her family. She clarified that the building is an agricultural building where tractors and equipment for the property will be stored rather than an accessory building. Mr. McCauley-Myers asked if the applicants had any intention of subdividing the property for other purposes. Mr. Schmale said they had no plans to subdivide in the future in terms of the next 30 years. Ms. Nenni asked if the barn would be used to house any livestock or if any livestock were housed in any of the other buildings on the property. She also asked if the property is still farmed. Mr. Schmale said he doesn't personally farm the property but it is rented and farmed by others. Mrs. Schmale added that according to Butler County the property is an agricultural farm.

Ms. Nenni thanked the applicants for submitting the application and going through the process before building the structure.

The board and the applicants discussed the surrounding properties and when they were subdivided for the development of the neighborhoods that are currently located next to the farm.

Mr. McCauley-Myers stated that he asked Ms. Wells to provide pictures of the other buildings on the property since the application stated that the new barn would be built to match the existing structures. The board examined the photos and asked questions concerning when the buildings were built and by whom. The buildings were built by the applicants' family members. Mr. and Mrs. Schmale stated that the new building is being built on the site of an existing barn that was demolished due to deterioration and unsafe conditions. They said the old barn was used to house equipment as well.

Ms. Nenni asked if the building was being built on the old foundation. Mr. Schmale stated that the foundation was concrete and has been extended and modified to meet the current Building Code requirements.

Ms. Nenni asked for the reason behind the decision to build the new building in the style of the existing red barn rather than the style of the closest existing barn or the house. Mr. and Mrs. Schmale stated that the original house was built in the 1800's and that it has been added on to over the years until it has a unique style that could not be replicated. The primary structure was built over the years with the materials that were available at that time.

The applicants also stated that they decided to use metal rather than wood for the new structure due to the cost and ease of maintenance.

Ms. Nenni stated that reason falls under the undue hardship requirement of the Middletown Development Code.

The applicants discussed the continued maintenance required for the wood materials used on other structures on the property.

Ms. Nenni stated that the fact that property is agricultural also speaks to the unique circumstances that are not found on other properties. Mr. McCauley-Myers agreed.

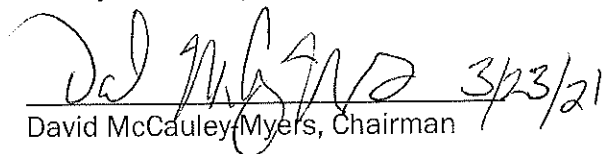
Mr. McCauley-Myers made a motion to approve the application given that the property and structure are agricultural in nature and the size and distance from the adjacent subdivisions. Mr. Loukinas seconded the motion. The motion for approval carried unanimously through roll call.

The board and applicants discussed the future of the property and its current uses. They also discussed its unique nature in Middletown.

Mr. McCauley-Myers asked if there was any new or old business that needed to be discussed. Ms. Combs introduced Ms. Wells as the new Zoning Administrator and she was welcomed by the board members. The board also welcomed Mr. Loukinas as a new member.

#### ADJOURNMENT

With no further business, Mr. McCauley-Myers made a motion for adjournment. The motion for adjournment passed unanimously and the meeting ended at approximately 4:49PM.

  
David McCauley-Myers, Chairman 3/23/21

  
Devra Wells, Zoning Administrator