

MINUTES

CITY OF REYNOLDSBURG DESIGN REVIEW BOARD DECEMBER 3, 2009 6:30 PM

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mr. Lane Beougher Mr. Richard Hudson Mr. Kevin Bainter Mr. Scott Baker Mr. Thomas Eller Mrs. Pamela Boratyn
Others Present:	Mr. Aaron Domini

2. APPROVAL OF MINUTES OF NOVEMBER 5TH MEETING

Chairman Comeaux: I believe all of us received copies of the minutes in our packets. Were there any additions, deletions, corrections to those minutes? (No response.) Hearing none, they'll stand approved as distributed then.

3. APPROVAL OF AGENDA

Mr. Comeaux: We have an agenda in front us. This is a revised agenda that Aaron just handed out, so we'll go ahead and approve that as well. You just had that one addition, is that right, Aaron?

Mr. Domini: Two items 5, 6471 East Main Street, Car Quest (5398DR); Item 6 6240 East Livingston Avenue, Chi Boi is the applicant (5399DR).

4 PUBLIC COMMENT

Mr. Comeaux: If there is anyone here to comment generally on subjects that aren't going to be one of the applications later, now is the time to come forward. (No response.)

5. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers the oath.)

B. OLD BUSINESS

1. 7424 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: DUANE GLASS (5387DR). PAINTING SINGLE-FAMILY HOUSE IN THE HISTORIC DISTRICT.

Mr. Comeaux: This is a carryover from last month, right?

Mr. Domini: Yes.

Mr. Comeaux: And is the applicant here?

Mr. Domini: He is not going to be here.

Mr. Comeaux: Okay. He's not going to be here and did you know that? Did you know that before just now or—

Mr. Domini: I knew it between 3:30 and 4 o'clock.

Mr. Comeaux: Okay. Great. Can you give us an update then on where we stand on the issues we talked about last time?

Mr. Domini: Yes. Obviously, nothing's been corrected. The applicant gave me a paint name which I personally wasn't sure why it wasn't downloaded for us and printed. He was unable to present me with the materials. And it's a Jersey Cream is the color he's proposing. Now, I told him I would present this to the Board and let the Board determine what they wanted to do with it, but I told him typically we would like the applicant to be here. So I'll pass this around. I don't think I have enough color copies for everybody so I'll walk around and maybe you can share.

As I told him at the last meeting, we wanted a comprehensive review of presentation of all the changes he was going to make. Obviously, there's many things going on here. He told me that he was comfortable with the back door. He affirmed to me it was a back door. It was full glass pane door which the glass was broken out of and plywood was affixed to the inside of that frame. He wanted to leave it that way for now. The front door is black. He wanted to leave that. The roof on the front of the house, it's a standing seam metal roof in a maroon/burgundy. He proposes to leave that maroon as well. The trim, he indicated he wanted to leave that white. The only change he is proposing as of now is that Jersey Cream color to be the primary color of the house. So our options tonight are to approve this Jersey Cream. Any other changes, he would have to pay another \$50, file an application and come back to the Board. He knows that. I guess as the staff, I feel like I want the house painted. I don't know if he'll do it. He'll probably tell us it's too cold and he won't be able to do it until April. Who knows what's going to happen with his court case. Will they continue it because of the cold? My opinion is it's a self-created hardship at this point but-- or we approve or we deny it. I don't think we can table it, because I believe the applicant has to request it to be tabled. So I think that's where this stands.

Mr. Comeaux: Does anybody have any questions for Aaron?

Mrs. Boratyn: I have one. I don't know if you know this, Aaron. Do you know what they did in the court's case? Do you know if they continued it for two weeks, a week? Do you have an idea? If he didn't show—

Mr. Domini: I believe at one point there was a warrant, a bench warrant for his arrest because he didn't come to court.

Mrs. Boratyn: Okay, but—

Mr. Domini: But I don't know if that still holds true or not but if somebody doesn't show up for their court date, that's what happens.

Mrs. Boratyn: Right. Well, at some point, he's going to have to paint it – I mean, at some point they're going to order him to paint it so—

Mr. Comeaux: And, Aaron, if you can just remind me that the back door – was that part of the court case in terms of – I mean, because I think we discussed last time that one of the options for him would be to replace in a substantially similar – under the general maintenance provision where we don't have an opportunity to review it.

Mr. Domini: Replace the full glass.

Mr. Comeaux: Right.

Mr. Domini: But the reason that plywood is there is because he has a full glass pane back door, nobody back there watching the building, nobody lives there—

Mr. Comeaux: Sure.

Mr. Domini: --easy to kick in. As far as the building code goes which is – he needs to have a protective treatment. That's what he needs to do. He needs that protective treatment. And our code requires protective treatment, no exposed trim or wood on a structure, so he'd have to paint it.

Mr. Beougher: Well, the Jersey Cream is a little less bold than what he brought last time.

Mr. Domini: Saucy?

Mr. Beougher: Saucy—

Mrs. Boratyn: Gold.

Mr. Beougher: Gold. Yeah, that was – yeah, if I was driving down Main Street I'd notice that house. This is in the range of what the color was originally and now what's left – I mean, on the shingles but you know, it's like you said, he needs to paint it a color. I don't know that painting is going to cause any harm and this is – I can live with this, I think.

Mr. Comeaux: Okay. Anybody else have any questions or comments on this? I guess my only thought is, is that let's get him to paint it and then if there's a compliance issue with regard to the door, he's got to go through your process and we'll deal with that when he runs afoul of it. The alternative would be to say we're not approving the color until you have a full site plan, for lack of a better way of putting it, but I think I'd rather see the place painted than give him anymore reason to delay.

Mr. Domini: Right.

Mr. Comeaux: That's my personal opinion. Any other comments? Can I have a motion?

Mr. Beougher: I'll move to approve—

Mr. Comeaux: That the color for Jersey Cream.

Mr. Beougher: They call it Jersey Cream. The color only.

Mr. Comeaux: I have a motion. Can I have a second?

Mr. & Mr.???: I'll second.

(Mr. Domini called the roll. Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Beougher voted "yes.")

C. NEW BUSINESS

1. 6960 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: JOHN HENRY, BURGER KING, (5394DR). EXTERIOR PAINT.

Mr. Comeaux: Would you please come forward, sir. And, again, if you could sign in there and then state your name and then Aaron's going to give us a very brief presentation, and then we might have questions for you, I'm not sure.

Mr. Domini: Burger King is doing a complete store remodel. I noticed that the building was painted when I was just driving down the street as of recent. This is something that has to go before the Board and I contacted the applicant and told him he needed to file the necessary paperwork and come before the Board. I don't think he realized that that would require a review. This was the building before and these are

pictures that I took. So the major change is in this band around the bottom as well as the roof color. Part of the roof, as you can see here on this roof pitch that's angled was blue. It's all blue now and there is a stronger brown band around the bottom. This glass, I think, just to catch you up to speed, not something this Board looks at but it's all being replaced, the whole dining area is being torn out and remodeled. You know, I was happy to see this. This is a very – this building was showing its age for a franchised eatery so it's a positive change. So I just felt that we needed to make this applicant follow the process. That's all I have.

Mr. Comeaux: Sir, if you can step up to the podium and give your name.

Mr. John Henry: John Henry.

Mr. Comeaux: Does anyone have any questions for Mr. Henry?

Mr. Beougher: Why blue?

Mr. Henry: That's the corporate spec for Burger King.

Mr. Beougher: Thank you.

Mr. Comeaux: Yes. Any other questions, concerns? Like Aaron said and I'm sure he's talked to you, ideally we talk to you beforehand so that we can talk about does this fit into the whole thing. Some of it's water under the bridge or what have you. Are there any other questions or comments then on the changes? (No response.) Can I have motion then?

Mrs. Boratyn: I'll move to accept.

Mr. Comeaux: And can I have a second?

Mr. Eller: I'll second.

(Mr. Domini called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes.")

Mr. Comeaux: Motion carried. It's approved.

2. 2793 TAYLOR ROAD, REYNOLDSBURG, OHIO: APPLICANT: BRIAN LORENZ, WALMART (5395DR). COLOR CHANGES TO EXTERIOR FROM APPROVAL ON OCTOBER 1, 2009.

Mr. Domini: This is an application we've seen before.

Mr. Comeaux: Yes.

Mr. Domini: The applicant simply is changing the color again. It's not significant. There is no wiggle room in the code for me to make an administrative determination on this so I asked him to come before the Board. But we approved this two meetings ago for almost the same change and I believe what I've noted is that P103 – Mr. Wrenz, correct me if I'm wrong, P103 and as well as the roofing material is changed.

Mr. Brian Lorenz: Basically your biggest change there – it's on the standing seam metal roofs which are blue now. We're – I'll get the right color here.

Mr. Domini: What I have – excuse me, what I have on the bottom was the original submittal, the illustration on the top is in the new submittal. So I believe the standing seam metal roof and there was another color on the front that changed?

Mr. Lorenz: Just look at the rendering, really. The colors are all the same except for the standing seam metal roof. It's changed from what they'd called lead coat to age bronze. More of a request from the landlord just to try and help with some consistency there in the Center, so that's really it.

Mr. Comeaux: So that came from the landlord? Is that what you said?

Mr. Lorenz: Yes.

Mr. Comeaux: Are there any questions for Mr. Wrenz?

Mr. Lorenz: It's actually Lorenz.

Mr. Comeaux: Oh, Lorenz.

Mr. Lorenz: That's okay. L-o-r-e-n-z.

Mr. Comeaux: Okay. That'll work. Thank you.

Mr. Lorenz: No problem.

Mr. Comeaux: Are there any questions for Mr. Lorenz? (No response.) Hearing none, can I have a motion, please?

Mr. Beougher: I move to approve.

Mr. Comeaux: Can I have a second, please?

Mr. Baker: I'll second.

Mr. Comeaux: The motion was seconded.

(Mr. Domini called the roll. Mr. Baker voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes.")

3. 2100 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: PAUL LOPP, PAULIE'S RESTAURANT, (5496DR). NEW WALL SIGN; REFACE GROUND SIGN; REPLACE GRAPHICS; RECOVER EXISTING MARQUEE AWNING.

Mr. Comeaux: Can you please come up and say your name for the record, sir, and Aaron will give us a brief presentation.

Mr. Domini: This is a re-branding of an existing eating establishment in the Day's Inn. I was happy to see this come forward. As the Board knows, we're trying to make a lot of positive changes in this area and I saw this as another move in the right direction for the Brice and Livingston area. I think the owner is with us today which is nice. This was formerly Abner's Restaurant and they're basically doing a re-branding to the Paulie's Restaurant. What we're going to do is re-cover the existing awning, replacing the existing wall sign with a channel letter sign and replace the face and ground sign. This is an illustration showing basically the ground sign here, the new wall sign which is going to go right here and the marquee over the west entrance, so these are all replacements. This new marquee style, Manhattan style awning is going to look nice. I think the existing one was actually ripped and torn so it will be a huge improvement from what it was. The ground sign is just a face change, it's not a new ground sign. Typically we haven't required them to put a brick base on a face change. And then the wall sign here, these channel letters showing the Paulie's sign at the top left. If you look closely in the top right, it shows the original awning, so you can see how that's changed to black. That's all I have. It meets all the standards that we're basically looking for.

Mr. Comeaux: Sir, if you can give your name for the record, then we'll see if there are any questions for you.

Mr. Steve Moore: Sure. My name is Steve Moore with Moore Signs. This is Paul Lopp. He's the owner of the restaurant.

Mr. Comeaux: Are there any questions for either of these gentlemen?

Mr. Moore: One thing I'd like to point out is that there is actually two marquees that are going to be changed. There's the one that you're showing is the marquee that is on the north side of the building that is the entrance to the lounge, and then there's the one that Aaron pointed out, is basically identical except that its depth is significantly less and it is on the west elevation of the building, but their appearance is the same, it's just that their depth is different.

Mr. Domini: Okay. Thank you.

Mr. Moore: And it may have been my drawings looked so similar.

Mr. Beougher: Just to clarify the order of the sheets, excuse me for a moment, the north facing side of the street is going to say Paulie's Lounge and the west facing Brice Road will say Paulie's Ristorante?

Mr. Moore: Correct. Because there're basically two parts of the business, the lounge and the restaurant, they're two different rooms. I don't think they have – Paul could answer that, but I don't think they have entrances from one to the other. I think you have to go through the hotel to get to the one or the other.

Mr. Baker: Aaron, do you know what color of the existing awning is on the sides or they're proposing it to be black?

Mr. Domini: The illustration that was submitted, I believe it was a tan, is that correct?

Mr. Moore: The –

Mr. Lopp: The canvas itself is green.

Mr. Domini: Green.

Mr. Moore: Teal green.

Mr. Domini: It is going from that teal green to a black on both awnings.

Mr. Baker: Is there any reason that we went with a white face instead of something that matches the existing building?

Mr. Moore: Just to help the new graphics be seen a little bit better and the existing canopy is also a new color.

Mr. Comeaux: So there are – when you say there are two marquees, they're both existing now, is that correct?

Mr. Moore: Yes.

Mr. Comeaux: And I know we had an issue with – there is some regulation about signs facing two separate roads. Just to let – I don't know if you ran into that – it now – because it's replacing the existing, it would be a different thing but I just wanted to point that out.

Mr. Domini: It does. It faces Eastgreen and Brice Road so he has – he's both signs.

Mr. Comeaux: Right. Okay. Are there any other questions for the applicant?

Mrs. Boratyn: I move to approve it.

Mr. Comeaux: I have a motion. Can I get a second?

Mr. Bainter: Second.

Mr. Comeaux: We have a motion to second.

(Mr. Domini called the roll. Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes.")

4. 1363 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: LIBERTY TAX SERVICE (5397DR). FACE CHANGE.

Mr. Domini: This sign should look familiar to you.

Mr. Comeaux: Ah, yes.

Mr. Domini: I will note that the sign has been painted and repaired thanks to our code enforcement officers.

Mr. Comeaux: Okay. You mean the supports and—

Mr. Domini: Yes. It's painted in this photo. And this was a reader board with a marquee kind of reader board. What he's doing is changing that out from a reader board to face changes or face panels for his tenants. We have to review face changes now for Commercial Overlay. That's why we have this applicant here before us today. I don't have any issues with the face change at all.

Mr. Comeaux: Say your name for the record.

Mr. Michael Arnow: Michael Arnow.

Mr. Comeaux: And there are no other sign changes on this? Any questions for the applicant? (No response.) Hearing none, can I get a motion?

Mr. Hudson: I move.

Mr. Comeaux: We have a motion for approval, I take it?

Mr. Hudson: Yes.

Mr. Comeaux: And can I get a second?

Mr. Eller: I'll second.

(Mr. Domini called the roll. Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Eller voted "yes.")

5. 6471 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: JILL WADDELL, CAR QUEST (5398DR).

Mr. Comeaux: If you can come up here, Aaron will give us a brief presentation and then if you just give your name and we can go from there.

Mr. Domini: What the applicant is proposing is to remove signage for Car Quest which was on the awning. Currently, that's shown in the bottom left corner. I apologize, the scan was not that good, but you can see it right here. That's the Car Quest logo. And install this set of channel letters which is approximately, I think, 24 inches, white channel letters with the Car Quest logo on top of this color band which is currently on the building. So, again, losing the logo and signage on the banner, going back to blue and then installing the channel letters 60 square feet to the building. Are these interior illuminated or not illuminated?

Mr. Jim Waddell: Illuminated, yes. Tombstone fluorescents on the cloud sign and then the others are neon.

Mr. Domini: Okay.

Mr. Waddell: Whatever the drawing shows, yes.

Mr. Domini: Any reason you didn't use LED as opposed to neon?

Mr. Waddell: Well, I sure like LED's. As an installer, I certainly would rather put them up but that was their choice there, what they wanted to go with. If you'd rather recommend that, I'd certainly enjoy passing that along.

Mr. Comeaux: Actually – just state your name for the record, sir.

Mr. Robert Schorr: Robert Schorr.

Mr. Beougher: What's the price differential between LED's and fluorescent and—

Mr. Waddell: I mean I'm not a salesperson you know, but if you're just asking me personally, LED's come down quite a bit but still expensive. If you want to look at breaking it up though, the install time is just a fraction of what it is to do neon, plus

damage to the wall that you create with neon, so I understand the Board's decision on that. And as an installer, I would rather install LED.

Mr. Beougher: And the operating costs are much less, right?

Mr. Waddell: Oh, yes, 24-volt vs. 15, yeah – 1,000 volts_____. But that's just the way to go with it. I mean, there's lots of neons still being installed.

Mr. Comeaux: Any questions for the applicant?

Mr. Eller: Are you also going to take the logo down, the old logo down on the corner? Are you going to remove that?

Mr. Waddell: Yes, sir.

Mr. Eller: Are you comfortable that when it comes down there'll be – are you going to repair or make sure that there's no scarring or—

Mr. Waddell: There'll be ghosting, I'm sure. Yeah. There'll be repair to the façade there and then go ahead and paint it to.

Mr. Eller: Is that your responsibility, as well as the sign?

Mr. Waddell: When you remove it, yeah. And that's often what they do is – when I remove a sign I'll repair the wall as part of the project to get it one cleaned up and then in addition to – well, on the other sign there weren't any signs there, but yeah, on that awning area, but yeah, or the top of the building.

Mr. Eller: Okay. So that's part of your work, too, as well is the repairing and making sure that that looks good. Okay.

Mr. Waddell: Yeah. We do that for every sign we take down and put up.

Mr. Comeaux: Any other questions for the applicant?

Mr. Baker: The raceway on this is blue. Is the raceway going to be mounted on one of those re-stripes? I'm assuming the white stripe, maybe?

Mr. Waddell: What it looks like on the drawing, yes. I mean it would be mounted there. I wish I had a better drawing of it here. This is what I'm going on but, yeah, I could see that they – it looks like red. Is that red, white and blue?

Mr. Domini: Yes.

Mr. Waddell: Okay. Yeah, and I – the raceway behind it is showing blue, so I understand why you point that out because a conflicting color is right behind it, but that's

something that you would rather them paint that whole area first or is that something _____.

Mr. Baker: If the raceway is to be mounted on the white stripe, I'd prefer that the raceway would be white as well. There's already three colors kind of going horizontal across.

Mr. Waddell: Well, it almost looks like it's split, the red and the blue or the red and the white, doesn't it? And you couldn't lower it down because it would be a little too low so I – again, that's up for discussion but I don't think they can split the color on the raceway. If you'd rather it be white than blue then we can talk about that.

Mr. Baker: I guess I'd prefer that the color of the raceway would match the stripes behind.

Mr. Waddell: Right. Well, again, I think it's splitting it, so I don't know what you'd recommend.

Mr. Baker: Split the raceway?

Mr. Domini: Do you know if the client would be interested in just painting that portion of the building?

Mr. Waddell: I do not know that if they would be interested in that.

Mr. Domini: Seems like that would be cleaner than having that the color going behind the sign with the sign illuminated. Just seems cleaner.

Mr. Beougher: The drawing says raceway to match building background, so I think if we hold them to that, that might work. I'm not sure they're willing to paint them two colors, but I agree that it should disappear behind the letters into the building.

Mr. Comeaux: And this is my ignorance. Excuse me for – but the letters have to be attached to the center of the raceway? They can't be – you can't—

Mr. Waddell: Move it up or down? Yeah, you could.

Mr. Comeaux: I don't know basically what that does, whether it's good or bad.

Mr. Waddell: Whether it flows better within the wall behind it, yeah. I think that that probably is an area where they could work it out rather than paint – splitting the paint on the raceway.

Mr. Baker: If that's an option I think that would be a good one.

Mr. Comeaux: There's already three colors going across there and I think it'd be – and like Aaron said, it's a little busy now but to add some color behind the letters on it, differential than the stripe I think would be a little too much.

Mr. Waddell: So, if I may clarify. You'd ask that the raceway behind it would be mainly raised up to an area where it's in a solid color, not a split anyway, and then match that color—

Mr. Baker: Yes.

Mr. Waddell: -- on the raceway to the painting behind it.

Mr. Baker: That's correct.

Mr. Waddell: Okay.

Mr. Comeaux: You think you can live with that?

Mr. Waddell: I can live with it. I don't know if everybody else can, but if that's what you recommend. I agree that behind it, I think ultimately it would be nice if the owner of the building, the business, would paint that wall but you know, sure. I don't know if he'd do that or not.

Mr. Comeaux: Sure.

Mr. Waddell: Short of that, yeah, I think the signs could be moved up and placed where we need to get them passed and moved on.

Mr. Comeaux: Any other questions then?

Mr. Baker: Well, and to clarify, I guess I'm not asking that the sign be raised as much as the raceway itself.

Mr. Waddell: I apologize. The raceway box behind the letters, right, to be raised up and the letters be attached in area the way _____ still falls in _____.

Mr. Comeaux: Any other questions, comments? (No response.)

Mr. Beougher: I would like to make a motion to approve with the stipulation that the raceway be adjusted to fit into one of the bands and be painted the color of that band and also with the encouragement from the Board that the owner consider LED lighting. It's not a requirement, but I would encourage – I would move that the Board encourage the owner to consider LED lighting. It's the direction that signage should go. It's greener and so forth and so on and that's my motion.

Mr. Comeaux: I have a motion. Can I have a second?

Mr. Baker: I will second and concur as well.

Mr. Comeaux: We have a motion and a second.

(Mr. Domini called the roll. Mr. Comeaux voted “yes.” Mr. Beougher voted “yes.” Mr. Hudson voted “yes.” Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Eller voted “yes.” Mrs. Boratyn voted “yes.”)

6. 6240 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT: CHI BOI (5399DR).

Mr. Domini: This building is the old Jackson Hewitt building on Livingston Avenue and the Board of Zoning Building and Appeals approved Special Exception Use Permit for a drive-thru at this establishment. Chi Buoy is the owner of, I believe, it's Mark's drive-thru in Century City Plaza for those of you who may be familiar with that drive-thru. (Inaudible)

Mr. Comeaux: Oh, yes.

Mr. Domini: So what the owner is doing is she's moving her operation to this establishment, so this will be a drive-thru carryout. The discussion of the Board was that they didn't want a net increase in drive-thru's, so the likelihood that they approve the Special Exception Use Permit or transfer one to the other one in Century City Plaza is not likely. That's just the background information. So there's no net increase. She's simply taking her business from that plaza and moving it to this building. Mr. Jardine is the architect who's doing the design to modify this building to accommodate this drive-thru. I can't recall if I have a picture of the existing here. Did you bring a picture of the existing?

Mr. Jardine: Yes.

Mr. Domini: We'll get to that in a minute. But what you see on the left here is where the bank drive – there's a drive-thru style at the bank drive-thru which is here which is existing and that's being enclosed. All full brick with glass block on the sides and this vertical articulation, the west elevation as well as the glass block to break up the massing which is required by our Overlay to do that. Additionally, the building height is being raised to 18 feet, another requirement of our Community Commercial Overlay to do that. So I've worked with this applicant – this is probably the third rendition that I've seen to make him meet the standards of the Community Commercial Overlay, so it's nice to see that being put into effect. All natural material such as brick. The glass block breaks up the massing. She's even doing some additional landscaping with this building, so I'm very happy with the submittal. I think it's – for as far as a drive-thru goes, it'll look pretty nice. I'll turn it over to the applicant at this point and I'll look for a picture to bring up of the existing.

Mr. Beougher: This is new to me. I like this.

Mr. Comeaux: Excuse me one second. Do I need to – we missed you at the beginning and we just swore in the speakers, so if I could just get you to raise your right hand. (Mr. Comeaux administers the oath.) Now if you can say your name for the record.

Mr. Jardine: I'd like to pass out a couple of slightly better drawings that I made since I saw Aaron last.

Mr. Comeaux: Sure.

Mr. Jardine: If you saw the first one I submitted, Aaron sort of told me I needed to make a number of changes, and helped with the design.

Mr. Comeaux: Mr. Jardine, if you can speak at the podium it'll be captured for the record a little bit better.

Mr. Jardine: And I thought I was in Nuremburg. At any rate--

Mr. Comeaux: Wow, that sure—

Mr. Jardine: You should see Columbus' Review Board. It's in a library and it's about this big. So you guys have a really impressive thing. This is a stab at the color. I can bring some of these around. The basic idea – there's sort of an existing brownish-yellowish brick and I want to soften it with sort of a salmony kind of brick if I can. And going down the long side that you see, it's the west elevation, my idea is to – (speaking off mic.)

Mr. Domini: If you want to leave that with the Board – we need you to speak into the mic -- I'll pass it around.

Mr. Jardine: But, at any rate, I can leave these and we can pass them around. But this is basically a conceptual thing. I intend to come in with samples and so forth at a later date to – will this be okay? There's all sorts of different schemes. Let me give you a whole stack of these.

Mr. Comeaux: Mr. Jardine, so the roof is going to be a metal ribbed roof?

Mr. Jardine: It's going to be a ribbed metal roof at an angle on that long side and then the rest is going to be a brick parapet. Where do you want to see it?

Mr. Comeaux: In the existing group – it's just – it's a flat—

Mr. Beougher: Well, if you've got a picture of that—

Mr. Jardine: I had a whole stack of pictures and it's got that sort of horrible looking angle thing on top. I'm going to get rid of that and my intention is to hide the mechanicals and I want to use something a little bit nicer along the top. It's just really terrible looking. But I am on a severe budget. That's why I'm doing this glass block. I want to try and not increase the heat. These things get held up a lot and robbed and so it's a pretty safe thing, but it'll give some nice light inside the portion where they walk behind those cases in a drive-thru. It'll actually give some light in the storeroom and I think it'll look great from the outside. When they leave lights on it won't look like just a barrel of blobs. If you saw the existing one, it's pretty bad.

Mr. Comeaux: Aaron, if I could just ask you a question real quick. This is in the Overlay, right? And the roof, is that an acceptable roof in the Overlay?

Mr. Domini: Yes.

Mr. Comeaux: Okay.

Mr. Domini: He doesn't have to hide the mechanical which he is doing. He did have to meet the 18-foot requirement which is what he is doing. He has to break up the massing on the west elevation vertical and the plan—

Mr. Jardine: And we have no new mechanicals for this drive-thru because it's not going to be air conditioned nor heated. I wouldn't want to work in it in summer or winter.

Mr. Comeaux: Are there questions for Mr. Jardine?

Mr. Jardine: Please call me Barry.

Mr. Comeaux: Okay.

Mr. Eller: You mentioned you're going to come back later for—

Mr. Jardine: Well, I think we need to get a little more detail on the exact colors.

Mr. Eller: I guess I'm concerned about specifically what you would like us or what this Board should be approving tonight.

Mr. Jardine: What I'm hoping you approve is the basic concept so I can jump on the working drawing and then if – I'm not sure how the particular colors work, but I haven't given you samples and you're sort of guessing, so I'd rather come back and show you what the exact things I intend to do. But before I do working drawings, I wanted to make sure that this concept was okay. This is the closest thing to a working drawing as the one I passed out and I'm a dinosaur. I don't know how to do Auto CAD. You can believe that I cut and pasted those bricks on that thing. It's sort of an exercise in patience. It looks like a computer drawing but it isn't.

Mr. Comeaux: If we -- I don't know what the other Board members are going to tell you here about changes, but then just talking about the process real quick. And we meet every month and so we could approve the colors, brick, etc. next month or we can get a range -- but if next month works for you, the—

Mr. Jardine: Oh, sure it does and I'd be happy to do that. I just wanted to really go ahead on these working drawings, because we have sort of a deadline to get them started. I want to get them done this month.

Mr. Comeaux: Well, then I think what we'll do is we'll give the Board members here a chance to give you some feedback and then we'll -- what amounts to tabling it. I think we've talked about this before, that you are going to actually going to have to ask us to kind of table it, which means that we're just -- so that you don't have to file another application and then—

Mr. Domini: What colors are we talking about?

Mr. Comeaux: I guess I don't know. I mean, I guess—

Mr. Jardine: Well, I thought -- oh, do I need another application to just get colors approved?

Mr. Comeaux: No, no.

Mr. Jardine: I mean, if we're going to—

Mr. Comeaux: I think what Aaron—

Mr. Jardine: Aaron could do that, couldn't he?

Mr. Domini: But if we're going to approve a red brick, we -- we approve a red brick then that's fine.

Mr. Jardine: I mean, it's definitely going to be brick. The materials are going to be nice.

Mr. Domini: Okay.

Mr. Beougher: What I think he's looking for is just an indication of whether the concept is something that the Board will approve when he gets specific materials and colors and so forth together for us to look at and approve.

Mr. Jardine: Yeah. Actually these -- I've gotten estimates and stuff from these preliminaries. As crude as they are they give the materials and so forth. All the materials you see are going to be like that. It's going to be a metal deck, it's going to be

brick, it's going to be glass block. Now, the one thing that's in question is the door. I want to do one of those roll-up kinds, because they take up little space and they're great looking, which is very simple and they roll up rather than the kind that go like a garage door. And it's a question of cost. So there'll be a few things like that and I don't know what I need to do for the Board as to the door, because the door is an important thing.

Mr. Comeaux: Yeah.

Mr. Jardine: The whole building is. I don't want to be party to something that looks okay and all of a sudden it's just poorly detailed and it's just an eyesore. I don't want that.

Mr. Domini: I appreciate you wanting to come back with those specific things.

Mr. Jardine: Well, I'm more than happy to.

Mr. Domini: You know I've worked with him specifically as he's indicated. I'm very comfortable with the concept. If we look at the brick and the door later, I think that's a good solution.

Mr. Comeaux: Are there any comments then to the general concept of what he's doing with this site?

Mr. Eller: I'd just like to say anything in that area is certainly welcome. The City and many people are doing everything they can to revitalize that area, so I would welcome – I have no issues with anything I've heard so far tonight.

Mr. Jardine: Well, I moved here 20 years ago and this was the area I went with. My first apartment was in those ones off of Noe-Bixby that back up to the freeway and I love this area and I'm really glad that you guys are here, because it's really going to help the future development.

Mr. Comeaux: Then I think the way we'll proceed is just to let you know that everything we've seen here I think has been very good. We're very pleased with it and when you have samples of either colors for the brick, roof, and if you have it nailed down what you want to do with the door.

Mr. Jardine: Yeah. I really want to do one of those. They just look like -- they're great looking and they're metal doors that roll up in a can and I think they're the safest, best thing she could do. The owner is wonderful. She's practically a saint. I just met this woman and I have to give a pitch for her. She's about a 35-year-old Vietnamese lady whose husband is a really nice guy, but suddenly had this brain tumor or something and the doctors said he'd never talk, never move, never walk, and so forth, so she takes him everywhere. And in the last six months, when I first saw him he was just like this. Now he can stand up, he can take a shower, he can talk on the phone and he's speaking. And she's got two little kids and he ran the business and

she's running the business. Aaron has met her and she's a very special person and so I'm trying to make it as economical as possible for her, but also as good looking as we can with the budget.

Mr. Comeaux: Now, the other part – I saw somewhere the other part will be occupied by – will it be a separate tenant?

Mr. Jardine: Well, no.

Mr. Comeaux: She's got the permit there as well?

Mr. Jardine: One portion is a State Liquor Store and then the other is the drive-thru. It's kind of a dangerous job.

Mr. Comeaux: Sure.

Mr. Jardine: I wouldn't want it.

Mr. Comeaux: I guess then with your permission, sir, we'll just – we'll table this until the next meeting when you have a little bit more refinement on the colors.

Mr. Jardine: Yeah. But what I'd like to do is go blast through the working drawings and then submit them and then show you that and then show you the materials. Would that be okay?

Mr. Comeaux: I think that would be a fantastic was to proceed.

Mr. Beougher: Just a comment and—

Mr. Jardine: Sure.

Mr. Beougher: --I know this is the purview of the BZBA, but since you showed us a site plan and we're supposed to consider the design aspects and you've got cars coming in to the back, _____, and then going from back to front--

Mr. Jardine: Yeah. We're going—

Mr. Beougher: --which is good. That gives you enough stacking to get cars in. But you've got the dumpster right by the garage door and on a hot, summer day, as you're sitting, waiting to get – go through the drive-thru and you're going to have certain smells and stuff—

Mr. Jardine: That's a very good comment.

Mr. Beougher: So I would encourage you to maybe consider another location for the dumpster. It's not very inviting as you are waiting to go into to buy whatever you're going to buy.

Mr. Jardine: I think that's a fabulous comment and I missed that.

Mr. Beougher: And then the other comment is just a personal one. I have worked in a drive-thru or two and I worked Christmas Eve, whatever year it was when it was below zero, and we went into the cooler to stay warm.

Mr. Jardine: Well, I suggested those space heaters in there and everything and she's—

Mr. Beougher: We had infrared heaters and we stayed under those, but it was just too cold. We just went in the cooler and it was 40° or something like that.

Mr. Jardine: To warm up in the cooler, that's hilarious.

Mr. Comeaux: Yeah. I'm sure that's why you were appointed to this Board, just for that type of experience, and he brings this up. Okay. Well, then we expect to see you next month as soon as you have any—

Mr. Jardine: Well, thank you very much.

Mr. Beougher: Do we need a motion to table?

Mr. Comeaux: Yeah. We do need a motion to table that.

Mr. Jardine: I am duly impressed with this Board and the facility.

Mr. Comeaux: I've got a motion to table it then?

Mr. Beougher: I'll move to table until our next meeting in January.

Mr. Comeaux: Can I get a second?

Mr. : I'll second.

(Mr. Domini called the roll. Mr. Hudson voted "yes." --

Mr. Jardine: Excuse me, it's not a rude thing if I put it in for a plan check now? I mean, say in the next three weeks. Would that be okay?

Mr. Comeaux: Oh, yeah.

Mr. Jardine: Oh, okay, good.

Mr. Comeaux: Yeah. Well, you don't have to like wait until the last minute.

Mr. Domini: Sure.

Mr. Jardine: Well, I just wanted – I want to do it the right way but I also want to get it done in a hurry.

Mr. Domini: Mr. Hudson—

Mr. Jardine: Because our time is running out.

Mr. Hudson: Yes.

(Mr. Domini called the roll. Mr. Hudson voted “yes.” Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Eller voted “yes.” Mrs. Boratyn voted “yes.” Mr. Comeaux voted “yes.”)

D. OTHER BUSINESS

Mr. Comeaux: Okay. Is there any Other Business before us tonight?

Mr. Beougher: Could we have just a brief conversation about a couple items that were – that came up tonight before we adjourn?

Mr. Comeaux: Yes. That's perfectly fine, yes.

Mr. Beougher: The first one's lighting standards and I know that we considered some lighting levels on exterior buildings when we did the Overlay Committee and we've been seeing some signs come through that are LED and, as the gentleman indicated, the price has come down significantly and that the energy differential is just huge there. And I think when we did the Overlays, we were looking at trying to encourage a more sustainable lighting concept and my question is, for Aaron I guess, are we permitted to recommend lighting standard changes or are we – can we – what can we do?

Mr. Domini: You don't regulate the concept. We can regulate the size, type and method of fabrication and we kind of already do that in terms of the brick. You know, it's just the material.

Mr. Beougher: But we would need to bring an ordinance to Council for approval if we actually change the standard.

Mr. Domini: We would.

Mr. Beougher: And that's what I assumed. Is that something that the Board would be interested in researching and developing?

Mr. Comeaux: I guess one of my concerns I think in the Overlay process was the cost differential and if you're telling me that they're starting to converge a little bit more than they were even 18 months ago or whatever, I certainly – if it's becoming much more economical, I think that is a fantastic recommendation.

Mr. Beougher: Well, I think when you look at it on a life cycle cost standpoint, the operating costs are significantly lower, the payback is going to be within a few years and it reduces the overall energy consumption of our city, which some people are interested in and some are not. But I guess it would be informational to at least do some research and find out the comparative costs and comparative energy consumption and things like that.

Mr. Comeaux: Again, I think that's a great idea. I wouldn't even know how to start looking credibly at that. Is there somebody here who could tentatively—

Mr. Beougher: I was going to suggest maybe the design professionals could maybe do some research and come back in January with some thoughts.

Mr. Comeaux: I would very much like that. If you're talking about a period of two years it's lot of easier, in my eyes, to impose on because I don't think we had a real grasp with how long that period was.

Mr. Beougher: Right.

Mr. Comeaux: You know, two years ago we tried going through that process.

Mr. Beougher: So – and we have other considerations because sometimes the landlord's paying the electrical costs, so—

Mr. Comeaux: Sure.

Mr. Beougher: --the person buying the sign is the tenant. They don't really care how much the energy costs and then we've got folks coming in with existing signs like Credo's Pizza, I think had a neon sign that they were relocating from another location. And I think we could build in some considerations like that.

Mr. Comeaux: Yeah. It's a great idea and if we can get that information, I would definitely encourage us to – and if it's acceptable, to encourage a change.

Mr. Beougher: The other brief item I wanted to ask was, what is the deadline for submissions? I mean, this is dated Monday.

Mr. Domini: I request materials three weeks in advance. The issue with this one is that their Special Exception Use Permit would expire and again that's a six-month window. Talking with Mr. Haire, we just agreed to take the application so he didn't have to go back to BZBA, etc. And you know, I try to stick to that. Before this meeting, we had a special meeting with the Board of Zoning because they don't meet in December. The daycare wanted to open. They won't meet again until the end of January and she gets her permits, she's looking at February. I try to do what I can within reason to make sure that businesses can open up at a reasonable time. That's the reason for this one here, because they would have expired and they would have had to go through the whole process again.

Mr. Beougher: So it's already been before the BZBA for their major site plan or not?

Mr. Domini: No. This is not a major site plan.

Mr. Beougher: It was just for the Special Exception Use Permit?

Mr. Domini: Yes. And we passed recently a minor site plan so things like this won't have to go for major site plan. If it's less than 5,000 square feet in impervious surface, then it's a minor site plan for administrative approval. So that's what we have here. Thank you. I should have explained that earlier.

Mr. Comeaux: That's good and I think what Mr. Eller said about that area getting a little attention will be good, too.

Mr. Beougher: I'm not sure a liquor store is the right intention but anyway—

Mr. Domini: Well, she's already there.

Mr. Comeaux: Yes. She's there and she moved to the other location.

Mr. Beougher: Where they're going to move there – I mean, the other place will be vacant, right, so? I mean, it's a tradeoff.

Mr. Domini: I think the Board of Zoning felt that this would just – this was better than the other location, more visible.

Mr. Comeaux: Is there any Other Business, then?

Mr. Domini: I will add the LED as a discussion item for next month's meeting.

Mr. Comeaux: Great. And hearing no Other Business, we'll stand adjourned.

E. ADJOURNMENT:

The meeting was adjourned at ____7:45_____ o'clock.

James Comeaux, Chair

Aaron Domini, Planning Administrator

This meeting was transcribed by:
Area East Secretarial Service
7668 Slate Ridge Blvd.
Reynoldsburg OH 43068