CITY OF REYNOLDSBURG

MINUTES

DESIGN REVIEW BOARD
THURSDAY, DECEMBER 1, 2016 7:00 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Hudson, Zollars, Bowman, Hicks, Carr, Cullinan
ABSENT: Sampson

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – November 3, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Zollars: If you have not signed in, would you please do so? Would everyone addressing the Board please stand and raise your right hand? Do you swear or affirm that the testimony you will give the Board will be truthful? If so, please answer, "I do."

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **1806 Brice Rd.; Application #175488; Applicant: Khalid Al-Ghazawi; Business: A&A Speedway Tires LLC; Minor/Exterior Modifications, Signage**

Mr. Snowden: 1806 Brice Road - A&A Speedway Tires for Exterior Modifications. Application: #175788 for Certificate of Appropriateness. The property is located on east side of Brice Road, between E. Livingston Avenue and Century City Dr. S. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. Request is for a certificate of appropriateness for exterior modifications. Current Use: Vacant. Proposed Use: Tire Shop (Auto Services). Applicant: Khalid Al-ghazawi. The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing commercial building, in order to accommodate a new tire shop. The site is developed with an existing commercial building and related improvements. The property fronts Brice Road, a major arterial street. All adjacent properties are zoned CC - Community Commerce District, and are developed with various commercial businesses such

as retail sales, restaurants (eat or drinking establishment), small offices. All properties that front E. Livingston Ave. Or Brice Road are within the Community Commercial Overlay. Main Building The applicant is proposing to re-install a garage door in a location where one had previously been removed. The existing 16FT opening is covered with vinyl siding. The location here in case anyone needs some context is at the rear of the property. The Board and City Council put on, when they were getting their use approved that the work needed to be taken place inside of the structure. So, this is how the applicant is going to be getting access. The applicant proposes to remove this wall section and replace it with a steel garage door painted to the match the existing structure. The applicant has proposed to construct a new pre-engineered steel frame carport at the site. The proposed side plan meets the minimum requirements for sighting of accessory structures. The only concern that Staff had with the carport is that the car port sides, supporting metal frame is not painted. It is an unpainted steel. Staff is recommending approval with the condition that the applicant be required to select a color with input from Staff to paint that, instead of having it unpainted. That jives with our natural materials, and some of our material requirements of Section 1196.07, that talks about unfinished block and that sort of thing. And I think that is consistent with those requirements. The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is it that the Board approves the application for a certificate of appropriateness on the following condition: That the applicant submits revised plans for Staff's review, in conjunction with an application for a zoning certificate, selecting a paint color for the steel frame of the carport that matches the remainder for the carport. With that, I will turn things back over to our Chairman, and I will be happy to answer any questions you may have.

Mr. Zollars: Would the applicant like to add anything to that?

Mr. Harrison: My name is Dante Harrison. I am a contractor working with Mr. Al-Ghazawi. I went through the process with him to make sure he meets all the standards. Mr. Snowden explained exactly what he proposed we should do. Painting that metal structure in no problem. That is something we would be happy to do. If there are any questions you have, we can address it.

Mr. Zollars: Any questions or comments form the Board? Ok, I will entertain a motion and a second.

Mr. Bowman: I move that we approve as submitted with the condition that the metal poles on the carport be painted to match the color scheme of the rest of the carport.

(Vote)

Mr. Snowden: Your Certificate of Appropriateness is approved. The instructions that remain for you in this process are listed in the Staff Report on page 3, and I will provide a written letter. Basically what you will do is apply for a Zoning Certificate, which you have already done. Then you will need to submit building plans to our Chief Building Official, to go out for plan review. Since you are modifying that wall with the car port, I would definitely make contact with him. His contact information is on our website, and he can tell

you what you need to provide. Typically, those need to be stamped drawings, but that is something you will want to talk over with him. That will go out in the ,ail tomorrow so that you have it in writing. Ok?

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Eliot Bowman
SECONDER:	Tyler Cullinan
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Cullinan
ABSENT:	Sampson

2. **2793 Taylor Rd.; Application #175545; Applicant: Brian Lorenz; Business: Walmart; Signage**

Mr. Snowden: 2793 Taylor Road - Walmart - Comprehensive Sign Plan. Application: #174978 for Certificate of Appropriateness. The property is located on north side of Taylor Road, east of Baltimore-Reynoldsburg Road. Existing Zoning: CS - Community Services District. The request for certificate of appropriateness for new signage. Current Use: Retail Sales. Applicant: Brian Lorenz. The applicant is requesting the Board review and approve a certificate of appropriateness for a comprehensive sign plan. The applicant proposes new wall signage on 3 facades of their existing structure. The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses. Everything around this property is zoned CS with a limited overlay district, except to the north, the property abuts a condominium complex (multi-family dwellings) in the AR-2 district, and that is screened with that 8FT fence. Let me first say a couple of words about a Comprehensive Sign Plan, because I have a feeling that folks have not heard this before. As you may realize, I have been working to do a variety of modifications and updates to our Zoning Code. One of the approval types in our Zoning Code was called a Comprehensive Sign Plan. This was a type of plan that was previously reviewed by the Board of Zoning and Building Appeals. That dates from a time prior to when the Design Review Board was created here at the City and was involved with reviewing architecture and signage. So, what we had was a very difficult situation where often times two different Board level approvals was required in order to put up signage here in Reynoldsburg. So, that is definitely not very efficient. One of the tasks that I was charged with was rewriting our entire Zoning Sign Code, and what I did in this case, instead of having the duplicate reviews, we are going to have the DRB review Comprehensive Sign Plans from now on. So, what is a Comprehensive Sign Plan? We are all familiar with the concept that the applicant has a certain amount of signage that they are entitled to. The applicant is entitled to 1228SF of sign area, given the length of their facade which is over 600FT in their setback from the public street. That is a lot of sign. The idea of a Comprehensive Sign Plan, and it is geared towards exactly this type of development. Which is a large retailer, multiple entrances, multiple sub units or sub tenants on the same location. The concept is, instead of having to come in and get a bunch of variances from the Code, and then come get DRB approval, the idea is, let's take that sign area, which is really big, nobody wants to put up a sign that big,

you can see it from space, and allow the applicant to use that sign area for multiple smaller wall signs throughout their site that meet the needs of the specific location. I think I have a clearer process laid out in front of us. In this case, the applicant is proposing 11 wall signs, for a total of 12 wall signs on the site as there is an existing Subway tenant sign at the location. The area of the 11 proposed wall signs is 591.87SF of total area. Only two of the signs are indicated as being illuminated. All of these signs are replacing existing signs that are in the exact same location. What they are The Zoning Code does not allow any signs to extend beyond 12IN from the facade of the structure. There are so many different types of signs there that I am guessing that none of them go beyond what you have shown in the example, but just in case, they need to be aware of that regulation. I will double check when we are actually pulling the Zoning Sign Permits. All of the signs with the exception of the starburst logo are white vinyl. The channel letter designs are internally consistent, and consistent with the signage in the Taylor Square Shopping Center. If you look at that shopping center, almost every single tenant has channel letter signs mounted directly to the facade. It does not really get more consistent than that when you are talking about large scale retail. The applicant is also proposing several extremely minor modifications to the existing front bollards, as well as about 16LF of fence. The bollards at the front are yellow, and the applicant is proposing to reface them with some blue material. The changes are extremely minimal. Staff has no concerns about these modifications. The chain link fence is a permitted material. It is black and has the slats in it, and that is what they already have within their garden center. The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I would be happy to answer any questions and I will turn it back over to our Chairman.

Mr. Zollars: Applicant, would you like to say anything?

Mr. Lorenz: Primarily just to introduce myself. We are at 7007 Discovery Blvd. I think that you covered everything. We are adding an auto center side on the front of the facade. I do not know if there is one existing. It is not a large sign, but I do believe it is additional to what is there.

Mr. Snowden: When I visited the site, I think there was an auto sign previously there. There was an area where there had been a sign attached that had come down. This has been here probably fifteen years, so I am guessing this is probably sign package number 3 that has gone into this location. Maybe sign package number 1 had a sign. The nice thing is that they are covering that back up and repainting the area so that you do not have that worn sign look. Other than that, they are all going right where signs are. Is that right?

Mr. Lorenz: Yes. They are changing from word market to grocery. That is one of there ancillary signs. I believe with this program that they also repaint the building. There is no change in color but they repaint and refresh. Other than that, I am happy to answer any questions you have.

Unknown Speaker: Is there any other real change? Colors are the same. Letters are the same. It is pretty much replacing the existing signs and a freshen up?

Mr. Lorenz: A new sign package. Freshen up the building. That is pretty much all there is to that.

Mr. Zollars: I will entertain a motion.

(Vote)

Mr. Snowden: Sir, if you look on page 6 of the Staff Report, those are the two items that are going to remain. You are going to need to apply for a Zoning Sign Permit. You will submit two copies of the plans. That is the official completion of the zoning process for signage. Then, you are going to want to submit to our Building Division, any other modifications. I did see some plans come in that I am assuming are for interior. If the signage or any exterior are not in those plans, you will want to submit those separately. You can contact me or the Building Division at the numbers provided there, and I will provide that to you in writing and it will go out tomorrow. Ok? Have a great evening.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Steven Hicks, Board Member
SECONDER:	Richard Carr
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Cullinan
ABSENT:	Sampson

3. **7995 E. Broad St.; Application #175627; Applicant: Grant Giltz; Business: Shoppes at East Broad; Minor Exterior Modifications - New Patio Area**

Mr. Snowden: Our last case this evening is 7995 E. Broad Street - Winking Lizard, for Exterior Modifications. Application: #175627 - Certificate of Appropriateness. The property is located on south side of E. Broad Street, east of Waggoner Road. Existing Zoning: CS - Community Services District. The request is for a certificate of appropriateness for exterior modifications. Current Use: Vacant/Construction Pending. Proposed Use: Eating or Drinking Establishment. Applicant: Grant Giltz/Pontia Architecture. I think we are all familiar with this location at this point, given the amount of signage, and the number of times we have reviewed various things for this location. This is the Shoppes at East Broad. The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to a proposed commercial building. This application adds a patio area to an previously approved application. The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses. This is the only eating and drinking establishment within the main portion of the shopping center. To the north, the property abuts other commercial businesses across Broad Street in the City of Columbus. To the south, the property is adjacent to an agricultural use in Jefferson Township. As you probably recall, we reviewed this and approved this as a building footprint for spec tenant space. The applicant has now secured a tenant for the location, and given this eating and drinking establishment, they are proposing to cut into where the structure was suppose to go, and drop

in a patio. The overall impervious surface and buildable area is the same, given the patio They are basically pushing the façade of the structure back to the east. There are no proposed changes from the previously approved materials on the north façade of the structure. The applicant proposes to carry the same rhythm and materials along the relocated eastern façade. The patio area will be enclosed by an aluminum patio fence and landscaped wall. The applicant has provided a photo array of the materials for the proposed patio, which are consistent with the existing structure. A lot of natural material, a lot of brick, there is some efface on the top and rear, but a lot of natural here, which is what we like to see, and that is true of the entire shopping center. The applicant also proposed to enclose a portion of the patio with an open awning system and light posts. The applicant should clarify if they propose to enclose the outdoor patio with additional fabric during the winter months. The patio will be accessed from the building through a series of glass paneled overhead doors that match the style and pattern of the window system on the north façade of the structure. They are basically wrapping that around and continuing that same pattern. The applicant's color pallet is consistent with the existing shopping center. The applicant should clarify the colors of the proposed patio fencing and awning material with Staff prior to construction, and that it will be black so that it can be indicated on their final Zoning Certificate. The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is that the Board approves the application for a certificate of appropriateness on the following condition: That the applicant submits revised plans for Staff's review, in conjunction with an application for a zoning certificate, committing to colors for the patio fencing and awning materials consistent with the colors proposed for the project.
Mr. Zollars: Very good. Thank you. Does the applicant have anything additional?

Mr. Pontia: Dave Pontia with Pontia Architecture. The only thing that I would like to add is that the Winking Lizard has several locations in Columbus, ranging from Grandview to Upper Arlington, and all the way to Polaris now. They have been looking for a spot in Reynoldsburg for a number of years and they are actually very excited to be coming out here and they asked me to share that, and I am happy to do that. And, Mr. Snowden, to clarify, it is black.

Mr. Snowden: Mr. Pontia, you did the architecture for those other locations as well, correct?

Mr. Pontia: I did for Grandview and Polaris, their two latest locations. The other two have been around for quite a while.

Mr. Zollars: Bethel Road just recently went through a remodel?

Mr. Pontia: Bethel Road just went through a remodel. They are considering the remodel at the Crosswoods location next, sometime next year.

Mr. Zollars: Everyone on the Board did get the email?

Mr. Snowden: Let me pull that up. I am considering that an addendum to the application.

Mr. Zollars: While he is pulling that up, any questions or comments?

Unknown Speaker: I just have one. The Winking Lizard location in Polaris, there is like a restaurant side, and then a specialty shops side. Is that the same layout here?

Mr. Pontia: At Polaris there is one of their unique brands. There is the Winking Lizard and a separate entity called Lizardville, which specializes in Whiskey and that type of thing. This location will be Winking Lizard only.

Mr. Snowden: So only one main entrance on the north side?

Mr. Pontia: Correct. For clarification, Winking Lizard is a brand, Lizardville is a brand, owned by the same people. They have 35-40 Winking Lizards across Ohio, and about 12 Lizardvilles. Lizardville is like the coffee shoppe for whiskey drinkers. That is a good description for it.

Mr. Zollars: There is the picture and that is what is on the drawings as well?

Mr. Pontia: This is actually most of those pictures. The bottom center right, and upper right, are the actual Polaris location, which will show the fire pit on the far left for me. The upper center picture is the Crosswoods location. The landscape wall is all consistent. They try to maintain consistency. The black fencing you see at Polaris is similar to what is going out here, as well as the black awnings. They use an etched concrete finish and because they are restaurants, that patio maintains like a clean finish throughout. It has a semi-gloss that does not really wear off. They run that through and into the store and inside the store.

Mr. Snowden: I am 99.9% sure, based on how these types of uses operate, that they are going to want to fence in or block off that covered patio area in the winter time with some sort of fabric. Is that something that we could get clarified from them?

Mr. Pontia: I don't believe they have any intention of that. The way they do their restaurant/bar area, where the small appendage is on the building, the garage doors are now on three sides. On the front, that matches the store front, the two sides and the rear. So, what they do is open the garage doors up for that inside out. They do not actually do an enclosed patio. They certainly do not do that at Polaris and I do not think they do that at any of their other locations.

Mr. Snowden: Would you either get that information/clarification for me, or give me their contact information and I will get a hold of them directly and clarify that for two reasons. One is that I want everybody to know what to expect so they do not open up and then I get calls asking why they were allowed to do this. Secondly, so that we can make sure that the Fire Department does not have any concerns. Whenever you are talking about material that is anywhere near people, they are concerned.

Mr. Pontia: That is fine. The covered awning patio is not one that actually would be easily enclosed anyway. I can get that clarified for you. They do not do that at their other locations, and I will clarify that they will not do that here either.

Mr. Snowden: You and I can talk about that another time.

Mr. Zollars: Any other questions from the Board? Anything you would like to add? I will entertain a motion and a second.

Mr. Cullinan: I will make a motion that we approve as submitted with the note on the black awning and fence.

Mr. Snowden: Mr. Pontia, I will need a Zoning Certificate, the Building plans, which I already know you have submitted. I do not know if this is exactly what you have submitted for. If not, you want to submit revised plans.

Mr. Pontia: The shell has been submitted. The actual tenant drawings will be coming in specifically for the Winking Lizard.

Mr. Zollars: Thank you.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tyler Cullinan
SECONDER:	Eliot Bowman
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Cullinan
ABSENT:	Sampson

E. OTHER BUSINESS

F. ADJOURNMENT

_____ Eric Snowden
Chairman Planning Administrator