

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
NOVEMBER 7, 2013
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Lane Beougher Mr. Nathan Burd Mr. Marshall Spalding Mr. Richard Hudson
Members Absent:	Mr. James Comeaux
Others Present:	Mr. Justin Robbins, Planning Adm.

2. APPROVAL OF MINUTES OF OCTOBER 3, 2013 MEETING

Chairman Beougher: Next item, A2 is approval of the minutes of the October 3, 2013. Are there any corrections, amendments, discussion on the minutes? I would just comment that I thought this very accurately recorded the conversation with Mr. Hood and I will be keeping my copy handy in case we ever need it again or have any questions about our authority. So hearing no amendments, the minutes will stand as distributed.

3. APPROVAL OF AGENDA

Mr. Beougher: The next item is A3, approval of the agenda. Any amendments, Mr. Robbins?

Mr. Robbins: None from staff.

Mr. Beougher: I do have one item I would like to add as B3 and that would be election or appointment of Vice Chair. That okay with you, Mr. Robbins?

Mr. Robbins: Yes, it is.

Mr. Beougher: And let the record reflect that Mr. Hudson has joined us.

Mr. Robbins: Actually could you restate that as Item C?

Mr. Beougher: So that will be Item C, Election/Appointment of Vice Chair.

4. PUBLIC COMMENT

Mr. Beougher: If you're here to comment on something that is not on tonight's agenda, you may approach the lectern and address the Board. (No response.)

5. SWEARING IN OF SPEAKERS

Mr. Beougher: If you are here to talk about one of the two items on the agenda this evening, would you please rise, raise your right hand and say "I do" if you do. (Mr. Beougher administers oath.)

B. NEW BUSINESS

1. 1792 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT:
SAMIN RAHIM, FAMILY STORE 99 CENTS (#162627) NEW WALL SIGN

Mr. Beougher: Please approach the lectern and, if you could, please state your name for the record and I'll have Mr. Robbins introduce the item.

Mr. Samin Rahim: My name is Samin Rahim.

Mr. Robbins: This is for 1792 Brice Road, Family Store 99 Cents, Application number 162627. The property is located within the Century City Shopping Center, approximately one block north of the Brice and Livingston intersection. The property is on the east side of Brice Road. It is the CC Community Commercial Overlay District. They are requesting Design Board approval for the refacing of two existing wall signs. Current use is a retail store, in particular the 99 Cent Store. Design Board approval request for the refacing of an elliptical wall sign measuring 8' x 3', approximately 16.5 square feet and the refacing of an existing rectangular wall sign measuring 20' 11" x 2' 1.5" or 44 square feet. Adjacent tenant spaces within the shopping center include two restaurants and I believe there's a church in operation there as well.

Mr. Beougher: Mr. Robbins, correct me if I'm wrong, but we've seen this before?

Mr. Robbins: That is correct. There is some history to the property. From what I understand the original signage that was approved was for a business that was to go in several months ago and the applicant now has taken over the business. There were some issues with the signage as it was approved and some issues with the name as approved, so they're coming back basically for a revamp of the signage and the graphics.

Mr. Beougher: Mr. Rahim, do you have anything to add to Mr. Robbins' description? Do you want to say anything about your project?

Mr. Rahim: (The transcriptionist believes that Mr. Rahim stated he was not good speaking English.)

Mr. Beougher: You'd like our approval though, I assume?

Mr. Rahim: I just would like the sign.

Mr. Robbins: There have been some communication issues with the applicant and I have been in contact with his sign company who is listed as JPS Print, in particular, Anna Gusemann. I let them know that the signage as proposed, Staff had no issue with the graphics, but the presentation of which we would like to see a little bit more in terms of the extent of the sign and to make sure that it actually matches the size of the oval that is up there. You can see the two signs, that's a pretty round oval, and then the existing one is pretty elongated, so it's difficult to tell if this would even fit or what the graphics actually look like without seeing the entire sign. So we've been in contact with the sign company. They couldn't produce updated graphics for the meeting, basically something showing what the extent would be. As far as staff is concerned, the graphics of it look reasonably good. I don't know if the Board is willing to do this, but to expedite the process if approval were something you would look at to have them resubmit something to staff and then be approved by staff so long as the graphics looked reasonable like they do on here.

Mr. Beougher: Do I see a ghosted image behind the word Family?

Mr. Robbins: That's the word "Proof" that was given to the applicant from the sign company.

Mr. Beougher: Oh, okay. Do the members have any questions for the applicant or for Mr. Robbins?

Mr. Spalding: So I assume the oval sign – is that the only sign or is this big rectangular sign also?

Mr. Robbins: The rectangular as well. The idea, I believe, is to have Family as the brand and then Store 99 Cents. So Family Store 99 Cents.

Mr. Spalding: I gotcha. Okay.

Mr. Robbins: That, I believe, is the intention.

Mr. Beougher: Any other questions?

Mr. Robbins: The application did not include a reface for the monument sign.

Mr. Beougher: Do you plan on placing a sign on the monument sign for the center? The big sign at the entrance?

Mr. Rahim: Sorry. Before this time – before two month or three month, the CM Store you have sign beside the street, just to 99 Cents. I need for Store 99 Cents to Family. This I no need because of this _____.

Mr. Beougher: So that's the sign that's going in on the—

Mr. Rahim: On the store.

Mr. Beougher: On the front of the store.

Mr. Rahim: Yes.

Mr. Beougher: But there's another sign at the entrance to the property, to the parking lot?

Mr. Rahim: Yeah, on the parking you put 99 Cents _____.

Mr. Beougher: Okay, so you're not changing that sign. You're going to remain as it is. You see the sign we're talking about?

Mr. Rahim: Yes. _____

Mr. Beougher: It might be helpful, please. So it just says 99 Cents and nothing else. Okay. I'll give this back to you. I just wanted to get a feel for what it looked like. Thank you. The shape doesn't quite match and it looks like there's some white, like a wave of white at the bottom of the sign. Is that the intent?

Mr. Rahim: I like this because the sign was _____ not same size, so like this, the first sign.

Mr. Beougher: So is the intent that the red would go all the way around the borders?

Mr. Rahim: Yes.

Mr. Beougher: That helps, I think.

Mr. Robbins: Mr. Rahim, do you have the original prints, the original paper that the sign company gave you?

Mr. Rahim: I think.

Mr. Robbins: This is the one we have. Do you have something that shows outside of that? Do you have the whole thing?

Mr. Rahim: Yes, not here. (Not understandable)

Mr. Robbins: The concern is we don't know what happens out here, because this only shows a part of it. So it comes out and down?

Mr. Rahim: Yeah, yeah.

Mr. Beougher: Okay, so I think I'm a little more comfortable. Mr. Robbins, are you more comfortable with the layout of the sign as far as how it meets the shape of the box?

Mr. Robbins: Yeah, I think I am. I think the graphics actually look better than the one that was approved last time.

Mr. Beougher: Well, we had some concerns there, too, and the residual is on the monument sign. Okay, who would like to make a motion?

Mr. Spalding: I move that we approve the signs as submitted.

Mr. Hudson: I'll second.

Mr. Beougher: Any further discussion?

Mr. Robbins: I would like to mention if you could submit to our department the full sign, the full picture, and then we can approve. I'll need to see what the whole thing looks like. This isn't good enough because it cuts off the sides.

Mr. Rahim: Okay, no problem. But once I've given you proof, I wait one month?

Mr. Robbins: No, we just want you to give a better picture. It's likely going to be approved with this vote.

Mr. Rahim: I'll come tomorrow.

Mr. Hudson: I think all we're asking for is can you put this into that so we can actually see it looking into this in the oval. The oval here is where this is going to go, right?

Mr. Rahim: Yes.

Mr. Hudson: Okay, all we want to see is how this is going to look in that. See, it's cut off here and it's cut off back here. It's cut off down here. Just in the oval.

Male Speaking: (Not understandable.)

Mr. Beougher: I understand. Is this going to flow down here or is this going to be cut off here and is it going to come up like this? I think all we're asking for is we want to see it in that oval so that it looks like what it's going to look like when—

Male Speaking: (Not understandable.)

Mr. Beougher: Okay, all right. Thank you. All right, there's a motion that has been seconded. Any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes.")

Mr. Beougher: Mr. Rahim, your certificate has been approved and Mr. Robbins is going to tell you you need a permit.

Mr. Robbins: You need a sign permit for each sign and I need you to submit the whole sign.

Mr. Rahim: Okay. Thank you.

Mr. Robbins: Oh, before you leave, window signage within our city, you cannot block out the windows in the storefront. So if you have a store with windows, you have to be able to see through them.

Mr. Rahim: (Speaking off record, inaudible.)

Mr. Beougher: Yeah, that's something you can deal with as an enforcement issue.

Mr. Robbins: That sounds good. My mistake. We'll talk tomorrow.

2. 6224 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO:
APPLICANT: NICOLE DIXON, SCOTTY'S BAR & PATIO, (#162450) DESIGN
CHANGE ON SIGNS.

Ms. Nicole Dixon: I am Nicole Dixon.

Mr. Robbins: This is for 6224 East Livingston Avenue, Application #162450. The property is located on the northeast corner of the Livingston and

Brice intersection. It is within the Community Commercial Overlay District. They are requesting Design Board approval for the change in the existing wall sign and existing tenant panel monument sign. The size of the existing illuminated wall sign is 12' 4" and the existing internally illuminated monument is 8' x 5'. Adjacent businesses include a pawn shop and a carry out. You can see the wall sign and if the Board remembers she came through probably six months ago with a red sign that said "The Burg" and I assume that those were never—

Ms. Dixon: I didn't like it.

Mr. Robbins: --never put up and kind of a little bit rebranding to more of a bar and patio type graphic. Again, the applicant is in the process of changing the name of the business from Scotty's to The Burg. The new signage is to replace the existing tenant panels on the building and monument sign. Staff finds the proposed signage is clear, legible and attractive and it is the recommendation of Staff that the Certificate of Appropriateness be granted. The proposed signage is in keeping with the existing character of the area and will not adversely affect the overall appearance of the district.

Mr. Beougher: Do you have anything to add?

Mr. Dixon: No. He did an awesome job.

Mr. Beougher: Okay. Any questions from the members? (No response.) I do have a question. The fascia color, the wall panels that are beside the sign, does the background of the sign match that or does it contrast slightly? It kind of looks like it's really close in color.

Ms. Dixon: The background's sand color, the building color. Yeah, it's a little darker than that.

Mr. Beougher: Okay, so it's going to be lighter, but it's still within that kind of palette.

Ms. Dixon: Yes, it is.

Mr. Beougher: Okay. And where do you play sand volleyball?

Ms. Dixon: Behind my bar.

Mr. Beougher: And what inspired the graphics?

Ms. Dixon: Well, when I bought it three years ago it was a biker bar and I'm trying to get away from that image. I don't want it. So that's the reason I decided to change the name. You guys approved six months ago a red sign with white lettering cut out and the reason I haven't done anything with it is because I

just thought it looked generic. I didn't want it. So a friend of mine designed this and I think it's awesome. Why does it look like that? I had murals painted on the back of my patio. I've got an ocean, waterfalls, different surf shops. It's pretty cool. Kind of goes with the theme I'm going with.

Mr. Hudson: Why do you have – why do we have two? One is just The Berg and this one has Pool Tables, Darts, Sand Volleyball.

Ms. Dixon: That one that you're looking at is going on my building. The other one is the street sign.

Mr. Robbins: There's a little note at the top left of the drawing that says street and wall.

Mr. Beougher: And for me, at night, it's going to be illuminated from the rear? The existing sign box. So I think it'll look very good at night. I'm just concerned that it's going to kind of look like – well it's either going to look like you have one long sign with letters in the middle of it, or it's going to look enough different that it'll be fine. But it's like when I wear clothes that are the same color but not quite the same hue, my wife gets on my case. But I'm sure it will look nice and I do like the graphics. Any further questions? Mr. Burd?

Mr. Burd: I think it looks great. I'll make a motion that we accept this as presented – approve this as presented, sorry.

Mr. Hudson; I'll second.

Mr. Beougher: Thank you, gentlemen. Further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes.")

Mr. Robbins: A sign permit is going to be required for each sign to be put up. The fee for that is \$35. These are refacings. I don't think we have any sign permits on the record for you, so we're going to have one permit for each sign and you can include the graphic for each one with that permit.

Ms. Dixon: Will do.

C OTHER BUSINESS

1. ELECTION/APPOINTMENT OF VICE CHAIR

Mr. Beougher: As I mentioned in an email, I will be out of town and that's confirmed now on our December 5th meeting. So if we have any business, we

need somebody to lead the pack, and with Mr. Baker's resignation, we've lost our vice chair. Nobody volunteered by email. Anybody willing to step up to the plate for one meeting only?

Mr. Spalding: I'm actually giving you my resignation tonight. I'll be out of town and I've got way too much out of town travel next year, so it wouldn't make any sense if I can't be here.

Mr. Beougher: Well, if you and Mr. Comeaux and Mr. Burd are here—

Mr. Burd: Tonight I called and said I may not make it, but I did.

Mr. Spalding: Well, three was still a quorum.

Mr. Burd: Oh, it's three?

Mr. Beougher: Yeah, we still had a quorum. If the three of you would be here, we could have a meeting.

Mr. Burd: I'll be happy to serve as vice chair in that capacity if there's no objections, if we do have business next month and I assume we probably will.

Mr. Hudson: I'm fighting this in December.

Mr. Beougher: It's the first week of December.

Mr. Hudson: I know, I'll figure it out.

Mr. Beougher: Twenty days till Christmas.

Mr. Hudson: Christmas isn't the problem.

Mr. Spalding: I think I leave the morning of the 6th, so I may still be able to make that.

Mr. Beougher: Not if you resign tonight. You could hold off on resigning until that meeting.

Mr. Spalding: Oh, that's all right. You're covered. I'll resign to night, thank you.

Mr. Beougher: All right, with that I'm going to appoint Mr. Burd as vice chair for the remainder of the year and then at the January meeting we'll elect a new chair and vice chair.

Mr. Robbins: Congratulations, Mr. Burd.

D ADJOURNMENT

Mr. Beougher: Seeing nothing further on our agenda, we will stand adjourned at 6:57 p.m.

Lane Beougher, Chair

Justin Robbins, Planning Administrator

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