

## MINUTES

### CITY OF REYNOLDSBURG DESIGN REVIEW BOARD NOVEMBER 6, 2008

#### A. CALL TO ORDER

##### 1. ROLL CALL

|                  |                                                                                                                                   |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Members Present: | Mr. James Comeaux<br>Mrs. Stephanie McCloud<br>Mr. Richard Hudson<br>Mr. Kevin Bainter<br>Mr. Thomas Eller<br>Mrs. Pamela Boratyn |
| Members Absent:  | Mr. Mario Serraglio                                                                                                               |
| Others Present:  | Mr. Aaron Domini, Planning Administrator                                                                                          |

##### 2. APPROVAL OF MINUTES OF OCTOBER 2, 2008 MEETING

**Mrs. McCloud:**

##### 3. APPROVAL OF AGENDA

**Mrs. McCloud:** It appears we do have two additions to tonight's agenda. Is that correct, Mr. Domini?

**Mr. Domini:** That's correct.

**Mrs. McCloud:** Okay. Is there a motion to amend the agenda?

**Mrs. Boratyn:** I'll move.

**Mrs. McCloud:** Mrs. Boratyn moves. Is there a second?

**Mr. Bainter:** I second.

**Mrs. McCloud:** Thank you, Mr. Bainter seconds. All those in favor signify by saying, "Aye." (Response is "Aye.") All opposed, same sign. (No response.) Agenda is amended to include the two items that Mr. Domini just distributed which is New Business additions, now Item B2 and B3.

##### 4. SWEARING IN OF SPEAKERS

(Mrs. McCloud administers the oath.)

5. PUBLIC COMMENT

**Mrs. McCloud:** Item number 5 is Public Comment. Is there anyone here to address the Board on an item not on the agenda? (No response.) Great. Let's move right along.

B. NEW BUSINESS

1. 6415 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT: TAI C. WONG, BLC MANAGEMENT (5346 DR).

**Mrs. McCloud:** Yes. Are you here to address the Board?

**Mr. Tai C. Wong:** (inaudible)

**Mrs. McCloud:** Okay.

**Mr. Wong:** (inaudible)

**Mr. Domini:** He's the applicant--

**Mrs. McCloud:** Applicant? Okay.

**Mr. Domini:** --Mr. Wong.

**Mrs. McCloud:** If you would, Mr. Wong, is that correct? If you will go ahead and please come to the podium. Just wait, Mr. Domini is going to give us a brief background but that way in case the Board has questions, you will be available to answer them. Mr. Domini.

**Mr. Domini:** Would you please sign in, Mr. Wong, too? There's a sign-in sheet up front and I guess that goes for all the applicants when you come up. Please sign in.

This is an application Mr. Wong brought to me a couple of weeks ago and it's for an addition on an existing office building on Livingston Avenue. I have very few points here. I think the applicant has done a great job with the application that he's turned in. I would like to leave most of this presentation up to him. But basically what we're doing is we're enhancing an existing entrance to the doctor's office. There's a portico there. He's proposing, looks like a new gabled portico. We'll keep this in brick and he noted the finish colors to be determined. This is the existing entrance and you can see it is somewhat dated and what the applicant's proposing to do is keep that entrance and basically build on to the front of it. You have those drawings in your packet and I've

brought in the nice elevation that he turned in showing what that may look like. It's not of a significant size of building but it's maybe 3 by 9. Is that correct?

**Mr. Wong:** Something like 12.

**Mr. Domini:** I'm sorry.

**Mr. Wong:** 3 by 12.

**Mr. Domini:** 3 by 12. 9' showing the distance there from column to column. And with that, I guess I would like to turn it over to the applicant just to describe better what he's doing at this point.

**Mrs. McCloud:** And, Mr. Wong, if you would, let me swear you in since you didn't realize you'd be speaking tonight. If you would, raise your right hand. There were also two other gentlemen that just came in. Will you be addressing the Board tonight?

**Gentlemen:** (inaudible)

**Mrs. McCloud:** Then let's go ahead and have you stand and raise your right hand to be sworn in. (Mrs. McCloud administers the oath.)

**Mrs. McCloud:** Okay, Mr. Wong, if you would, go ahead and walk us through. I think, first and foremost of concern to the Board is going to be the color palette of the entrance addition.

**Mr. Wong:** The base of the two columns will be brick. The color of the brick will match the existing brick wall and the column will be – is probably in the creamy white area and there will be two lights in the front of that structure and a couple by the roof. Basically that's it unless there be any questions.

**Mrs. McCloud:** So, if I understood you correctly, the base is going to be a matching red brick and then the rest of it is going to be a creamy white color?

**Mr. Domini:** Would you like to see the existing condition there again?

**Mrs. McCloud:** Yeah, thank you. It's really kind of a tannish red brick.

**Mr. Wong:** Right.

**Mrs. McCloud:** Okay. Other comments, questions from Board members? (No response.) Is the Board comfortable making any decisions tonight without seeing a – either color rendering or color sample of the creamy white?

**Mr. Comeaux:** I personally would be fine if he ran the color scheme past Aaron or somebody in Aaron's office. I mean, I don't know if we necessarily need to – I don't

necessarily need to see the specifics. Aaron will know whether it's really cream or if it's like a bright yellow, for example.

**Mrs. McCloud:** Right. I, too, am okay if he tells us it's a creamy white as long as he shows that to Mr. Domini to confirm that it does, in fact, conform to the representation tonight and I'm okay with that as well. Other comments, questions, motions?

**Mr. Comeaux:** I'll move for approval.

**Mrs. McCloud:** Mr. Comeaux moves approval. Is there any other-- I'm sorry, is there a second?

**Mr. Hudson:** I'll second.

**Mrs. McCloud:** Mr. Hudson seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Bainter voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Motion carries.)

**Mrs. McCloud:** Motion carries. Thank you, Mr. Wong.

**Mr. Wong:** Thank you.

2. 2060 BALTIMORE REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO:  
APPLICANT: ERIK GLENN (5347 DR).

**Mrs. McCloud:** If you would, Mr. Glenn. And, Mr. Wong also, everyone needs to sign in on that sheet right there on the front table at least some point before you leave. Go ahead and sign in. Mr. Domini, if you'd walk us through what we need to know.

**Mr. Domini:** This is at Slate Ridge Plaza on Baltimore Reynoldsburg Road. The applicant's -- You'll see a Penn Station Sub Shop there. This is next to the Verizon that's currently there which is next to the Outside Corner, or the former Outside Corner. The applicant's proposing a Type A wall sign and I'll show you the sign here in a moment. It's a pretty -- they're a pretty standard brand. The Type A is one square foot per lineal foot of building façade. The building façade is approximately 20 square feet. The wall sign is just about that, 19.875, to be exact. I took these pictures a couple days ago. The tenant's space is the one that is directly adjacent to the Verizon. If you're looking at this angle here, it'd be the one to the left, in front of that red SUV. And what's proposed-- I pulled these just off of the Web just to give you an idea of what these signs look like that have been installed at other locations. And, I believe, and the

applicant can correct me if I'm wrong, they're pretty much proposing the same exact company sign—

**Mr. Glenn:** Yes.

**Mr. Domini:** --that logo. The drawings that were submitted were complete. I have no issues that they comply with all of our regulations. You know, the one issue I would point out that has raised some eyebrows as of recent is how the color scheme and the illumination of the sign will match with the character of the building and adjoining businesses. I know that as of recent we've heard some concern from other members of the public and our appointed officials that perhaps we didn't pay close enough attention, so I want to go on record that we will closely look at this application and be sure that we deem it as appropriate and compatible.

**Mrs. McCloud:** Are you, in fact, Mr. Glenn?

**Mr. Glenn:** Yes, ma'am.

**Mrs. McCloud:** Mr. Glenn, in the picture that's on the screen right now, there are two of the Penn Station signs that show a red neon and it appears the one on the right shows an orange. What color will the neon be and do we have any sort of picture that you've submitted or--

**Mr. Glenn:** It is red. The picture that I have is the same picture he has on the left there.

**Mrs. McCloud:** Okay.

**Mr. Glenn:** I don't know if that's just a bad representation on the far right. That's, I believe, at the Great American Ballpark, so it should be red. Those are the standard colors and actually on the signs that I, or drawings I submitted, it says as a blue and red on the sheets.

**Mr. Comeaux:** Aaron--

**Mrs. McCloud:** Mr. Comeaux.

**Mr. Comeaux:** Aaron, can you go back real quick to the picture of the existing facility?

**Mr. Domini:** The existing store, yeah.

**Mr. Comeaux:** So it's going to go above the awning. Okay. I was just trying to recall how the awning fit there.

**Mr. Domini:** I will note that I did go back and look at the approval of the Slate Ridge Plaza. I wanted to be sure of that -- because this was a recently approved plaza, that there were no restrictions on the signage. There are other plazas that we approved recently where the designer/developer has put those restrictions. This is not one of those. The application actually shows just generic signage and there are no standards for channel or dimensional lettering or anything like that, so I just wanted to make that note.

**Mrs. McCloud:** Comments, questions from Board members?

**Mrs. Boratyn:** I have a question.

**Mrs. McCloud:** Yes, Mrs. Boratyn.

**Mrs. Boratyn:** The East Coast Subs, when that lights up what color is it?

**Mr. Glenn:** It is a blue. It's the tubing itself is kind of a light blue and it kind of shines a little bit more on a white side than a blue side.

**Mrs. Boratyn:** Okay. Because white would be more in line with the color of Verizon with it's red and—

**Mr. Glenn:** Right. I think that the Verizon is red and white. A couple doors down, which you can only see the very tip of it but there's a dentistry, and I think that sign is actually blue and red--

**Mrs. Boratyn:** Blue and red?

**Mr. Glenn:** --and then Rotollo's on the end is, I think, red and white.

**Mrs. Boratyn:** All right. But the colors will show sort of white, the lettering?

**Mr. Glenn:** Well, the background of it is the blue and I think the tubing itself is actually a white so it—

**Mrs. Boratyn:** Thank you.

**Mr. Domini:** I believe the Outside Corner is a bluish tone of lettering.

**Mrs. McCloud:** Thank you, Mr. Domini. Any other questions or comments from Board members?

**Mrs. Boratyn:** I'm fine with it if everybody else is. I'll move to accept it.

**Mrs. McCloud:** Mrs. Boratyn moves approval.

**Mr. Eller:** I'll second.

**Mrs. McCloud:** Mr. Eller seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Motion passes.)

**Mrs. McCloud:** Item passes. Thank you.

**Mr. Glenn:** Thank you.

3. 7470 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: CHUCK KIRK (5348 DR).

**Mrs. McCloud:** If you would, make sure you sign in, Mr. Kirk.

**Mr. Chuck Kirk:** I did.

**Mrs. McCloud:** Great. And, Mr. Domini, if you'll please tell us what the changes are.

**Mr. Domini:** This property is on Main Street. In the past-- it's the white building with the paint that's chipping off. And the history behind this property is that there has been a Code compliant issue and I know that some correspondence was made, a citation was issued in a follow-up letter. Since that time, the property owner has not corrected the issue and the Code Enforcement Officers have not pushed the issue any further because there's been dialogue going with Mr. Kirk about what's happening at that property. And the applicant now is proposing to replace the existing roof that is there. It is a slate roof that was painted awhile back, a whitish color, and the applicant's proposing to replace that existing roof with a black dimensional shingle roof and, at the same time or in tandem with, to paint the house to correct that Code of compliance issue. I had some conversation with the applicant about the color scheme and there was some indication that he may want to match the color scheme at 7480 which is next door. I believe he owns that property as well. And, since in passing, since our original conversation, I've talked to him and he indicated he may have another color scheme in mind which I'll let him talk about tonight. This slide just highlights some of the guidelines that are in the historic district that are set forth that we have to follow that kind of regulate roof forms as well as paint color. So if you want to reference these later on, I'll go back to that slide. This is the existing house. That top left corner of the dimensional shingle is just a generic picture I pulled off the Web for you. It's not an exact material sample from the applicant. It's just to give you an idea of what that may look like. You can see since the hurricane came through there's been some damage. I believe the applicant's indicated there's some leaking going on there and you can see that the roof was painted at some time, obviously before we had the Historic District in

place. A view from across the street of the house, notice that in the back there is an existing aluminum roof that's on the back end of the house. And this is the property adjacent to the subject property which has recently been painted this kind of white and cream color scheme, which I'm bringing in as a reference because, at one point in time, the applicant indicated that he may want to paint that same color scheme. I think that may have changed or may have not, but I wanted us to be able to reference this -- this property if we needed to do so. So, with that, I'll turn it over to the applicant and I'll leave up the existing conditions on the slide.

**Mrs. McCloud:** Thank you, Mr. Domini. Mr. Kirk?

**Mr. Kirk:** Just to clarify up front, I have 12 properties in Reynoldsburg, so I've worked closely with Aaron on trying to make sure that I stay within the perimeters that he's looking to get accomplished from his standards and as far as keeping these in. As you can see from the before and after pictures, I've taken on some pretty extensive projects and cleaned them up, of houses that could either be torn down or obviously in dire need of reconditioning. The little cream and white house that he's referred to, that's a before picture that I'm transferring around to you. This house I bought from the original family, the Medberry's that built it, so you may know Paul Medberry. And his grandfather, George Medberry built the house. Well, as he was in his wheelchair status at the end of his life, he had some painters come in and decide that they were going to take him with Paul being down at OU as a professor, take his grandfather and have him paint the whole house and the slate. It's no longer economically possible to salvage that slate, nor do I want to take the investment necessary to replace slate with slate. That would be really not, to me, worth it, you know, with an unforeseen area yet that's still developing. It's beginning to look nice and I think a lot of it stems from that little house that's passing around. A lot of people, since I have done that little house, have made some adjustments to their stuff. So, at any rate, each house is taking on its own character as I'm seeing. This house I clearly see as a black and white house. I think with the size and nature of the house, black and white would give it a nice street and curb appeal and allow it to be very, very beautified with that. And with that said, one of the agreements that I have talked with Mr. Medberry about was he shared with me his grandfather-- the columns that used to be across the front were torn down. Someone had hit it years ago and he just had the iron railing put up long before the Historical Board, long before, you know, all these issues that were here today. So my goal is to take and turn the black slate roof into a black dimensional roof, match that black color scheme with the standing seam roof around the back, also make the barn out back, one of the original barns, black and white as well to match the house and also replace that black iron railing with some columns across there, the nice round Roman columns, to give it some nice curb appeal and just everything will be solid white.

**Mrs. McCloud:** Comments, questions from Board members?

**Mr. Eller:** I have a question.

**Mrs. McCloud:** Yes, Mr. Eller.

**Mr. Eller:** You mentioned that -- tell us again, or tell me again what your intentions are with the metal of the standing seam roof on the back of the house. Will that be black there?

**Mr. Kirk:** Yeah. I'll power wash it and have it sprayed black to match the dimensional roof on top so it looks like a two-tier black. I won't be changing the original standing seam. Believe me, I'd love to have had the slate and I was anticipating that it would have been salvageable, you know, when I first bought it but, you know, it's just no one is interested in that at all and just to replace it, it's too far gone. And, as you mentioned, with the windstorm and stuff that came through there a little bit ago, it also, you know, blew some more off so and I'm getting a little bit of leakage inside, so I'd like to go ahead and get started with my roof and work my way down. And, again, I'll keep in touch with Chad on any compliance issues or anything like that but again, he -- having the 12 properties, him and I, you know, stay on the same page with where he wants me to go next with some of these places.

**Mr. Domini:** I have a question about the color scheme.

**Mrs. McCloud:** Yes, Mr. Domini.

**Mr. Domini:** Any idea, you know, what of the trim pieces would you be painting black?

**Mr. Kirk:** I'm not going to paint any of the house black or the columns black. I want everything to be bright white, kind of like one of the things that I really like is, you know, the gentleman that did our -- the corner of Graham and the old singing place? I looks really nice and he made it a banquet facility and cooking—

**Mrs. McCloud:** Epicures?

**Mr. Kirk:** Cooking, yeah, cooking. And so I like that look and so I'll be modeling that a little bit down the road so it's not so close and that's going to be kind of my theme, too and I want to go instead of square columns with round ones like it used to have years ago and I think that'll give it back its historical charm as well and make it look a lot better down through there in line with everything else, so just a black roof on top, black standing seam roof, some white columns accenting with an all white house.

**Mr. Domini:** Okay.

**Mrs. McCloud:** That answer your question, Mr. Domini?

**Mr. Domini:** Yes.

**Mrs. McCloud:** Thank you. Any other questions or comments?

**Mr. Eller:** I have a question.

**Mrs. McCloud:** Yes, Mr. Eller.

**Mr. Eller:** The chimneys – what is your intent with those and also the roof over the little porch there – will that be shingled like the house?

**Mr. Kirk:** Well, that part over the roof is the standing seam part. It'll need power washed and sprayed black. It's metal, it's a metal roof.

**Mr. Eller:** Oh, on the front as well?

**Mr. Kirk:** Oh, that's-- I'm sorry. I'm sorry, I thought you were talking about—

**Mrs. McCloud:** On the front porch.

**Mr. Kirk:** The front porch is actually tar. I mean, yeah. It's rubber, I'm sorry, it's a rubber roof.

**Mr. Eller:** So what are your intentions?

**Mr. Kirk:** Just to leave it alone. It has no problems. It's just been converted to rubber because it's flat and that's the normal application for roofing, so there's no reason to mess with it all. I just want to put the columns underneath of it and give it the look. I may paint the front door black, I don't know yet, or white. I'm not sure yet. And the chimneys, they'll just – I have to repaint them.

**Mr. Eller:** In what color?

**Mr. Kirk:** They'll be white. I think they would look funny black.

**Mr. Eller:** Do you have any timeframe in mind?

**Mr. Kirk:** I'm anticipating the roof -- financially with Christmas coming up -- to make sure that I can move forward next month with the roof and then I'll probably just try to manage through winter and then, as the weather breaks, they'll start the rest of the restoration process. So realistically, within four months, five months to have it totally outside looking the way I want. It's just me, so, you know.

**Mrs. McCloud:** Mr. Comeaux.

**Mr. Comeaux:** Aaron, you know, you have a quote in here about all historic roof forms shall be retained. Does-- I don't have it obviously with me, but does the Olde Reynoldsburg and staff have any guidance at all. I mean, it seems absurd to make a statement like that when, as in this case, you know, the materials just are essentially no longer available.

**Mr. Domini:** Um-um.

**Mr. Kirk:** Yeah, Goshia Nail Salon, she's gone with a dimensional roof. Dr. Matheny, he's got a dimensional roof. It really gives it a nice character even though it's a newer applicationable roof, but it's still a nice look and it really accents these older homes really well, and newer ones for that matter.

**Mrs. McCloud:** Well, the materials are still available. It's—

**Mr. Comeaux:** But it's cost prohibitive and – right.

**Mrs. McCloud:** Right. Yeah, that's different but that's the purpose of that. You're asking about that Historic District guidance, that's why.

**Mr. Comeaux:** Um-um.

**Mrs. McCloud:** If you were standing here today and those had not been painted, I think clearly we would tell you you just need to repair—

**Mr. Kirk:** Oh, my goodness. If it hadn't have been painted and ruined, I would have been on your side. I would have been doing everything I can. I wouldn't even need to come in because the house is already white. I can paint it white and the slate roof, I can just repair it as needed. But because of the damage that's been done to it, it's really unsalvageable and it's really too expensive to try to replace almost 20 squares of slate. I mean, I'd be up in the 15, \$20,000. I just don't have that, not for that. And if I did, I wouldn't spend it on that right there right now, not in this economy and with, you know, a lot of uncertainty right now, but Main Street is starting to revitalize itself a little bit down there and I'm doing everything I can to be part of that and make sure that I stay in contact. As you see, a little before and after house, I mean, is a clear indication of what I'm trying to accomplish, so—

**Mrs. McCloud:** Other comments, questions? Are we okay with this?

**Mrs. Boratyn:** Yeah.

**Mrs. McCloud:** Anybody want to make—

**Mrs. Boratyn:** I appreciate that you're cleaning it up.

**Mr. Eller:** I have a question. I see—

**Mrs. McCloud:** Yes, Mr. Eller.

**Mr. Eller:** I see now, the gutters – what are your intentions there regarding the gutters and the downspouts?

**Mr. Kirk:** When everything is all said and done, I'll be running in all white seamless gutters, the new seamless gutters.

**Mr. Eller:** And you mentioned earlier you didn't -- you weren't sure, you may paint the front door black.

**Mr. Kirk:** Yeah. I'd like you guys to leave that open, because I don't know. You know what I mean? Once I-- you know, it's like everything. I mean, everybody's done a room at least in their own house I would assume, and you thought everything was going to go a certain way and you get some things going and you go, "No, I'm going to change that blind." Well, if the front door may look better black when I get it all done, I'd like the flexibility to do that. If not, more than likely I'll paint it white, but I'm going to leave the historical door up there. It's in great condition other than it's dried out a little bit through the years, so definitely paint will give it a better look than it's current wood state. So I definitely have to paint it to make it look better. I just don't know if a nice black door would look better there with the black -- tie in the black roof to the bottom a little bit with the white columns may make it stand out, because I do like to use black lights as my accent and I'll be running a couple porch lights. There's no porch lights right now. And I'll upgrade my address label to match the 7480, 7682, 7704 East Main Street, so—

**Mr. Hudson:** I have a question.

**Mrs. McCloud:** Mr. Hudson.

**Mr. Hudson:** There's a -- looks like a wrought iron railing around the front porch?

**Mr. Kirk:** Yeah.

**Mr. Hudson:** Does that go when the column posts go?

**Mr. Kirk:** Yeah, that'll go. The round columns that used to be there will be replaced again by that, taking it back to its original state. Someone came down Main Street apparently, according to Mr. Medberry and he said that somebody wiped out one of the columns and his grandfather, in an effort to get it fixed, just got talked into the railings instead of replacing the columns because it was cheaper. But I really think the columns is what's going to really start to make that house really look good. Without those, it'd almost be meaningless, I think.

**Mrs. McCloud:** And I'm sorry, Mr. Kirk, what color did you say the columns would be?

**Mr. Kirk:** White. Everything will be white. The only—

**Mrs. McCloud:** Except the roof.

**Mr. Kirk:** --other than the roof will be black and then I might mess with the door a little bit, white or black. I don't know yet.

**Mrs. McCloud:** Sure.

**Mr. Kirk:** So if you guys could leave that flexibility in there for me I'll – I probably will go black, just to be honest, to make it match the lights, is what I'm feeling so, and the mailbox and the address label and all that with the brushed nickel letters, numbers I mean.

**Mrs. McCloud:** Thank you, Mr. Kirk. Any other comments or questions?

**Mrs. Boratyn:** I'll move to accept it.

**Mrs. McCloud:** Mrs. Boratyn moves approval.

**Mr. Bainter:** I second.

**Mrs. McCloud:** Mr. Bainter seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Motion passes.)

**Mrs. McCloud:** Motion passes. Thank you, Mr. Kirk.

**Mr. Kirk:** Thank you. You guys have a good night.

## C. OLD BUSINESS

1. ORIENTAL MARTIAL ARTS COLLEGE; 1349 BRICE ROAD, REYNOLDSBURG, OHIO; APPLICANT: JOON P. CHOI (5341DR). SIGN RENOVATION OF EXISTING POLE SIGN.

**Mrs. McCloud:** Final item, Old Business. Oriental Martial Arts College, 1349 Brice Road. I apologize, I was not here last – for last month's meeting but it's my understanding that this is a continuation. This item has been left open for further discussion based on a conversation that took place at the last meeting. Mr. Domini, if you want to get us started.

**Mr. Domini:** Sure. Basically, what I'll do is just kind of go through the changes that I've seen. I know you all have copies of the drawings, but it might help us get a discussion going here. At the last meeting, the applicant requested that we hold his

application until he could address some of the issues that came up at the previous meeting. Since that time, I have received those revisions which are before you today. The modifications that I can see is that there is less text. The applicant's removed the blue background behind the figure in the largest cabinet box and the top-- Oh, I'm sorry. This is some of the critique that was given at the last meeting, is that we asked for less text. We asked that the blue background be removed from the top cabinet box and that we wanted the sign to be more compatible with the surrounding properties. I think that was probably the biggest issue that came up and I guess the final closing piece of advice was that less is more when doing a sign design. Since that time, I really feel that the change to the top cabinet box is increasing a non-conforming use and I, therefore, don't think that that change should be permitted. Again, the existing condition of the sign as it is today. This was the original proposal and, again, you can see the blue background behind the figure in the middle there. A lot of colors going on. The bright blue on the top cabinet box was an issue and just that the sign was a little bit too busy. On the left is the revision to the sign and on the right is the original sign. The changes that were made were that the pole color change from black to white. What I'm calling the "starburst" was omitted in the middle cabinet box there. The top cabinet box the blue background was changed to white. The text changed and the graphic on the bottom image. If you compare the two Bruce Lee pictures and the font and color of the font changed and the text was rearranged -- some lines of text were rearranged, but I counted -- after the change, I counted the same number of lines of text on both signs. Also I went back and took some other pictures of the location and was thinking about the wall sign that was up and how this would be compatible with the pole sign that was going up. I thought that might have been something that we overlooked at the last meeting, so I did go back and take pictures of the existing wall sign and then just kind of a whole kind of panoramic, if you will, of the shopping plaza there. Again, I just made some notes in regards to what it is that we should be evaluating, how this fits the intent of Section 1103.12, for the visual impact the sign will have on the viewer's perspective and the overall impact on the district per 1103.05(a).

I do have some concerns about how this is meshing with the surrounding district. I personally feel the sign may be too busy and distracting for motorists. I don't think it matches the character of the district. We don't have-- I know that this is a non-conforming use and general maintenance is permitted, but I think that some of the changes are actually are making it more non-conforming and don't -- do not match the character of the district. I have some issue with the top cabinet box, changing that from the existing to the proposed in that it may be, or in my opinion, it is increasing in non-conforming use in terms of the level of illumination and, therefore, I don't think that we should approve that component of the sign. That's my recommendation and the rest of the sign changes I guess I would leave up to the Board, but I have referenced here on this slide the two pieces of the Code that I think are most pertinent to this change.

**Mrs. McCloud:** Mr. Domini, have you advised the applicant that he would need to get a variance on the non -- on the change on the non-conforming sign?

**Mr. Domini:** Yes.

**Mrs. McCloud:** Okay.

**Mr. Domini:** I have that dated in an email that this is not since our last correspondence, but originally when I started working with the applicant, it was Ms. Goswell, was working with the applicant. I talked with her extensively about this application. I actually suggested that she replace it with a ground sign at one point and I have indicated to her, and I see she's not with you today, that a variance would be required if that determination was made.

**Mrs. McCloud:** Okay. So what that means for the Board is we can approve or disapprove the sign as to the non-conforming use. He would still be required to get a variance for that before he could – before the applicant can do those changes to the sign or-- but that's not really necessarily an issue for us. Our issue is whether it conforms with the area and if it is -- matches the character of the district and if we think that that change increase or whatever that makes it that increases the non-conforming use, then if it doesn't go with the character of the district that is our issue. Okay, just so we're clear. We can approve it as is, but he would – it sounds like he would still be required to get a variance; or we can approve it in some other alternative fashion as we've done in the past. Having said that, is it Mr. Choi?

**Mr. Joon P. Choi:** Yes.

**Mrs. McCloud:** Okay, Mr. Choi, did you have any comments or responses you'd like to make before the Board begins discussion?

**Mr. Choi:** That sign has been erected in 1980's, I believe 1986 and, at that time, the – myself and those who designed the sign had very little idea about how the sign look like and there was no restriction at that time, so we made the sign and made approval as is and, at that time, we had a rooftop, because if you look at the building it has some oriental text in there. So we can match it so that's how we approved but we never had the chance to complete that top part. So that's why I brought the top part \_\_\_\_\_. It's not really important for me putting up there, but I thought the intention of this Board is just creating some character, good looking signs, so that's why I added it on. If you approve that then we'll put it on. If you don't it doesn't matter. And then the only thing that Mr. Domini is saying is the top part right now is lighted with neon and it's run down and it's very hard to replace and it doesn't really match with the rest of the character, so we decided to put it on like a pylon sign as it would rest of the sign. That's the only thing changed, just structuralized. I don't know structure, just look-wise. And then the rest is just remodeling without any change in design and then the – just maintain the color, that's about it. So I don't see there isn't really too big a change in there and if there is any changes intended to make it look really better for the sign.

**Mrs. McCloud:** Thank you, Mr. Choi. Are there comments or questions for Mr. Choi or Mr. Domini? Mr. Eller.

**Mr. Eller:** I live in that area and travel Brice Road often and it's an eyesore now. I think the sign certainly needs some attention.

**Mr. Choi:** Yes, it does.

**Mr. Eller:** And it's a dinosaur. The sign is, as I'm sure you're well aware, that the City has—

**Mr. Choi:** Aware of this.

**Mr. Eller:** --tried to move forward and tried to modify these types of signs. Also I've noticed when traveling south on Brice Road there was one slide that shows that the tip of that one right there and there are two large trees, so you can see that upper photograph on the -- in the very right hand edge there's one -- I don't know if it's an oak tree and there's another tree just straight due north of it and when you're traveling south on Brice Road, those trees totally obscure that sign and—

**Mr. Choi:** Yes.

**Mr. Eller:** --and a person driving south will not even be able to see that sign until almost to the approach there of that one entranceway, which is neither here nor there. But my frustration is it looks bad now and even if it were painted and the neon on top left as is and the lower cabinet box there where the changeable letters can go, if that's left blank like it is now, to me it's still eyesore. It'd be a repainted eyesore. But even though I'm not totally comfortable with the options we have, to me deciding on an option now and leaving the sign in place is better than leaving the sign the way it is. And that may not sit well with the City officials, but I just think that something is better than nothing, just leaving it the way it is now.

**Mr. Choi:** The idea of changing the sign is really old, so we need really to modify that sign to look better and then the -- right now the sign as is even though there are many letters there, the way it compose with black and the yellow it is really not standing out, so my goal was how can we make the sign more pleasure to look at it and then, same time we can clean it up so we can use it as close as possible to a good looking sign and to serve purpose for the business that I'm doing.

**Mrs. McCloud:** Mr. Comeaux:

**Mr. Comeaux:** This is a question for Aaron. Now, I understand if you add the kind of the pagoda top that that's like a further non-conforming use, but are you saying that if you think the change from the neon to, I don't know what the expression is, a—

**Mr. Choi:** Pylon sign?

**Mr. Comeaux:** It's backlit.

**Mr. Domini:** Backlit.

**Mr. Comeaux:** You think that in itself would be an additional non-conforming use?

**Mr. Domini:** I think it would increase the level of illumination and I have consulted with Mr. Haire on this issue and we're both in agreement on that issue.

**Mr. Comeaux:** And so, if it is non-conforming use then it would go through what process?

**Mr. Domini:** If the applicant wanted to move forward with the proposal, then it would have to go through the BZBA for their approval. You could approve it as presented here, but they cannot construct it until they went through BZBA and got their approval. So you have that option, but that does not guarantee the applicant the right to put that top cabinet in.

**Mr. Comeaux:** But you think if they either did a non-illuminated sign or did neon, that that would not constitute additional non-conforming use?

**Mr. Domini:** If they did -- excuse me, non-illuminated?

**Mr. Comeaux:** If they either did non-illuminated or if they did neon, that it would not be additional non-conforming? Because you -- I think what had said before was it would add illumination.

**Mr. Domini:** It would increase the level.

**Mr. Comeaux:** It would increase the level of illumination.

**Mr. Domini:** Right.

**Mr. Comeaux:** And so, what I'm asking is if they essentially decreased the level by not having it illuminated or had it at it's currently level of illumination by using neon?

**Mr. Domini:** Uh, it's -- we're splitting hairs and it's a tough call to make. I guess if it was non-illuminated but it's the same size, I would have less of an issue. Yes. And I would probably inclined to make a determination what that is--

**Mr. Comeaux:** Less non-conforming?

**Mr. Domini:** --less non-conforming. Thank you, Mr. Comeaux.

**Mr. Choi:** May I?

**Mrs. McCloud:** Yes, Mr. Choi.

**Mr. Choi:** It's just that the changing the sign really, whole idea is I wanted to make it better look for me.

**Mr. Comeaux:** Um-um.

**Mr. Choi:** First of all, it's getting too old.

**Mr. Comeaux:** True.

**Mr. Choi:** And if I have to go through the -- applying for this change of ordinance, I'm not really interested to that, but I think this point I want to just make it look good and without really going over the -- any sign ordinance, so that's the whole intention. I think that intention fits with the intention of the City. It's too old and a really eyesore for the sign as it is, so I want to make it look good and then help with the business as well.

**Mrs. McCloud:** Thank you. And, Mr. Choi, please know that we very much appreciate when applicants come before us to make those kind of improvements. Our job, of course, is to try to make sure that those improvements can, you know, are done in such a way that they conform with the other improvements being done around the City. As far as the need for a variance for BZBA, as I said before, we can approve it as is or not. It is -- our job is to look at the aesthetics and whether or not it fits with the character of the district. If there's a determination by the City that it's non-conforming, then that's between Mr. Choi and the City and potentially BZBA. Ours is to look at the aesthetics and if we don't feel that aesthetically the change in lighting, for some reason, would conform with the nature of the district, the character of the district, then that's an issue for us to address. Are there other comments, questions?

**Mr. Comeaux:** Just one more, I promise.

**Mrs. McCloud:** Yes, Mr. Comeaux, you can ask as many as you like.

**Mr. Comeaux:** Last time you were here, Mr. Choi--

**Mr. Choi:** Yes.

**Mr. Comeaux:** --we had talked a little bit about the amount of text you had and we had talked about whether you had given any thought to reducing the number of lines of text and—

**Mr. Choi:** Yes, I can answer. After I had meeting, finished here, when I go home I started reading the signs all along. Even small sign has four or five line as much as this, so I realized, discussed it with my assistant at that time and we checked again all the signs. There is much smaller sign, it's six lines, seven lines. So I realized it might not be really too busy and the size of the sign or also that it's not really different

than any other sign in the City of Reynoldsburg. So if you have chance to look at the sign you will see any sign has two, three, four, five, six lines. I think that's important for the merchant to express what they are selling, what they are representing for their company. And then if you really compare with other signs in the strip, it's not really more than anybody else's. If contents is really disturbing, then I will consider but those are such nice contents for the people that respect and discipline and \_\_\_\_\_. Motivate people by reading the letters, so they can put their children or themselves to be fit mentally and physically. So I think this content is so nice. It was really difficult for me to take any one of them \_\_\_\_\_ so good one that we want to represent ourself.

**Mrs. McCloud:** Thank you, Mr. Choi. Mrs. Boratyn.

**Mrs. Boratyn:** I agree that the content of the words is wonderful, but I think I'm one of the people or maybe the one who had the most concern about it being too wordy last time and I do think it has too much text and I do think it's a safety issue. I don't know, maybe other signs around here do, as well, but to me it's too busy.

**Mr. Choi:** Yes. After I hear your comment it was really important for me to look at it. So I started looking on the signs on the street. Yeah, my corner they put a flower sign. It's about, you know, just a small sign right now and they have four or five lines. So if other small sign right in the street of the driving scene have four, five, six lines in it, I don't understand why my sign with that big of sign is the way it be. It's not the sign really right in front of your eyes—

**Mrs. Boratyn:** Do the other signs have a people on them, have a person kicking and then have another sign of Bruce Lee that are going to take their attention as well as the words. It's one thing for your eye to catch words and run across them as to catch pictures and words.

**Mr. Choi:** But, yeah, if you look at the people sign, you see there are many exciting pictures in there with the words. So I don't-- it's smaller than that and you'll see the \_\_\_\_\_ street sign in big bold sign. They have all of that so—

**Mrs. McCloud:** Mr. Choi, thank you, and I do understand your arguments about four or five lines of text and certainly some of the signs do. Some of that text is, of course, phone numbers. Some of that text is addresses. Some of that text is changeable text in which you may have two words or essentially, I don't know how to say this, but it's one thought. What you put on here, and I think what Mrs. Boratyn is getting to, is you have put on here eight different thoughts with your one word, you know, instead of it being one line is just an address. You have two different thoughts on each line going down, then you have one whole line, then you have your phone number, your website, the top has something different. So if we count your lines of text, you have one, two, three, four, five, six, seven, eight, nine, ten, eleven lines of text as opposed to the four or five that you mentioned Flowerama has. So, at eleven lines of text with two different thought patterns going down each side for a significant amount of

it, I know where Mrs. Boratyn's coming from. She's or Service & Safety Director and she also, like myself, has formerly represented the Department of Transportation, so we're real acutely sensitive to signs and the safety of signs and how much text is on a sign. And, you know, frankly at some point there becomes so much text that you would be better off-- While I appreciate everything on here, I think if you had a sign engineer look at this they would tell you it would do better to be a Burma-Shave sign, meaning that you have one word here and then 50' later you have another word and then another word, and it went all the way down Brice Road, that that would get read better than this because it is so wordy. Mrs. Boratyn's concern, of course, is going to be the safety issue. It's not only the eight different thoughts, the eleven lines of text, but the full color graphics. And at least you have a full color graphic in the top, in the middle and apparently at the bottom, although I'm not -- I think that's considered full color at the bottom. So we have a lot of different colors. We have a lot of different thoughts and, from a safety perspective and just a visually busy perspective, I don't think you see these kind of signs around the City. Certainly you do see multiple lines of text and I think what I'm hearing from the Board and, again, I apologize I was not here last month, but what I understood from the minutes and what I'm hearing from the Board tonight is they're looking for a simplification of the sign. I completely concur with you, Mr. Choi, as well as Mrs. Boratyn. The words are fantastic. Those are all things that I think the citizens of the area would be interested in and certainly should encourage them to be interested in. However, to put everything that the OMAC World Company is about all on the sign, it's really just not feasible. And so what I'm hearing from the Board today is maybe that it is still too much and I guess with that, I would let you respond to my comments unless-- Mr. Bainter.

**Mr. Bainter:** Yeah. I think the sign has regressed a little bit from the standpoint of the same number of lines and the text size is even smaller, I think, than what it was initially. A then the bottom part of the sign with the font or whatnot, it's seems to be less readable than what the initial one was—

**Mr. Choi:** Yeah.

**Mr. Bainter:** --so it seems like it has regressed and it's always -- it was a concern that was expressed by the Board the first time around, that when someone is driving along, trying to read all the text and then we go with the new sign here, same number, same amount of text, and with type size it's even smaller. So, I totally agree. I think it's a safety issue is one of the issue with the sign.

**Mrs. McCloud:** Mr. Choi, would you like to respond to either my comments or Mr. Bainter's, or does anyone else have comments?

**Mr. Choi:** I value your opinions and you all have some expertise in it and, if it's necessary, then I can change.

**Mrs. McCloud:** And, again, please, Mr. Choi, we very much like to see applicants coming before us improving properties, improving signage. I completely

concur with Mr. Eller that the sign definitely needs updated. The sign is an eyesore. We would just like it, one, to be for you – from your perspective one that folks view it as, “Wow, that’s a great sign, not too busy.”

**Mr. Choi:** So do I.

**Mrs. McCloud:** And something that they can actually read as they drive by because I think, at least from my experience and Mrs. Boratyn may tell you from her experience, Mr. Bainter is in the engineering field, may tell you that more than likely this is not all going to be read. So, from your perspective, obviously we want you to succeed and do well. We appreciate you coming before the Board tonight to make these improvements. We’re just trying to find our way together, so to speak.

**Mr. Choi:** I think the comments are valuable and make sense to me and maybe I can reduce again. I don’t mind that. I really want to make this a good sign.

**Mrs. McCloud:** Okay. Well, that’s wonderful. We very much appreciate that.

**Mr. Choi:** Of course.

**Mrs. McCloud:** So that you don’t have to -- we don’t want to keep it bringing it-- Honestly, Mr. Choi, I promise you it is not our intent to just drag you back here month after month after month--

**Mr. Choi:** No. I value your opinions.

**Mrs. McCloud:** --doing new renderings. If you work with – if you have some drafts or whoever you have doing your sign work, work with Mr. Domini before the next meeting--

**Mr. Choi:** Okay.

**Mrs. McCloud:** --I promise you, you will probably come up with something that will be approved by the Board at the next meeting.

**Mr. Choi:** All right. I’ll do that.

**Mr. Domini:** Mr. Choi, who are you working with in terms of-- are you working with Ms. Godswell still on the graphic design.

**Mr. Choi:** Ah, she’s helping. We have some volunteers who are designers.

**Mrs. McCloud:** Oh, wonderful.

**Mr. Choi:** So we work and then we consult with the sign company.

**Mrs. McCloud:** Okay.

**Mr. Choi:** And the sign company give us their ideas, so that's how we do and so far the sign company did not really object on those.

**Mrs. McCloud:** Okay.

**Mr. Choi:** So that's why we were going forward, but what I hear from you, it makes a lot of sense.

**Mrs. McCloud:** Okay.

**Mr. Choi:** So I can reduce down to – number of words and then even – you are correct on the Bruce Lee side. Somehow I didn't catch it while they are doing it. I thought they might be a little bit better looking, but it's really even – looks even worse than the first one, so I think I'm going to change it anyway. So I agree with you, so I was listening to all your comments and it makes sense and I'd like to—

**Mrs. McCloud:** Well, I thank you so much, Mr. Choi, for agreeing to work with us.

**Mr. Choi:** No problem coming back here.

**Mrs. McCloud:** We will continue to work with you as well. As I mentioned, we will leave this item open for discussion for next month. If between now and then you work with Mr. Domini, I think we can come up with something we can all agree on.

**Mr. Choi:** I appreciate that. All right.

**Mr. Domini:** I would say, if you have a sign company that – with many of our applicants I work with the sign company on drafts and should we see things we can go back and forth – to have them get in touch with me.

**Mr. Choi:** Sure.

**Mr. Domini:** And I'll work with them and, you know, one of my—I've been doing a lot of listening here tonight, but one thing that I think is important for the passerby and for you is that probably your name, the name of your business on the sign would be a good idea.

**Mr. Choi:** Company name and then my name?

**Mr. Domini:** What was that?

**Mr. Choi:** Company name?

**Mr. Domini:** Yeah. If I want to look you up in the phonebook \_\_\_\_\_.

**Mr. Choi:** Unfortunately, the company is so long. I regret a lot of why I choose such a long name.

**Mr. Domini:** Yeah. And in paying attention to the existing signage that you have on the building, that the two work together so—

**Mr. Choi:** I see.

**Mr. Domini:** So that would be another thing that I would probably want to see.

**Mr. Choi:** I think I want to change the front building which is \_\_\_\_\_ some graphic. That's too busy, too. So I really want to make this simplify on that one.

**Mr. Domini:** Do you own or share a partnership in this?

**Mr. Choi:** Shared partners, yes.

**Mr. Domini:** Well, why don't you explore the idea of a multi-tenant sign for all of the tenants at this plaza? That way everybody – your, you know, everybody has a way to advertise out from this street.

**Mr. Choi:** Yeah.

**Mr. Domini:** Would that'd be something that you would—

**Mr. Choi:** Some want to share the cost of it, some don't want to, so that's the reason.

**Mrs. McCloud:** Okay.

**Mr. Choi:** And one person want to use the bottom portion, which I allowed them to use, but they don't want to pay and I spent about \$15,000 to make the sign—

**Mrs. McCloud:** Right.

**Mr. Choi:** And then make them use for no pays.

**Mrs. McCloud:** And they reap the benefits?

**Mr. Choi:** Yeah. It doesn't make sense.

**Mrs. McCloud:** Sure. No, I understand that. If they're not going to pay—

**Mr. Choi:** That idea has been explored many years and then I let them use the bottom part.

**Mrs. McCloud:** Right. Mr. Comeaux.

**Mr. Comeaux:** Just one final thing. In the course of talking to Mr. Domini, you might want to discuss how you handle that top panel.

**Mr. Choi:** Yeah. I would like to ask you your opinions. In the beginning when we designed it, we designed this like an oriental look, so you can see the roofs in there.

**Mrs. McCloud:** Um-um.

**Mr. Choi:** That's how we imagined it. So I think that really it would add. And then we got approval for that in the beginning. We never accomplished it. So even though it is addition, but isn't that – add some good looking for the sign?

**Mr. Comeaux:** The difficulty, at least, just thinking off the top of my head, is that, you know, right now the sign is, according to the standards that existed in 1988—

**Mr. Choi:** Exactly.

**Mr. Comeaux:** And in 1988 they might have been perfectly, you know, thinking these great big signs are a good thing and in 2008 they have a little different view.

**Mr. Choi:** Very different, yes.

**Mr. Comeaux:** And so I think it probably would have to go through a variance process. But my concern is that if, as Mr. Domini said, that you're going from one form of illumination to another that you'll have to go through the BZBA, which isn't getting a whole new ordinance. It's just another group of people you have to stand in front of. I think that's fair to say, right?

**Mr. Domini:** Yeah.

**Mrs. McCloud:** Sure.

**Mr. Comeaux:** And so, just be aware of, if you're going to change the lighting, you know, a certain fashion you're going to have to go stand in front of a different group of people, whereas—

**Mr. Choi:** I'd like to avoid.

**Mr. Comeaux:** Well, I'm now saying—

**Mr. Choi:** So I might just stay here and then use it while it is approved.

**Mr. Comeaux:** But what I'm saying is there may be a way if you work, that you don't have to stand, that we're the only group that you'll have to stand—

**Mr. Choi:** Oh, I don't want – I want to avoid that, yes.

**Mr. Comeaux:** Okay.

**Mr. Domini:** I think you have enough sign area, and we've seen this with other signs, where actually you get rid of that top cabinet box and when they go to change out sign face in the main cabinet box, they just take the poles down. Donato's did that recently with there sign. They had a sign pole. It's a lot cheaper than taking the whole thing out. They just go in there and kind of—

**Mrs. McCloud:** Lop it off.

**Mr. Domini:** --lop it off.

**Mr. Comeaux:** Well, and even a non-illuminated sign during daylight hours is not a problem, you know. I mean you don't have to worry, you know, for people traveling during the daylight hours, you can still communicate your message—

**Mr. Choi:** Was it because of the tree, you mentioned, right next door, the sign, just cannot see it. So that's another – in the beginning there was no tree.

**Mrs. McCloud:** Those pesky, growing trees.

**Mr. Choi:** So, we got a real issue there.

**Mrs. McCloud:** Right. Comeaux's point is simply just trying to help you avoid having to go before any other Boards.

**Mr. Choi:** Yeah.

**Mrs. McCloud:** Are there any other comments or questions on this item before we table it? (No response.) Okay, then the item will be tabled. We will see you next month and thank you very much again for working with the Board. We will look forward to working with you next month.

**Mr. Choi:** I thank you very much for hearing me--

**Mr. Domini:** We're going to get this right.

**Mr. Choi:** --giving me lots of good comments. It's very valuable.

**Mrs. McCloud:** Thank you.

**Mr. Comeaux:** Thank you, sir.

**Mrs. McCloud:** Have a great evening.

E. DISCUSSION OF COMMERCIAL DESIGN STANDARDS

**Mr. Domini:** Well, tonight the Commercial Design Standards were reviewed by the Planning Commission, who referred them back to Council.

I think these overlays are extremely important for Reynoldsburg and the discussion, or the way I introduced these to the Planning Commission was that Reynoldsburg is being left, for lack of a better word, left in the dust right now by our neighbors in terms of urban redevelopment, in terms of shaping quality growth – and in terms of writing progressive ordinances. I've actually worked for some of them. I would be extremely discouraged and disheartened if Reynoldsburg did not embrace these overlays. If you have not reviewed them in great detail, please take the time to do so. If you can come to Council and give constructive criticism, or give words of support, I would much appreciate it, because we cannot afford to do nothing anymore when it comes to how we are shaping our built environment. I haven't been here that long, but the people I've talked to, and from what I've witnessed and can see in the built environment, the City – it seems to me, has taken a position of kind of status quo is okay and it's not okay, because our neighbors are not taking on that same frame of mind. They're being much more progressive. They're attracting higher quality businesses and tenants and we need to do a little catch-up here. I think this is part of that. There's a lot more to come and I see it as an opportunity, but I guess I just wanted to give you that passionate message, because if we do nothing – if we continue to do nothing, we're going to continue to be plagued by a lot of the same problems that we're seeing right now, specifically on the west side of the City. So, please, take the time and, if you can, come to the meeting. Come to Council, members of the Committee, and help us move that along.

**Mrs. McCloud:** Mr. Domini, the only question I have is before this was submitted to Council, did it need to be passed by this Board to go to Council?

**Mr. Domini:** No.

**Mrs. McCloud:** Okay, because that committee was set up as a sub-committee of this committee.

**Mr. Domini:** I don't know the way that was set up, but I do know what the format is for amending Code, which is what we're doing. I guess I would have to talk to Lucas about that. But I am sure he would have noted it needed to come before the Board as he has been very close to this process.

**Mrs. McCloud:** I just want to make sure that it's done properly and there's no loopholes to it, that if we begin to enforce it and determine that procedurally it was not passed correctly. But I found out it was sent to Council – I knew we were working on it, that it was done, and then I heard it went to Council and I've been meaning to follow-up with you because that committee was created as a sub-committee of this one. We appointed the members, we voted on them, we essentially created it. And it seems that the sub-committee report should have come to the Board and then the Board referred it out. I just don't want a procedural loophole.

**Mr. Domini:** Well, thank you. I will ask Lucas about that. If it was something that he was aware of –

**Mrs. McCloud:** And just run it by the City Attorney. If he says it's okay, fine. But typically when you create a sub-committee, the sub-committee reports out to the committee, in this case the Board, and then the Board refers it out as a formal Board action.

**Mr. Eller:** I have a question, too. When I read through the draft, it reads to me – I read a lot of “shalls” and “musts”. It reads almost like law to me. It was my understanding initially that these were to be guidelines. What happens if the draft is approved in pretty much the form that it's submitted? Does that become – it almost reads like it would become law and then the person must comply, and shall do this, and must do this. It sounds more like law than a guideline that has some flexibility that the Board or the City officials could use in discussing with some of the applicants.

**Mr. Domini:** I think my understanding – and maybe Mr. Comeaux can chime in here – is that we had guidelines and the intent was to codify these guidelines and put them into the zoning code. That was one part in kind of taking out any kind of subjectivity, looking at something as a guideline; that it is actually part of the zoning code. To the extent to which the committee could be prescriptive in the language, they chose to do so, again, to take out that level of subjectivity.

**Mr. Eller:** That was not my understanding of the intent. Now maybe I'm not – that's just one person speaking, but my thinking was that it was to establish guidelines and I recall, I believe, conversations with Luke that was saying when applicants come in and when you guys work with these applicants, you can pull these guidelines out and say, “Well, here, if you're working up on Brice Road, you need to try to give us something that complies with these guidelines. If you're working in Olde Reynoldsburg, these; maybe 256, these; or Broad Street, these.” That was my understanding, that these were going to be guidelines and tools and not going to be enacted into law where a person must to this or must do that, or shall do this.

**Mr. Comeaux:** I think the idea was to basically – well, excuse me, the idea is to incorporate them into the ordinances so they will be the law of the City. The idea, again, is that you do have a bunch of “shalls” in there and if they want to deviate from that, they're going to have to go through basically a process – an appeal process,

exactly. A variance. So the idea is that this Board will have less people coming through to say, "Is it okay if we put this brick on there?" Because if they comply with the kinds of building materials that they're supposed to comply with, then they shouldn't have to ask. They should just have to ask Lucas and Aaron, rather than going through this Board, and not just so that this Board doesn't have to sit there and say, "We like red brick or brown brick," but also because then a developer can come in and have a good idea what the City expects of them and what's going to get approved from day one.

**Mr. Eller:** If you take it to the next level then, if these were written thoroughly enough and good enough, then you would not need this Board at all. You could have these guidelines and the staff could work and they would just say, "Here are your options."

**Mr. Comeaux:** Sure. And I think there are probably other communities that either through their code enforcement or what have you don't have – I don't know this for a fact, but there might be cities in Ohio that don't have Design Review Boards for example. I don't know that. Setting aside whether that's a good thing or a bad thing, I mean I think the idea is you want the developer to know what's expected of him or her when they walk in the door. If they need, for their own purposes, to vary from that process or vary from those expectations, then there's a process to go through.

**Mrs. McCloud:** Mr. Comeaux, Mr. Domini, is that process to come through the Design Review Board or to go through BZBA?

**Mr. Domini:** The appeal would go through BZBA.

**Mrs. McCloud:** Okay. And, Mr. Eller, you're exactly right, it may come to that. I was one of the folks that was the impetus behind creating the Board as well, creating that committee to present those standards. Very much of that had to do with protection for the Board and the City on some of the requirements we make, because having guidelines may not be necessarily enough. And, frankly, I guess I feel like it's a good thing if a business owner can come in here and know exactly what he can do – he or she can do with regard to their projects, their buildings, and not have to wait and come before the Board. They have a set list of things that we, as a City, have established as appropriate for these overlay areas and then they can build them and maybe they don't have to come before us. And you're exactly right, it could, you know, arguably it could come to a point where the Design Review Board is not necessarily necessary and that may be a good thing. You know, you heard the gentleman tonight say, "Well, boy, I don't want to stand before one more Board." He's been before us twice. He's going to be before us again and we're talking about if he wants to make either the sign taller or more illuminated, he's got to sign before another Board. So the codification of the guidelines really was a way to protect the City and actually this Board, because Boards of our type have been sued in the past. Boards and Board members.

**Mr. Eller:** When did the codification concept – I don't recall – and there are only three of us here, that were on the Board at the time that this moved forward, but I don't

recall any talk of codification. I do recall talk of it being a better package for the City and for the applicants and I certainly agree. I really feel sorry for these poor applicants that have to go through the Zoning Board, and then some through the Planning Commission, and then this Board. It's awful in some cases. Yeah, ideally if a package could be created that's thorough enough, and good enough, and solid enough that would eliminate the process of people having to come before this Board, to me that would be the ultimate. Short of that, I'm wondering what the purpose of this Board is going to be if everything's codified and if somebody comes up here and we just say either they're in compliance or they're not in compliance, have a vote and then it's over with.

**Mr. Comeaux:** Community Commercial Overlay, does it apply to all commercial development outside of the historical site? I know we had talked about doing different overlays.

**Mr. Domini:** It applies to nearly the same areas that the Streetscape Design Guidelines apply to.

**Mr. Comeaux:** Right. So at this point the Design Review Board still needs to exist because if you develop something on Taylor Road, Broad, or for example, or 256 –

**Mr. Eller:** Exactly. And that's why I was the only one that opposed this initial concept anyway, and I was on the Board long enough to understand that just like this Brice Road situation now, there are struggling businesses on Brice Road that, to me, you have to be a lot more flexible with than anybody on 256 or going in on Broad Street and, of course, Olde Reynoldsburg is different. So there are unique areas around this City, as small as it is, that sometimes have to have some subjectivity and some flexibility.

**Mr. Comeaux:** Right. But personally I don't see it as less flexible, because now if you're a developer and you want to do that, you have to go through this whole – you know, regardless of – if you want to build or redevelop something on Main right now, you're going to have to go through possibly all these things you listed, the Zoning Board, the Planning Commission and us. After this, it's possible that if you comply sufficiently, it will cut out layers of that. And if you don't comply sufficiently, then you'll have to go through the same layers. So I don't think it's less flexible. I think it's at least as flexible, because you have to go through the same – the worst case scenario is you want variances and you have to go through the same process you have to now. The best case scenario is you don't want variances and you have layers that are cut out of the process. So, while I understand your concern, you don't want to tell somebody whose a struggling business owner in certain areas of the City, you know, you have to build with this kind of brick and this kind of – you don't want to do that. The fact of the matter is they still can maybe get – if they come in and they say, "Look, we want to build this new business. The only way we can build it is if we use these other materials." I would hope the City would find some flexibility in that case, just as I would hope they

would find that flexibility now. If somebody comes before us and says, "There's no way we're going to be able to build this business."

**Mrs. McCloud:** The gentleman today with the slate roof that was painted.

**Mr. Comeaux:** So while I understand your concerns completely that it restricts the flexibility, I'm not certain that it does. What it does do is allow you to redevelop cutting out layers of bureaucracy to the extent you fit within the guidelines that are provided. Is that a fair characterization, Aaron?

**Mr. Eller:** I guess my bottom line is are they guidelines or is it law?

**Mr. Comeaux:** Well, it's law that you can vary from by going through the process of going through BZBA. But if they were to do it now, they wouldn't have to go through BZBA perhaps, but they'd have to come through us.

**Mr. Eller:** If it's law, why would it have to go before the Board? Why couldn't the City officials, the zoning people just say, "You're in compliance," or "You're not in compliance."

**Mr. Domini:** And I think that's the goal. If these overlays are approved, Lucas and I have talked about this, I think the intent it to see what applications we get, how the process works and it may be very well that an applicant that is within the overlay that meets all the standards, comes to the Board, but there is much less to review. You will still review color and overall design. I think that that is something positive for us, because it takes out a layer of subjectivity for the applicant. We're trying to be business friendly. We're trying to be black and white in terms of what you can and can't do here. So I think it ultimately could very well come to that. There are still going to be other parts of the City that you will review applications for. Ideally we would like to have overlays for those areas, too, but they're their own little animal and something specific has to be created for that district that fits that district, so we couldn't do them all at once.

**Mr. Eller:** Well, then, let's assume a hypothetical where a person doesn't meet the requirements of the overlays and you or somebody determines that they must appear before this Board. What flexibility does this Board have to vary from the laws that have been established thorough—

**Mr. Domini:** They wouldn't come to this Board. They'd go to the Board of Zoning and Building Appeals and they would have to ask for a variance to deviate from the standards in the ordinance.

**Mrs. McCloud:** And that Board has the ability to do that. They can give them that. And I think there's something to consider with essentially kind of maybe combining some of the members of the Design Review Board who have some of the history as to what we've done and what we've allowed onto BZBA and kind of change the structure of that Board into one Board, to have fewer – again, I agree with Aaron – fewer stops for

the business owner and it's the same thing now. If you want to build a 10' fence and you have a good reason for it, you go to BZBA. That's been codified. They have the authority to waive that and say, "You know what? You do have extenuating circumstances. We like it. We're going to allow it." So, yeah, I would look to the future. If the Design Review Board functions become more limited looking in a business friendly environment, into kind of combining BZBA and—

**Mr. Eller:** Well, I think that would be ideal if that was the goal, to eliminate one layer – this layer of bureaucracy and if a decision had to be made, have the BZBA make that decision with the additional information they have and that would be tremendous. I'd be all for that. I'm still concerned in that I think it got off track. We can go back in the minutes and look, but I think we were talking guidelines and we were talking about tools rather than laws.

**Mr. Comeaux:** I think the fence example's a good one because if you wanted to build a 10' tall fence right now, you'd have to go through BZBA separately and then come to us later and we'd say, "Well, what color are you going to paint it?" If you're trying to build this fence, you've got to schedule one meeting and wait 20 days after that and schedule the other meeting, and it would be kind of nice – and I understand kind of the institutional reticence to get rid of—

**Mrs. McCloud:** Right. Whereas if it were in an overlay district and you were commercial and you could build it up to 8' and that's all you want and it's a color that's in the overlay, you never see either Board, let alone one of them. You get a permit from the City, because those are already things we've looked at and said, "Yeah, we like those in that area. These things are okay. Vary from that and you'll need to come see us."

**Mr. Domini:** In the overlays I think we've created guidelines to shape both the structure and the site design to the extent possible with, I guess cutting short of regulating color. I think that's just a sticky place to be, to regulate color.

**Mrs. McCloud:** Well, that was actually my beef, no color palette.

**Mr. Eller:** Yeah, and that was one of the things that I thought we discussed.

**Mrs. McCloud:** That was one of the goals.

**Mr. Eller:** That was one of the main things.

**Mrs. McCloud:** That was my beef, color palette. I agree. I do believe there are terms in there, though, that help the natural colors, things like that—

**Mr. Domini:** "Traditional natural materials—"

**Mrs. McCloud:** Traditional natural materials, but when you get to paint color, you know, and it may be something that we need to go back to address at some future point. I understand Mr. Domini's concern in trying to allow some of that flexibility, but certainly hopefully you don't see neon orange in nature. So when you stick with natural colors, natural materials, we'll see less of that, but that may need to be addressed. That was my sticking point, too, Mr. Eller.

**Mr. Domini:** It specifically says "no Day-glo Orange."

**Mrs. McCloud:** Excellent.

**Mr. Eller:** I think it talks about neon, too, doesn't it?

**Mr. Domini:** No exposed neon.

**Mr. Eller:** But what about the LED that looks like neon that was approved for the Hickory House? I don't see any difference really.

**Mr. Domini:** Those are the types of questions that over time these ordinances that may be addressed overtime.

**Mrs. McCloud:** And that was really the problem with the DRB ordinance to begin with. When it was created for the City of Reynoldsburg, it was new, it was great, it was cutting edge. Those are outdated. We've found ourselves hamstrung by some things we were advised by the City Attorney's office that we didn't have the authority to do. We were advised by previous Planning Administrators we didn't have the authority to do and that was the impetus for the Board creating the committee, and the impetus for the design standards. The only thing – and I understand about your codification concerns, because I do recall it being more – and I remember that being a big concern of yours, that it be guidelines rather than codification, but the codification does protect the City a little bit more and protect the Board. And, again, there is a very clear-cut avenue for applicants that really isn't any different and probably will be simplified in the future for doing what they do today, to get whatever it is that they actually want and they may not – it may be less bureaucracy.

Any other comments, questions on design standards? (No response.)

#### F. ADJOURNMENT

Meeting adjourned at \_\_\_\_p.m.

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Stephanie McCloud, Chair

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Aaron Domini, Planning Administrator