

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
OCTOBER 7, 2010
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Kevin Bainter Mr. Scott Baker Mr. Lane Beougher Mrs. Pamela Boratyn Mr. James Comeaux Mr. Patrick Thompson
Members Absent:	Mr. Richard Hudson
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF SEPTEMBER 2, 2010 MEETING

Chairman Comeaux: The minutes from the September 2nd meeting were distributed. It was, I believe were Mr. Hansen's notes from the meeting because the recording had failed. Were there any additions, deletions or corrections to those minutes? (No response.) Hearing none, they'll be approved as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: We have an agenda everyone should've received in the mail. Are there any additions or changes to that, Mr. Hansen?

Mr. Hansen: There's one change request. Since we have a number of cases on the agenda and one applicant has more than one case. If we can move case 10 to number 1.

Mr. Comeaux: Are there any objections to that? (No response.) Hearing none, we'll make that change.

4. PUBLIC COMMENT

Mr. Comeaux: Now is the opportunity if there's anyone here for public comment who's not commenting on a specific item of the agenda but more generally, would be the time to come forward. (No response.) Seeing none, we'll move forward.

5. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers the oath.)

B. OLD BUSINESS

1. 1649 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: RICHARD D. BIGHAM, JR. (5449DR). NEW WALL SIGN.

Mr. Comeaux: Mr. Hansen, is there anything to kind of update us on this?

Mr. Hansen: Sure. Well, the applicant, if we recall last time from the meeting, this case was tabled because the Board had a number of concerns regarding the sign and it's placement on the building. One was the size of the letters. They seemed large in proportion to the façade on which will be placed on the building. The other concern was that the sign was going to be placed above a non-functioning entrance, which is slightly out of character for the rest of the businesses in the area. And the Board wanted more information in regards to the site's existing signage, what was the total package on that site. Taking a look at the building and all the other signage that's on the site, currently right now there's just a small wall sign and there's a ground sign which is estimated at about 24 square feet in area and that is a single tenant ground sign that looks like there's a number of divisions in there, but it describes the services that are offered at the Urgent Care. But, as you can see, the wall sign was put up on the building without staff's approval and we took a look at it and if you've driven by, hopefully you'll be able to judge your own opinion, but when staff took a look at it, it didn't seem that it was out of character for the building and the lettering does seem that it could be appropriate for that façade. Taking into consideration that there is not necessarily a sign band that was designed for the building, it does seem to integrate appropriately and it does meet code requirements. So we would recommend approval of the sign, but not condone the installation prior to a sign permit.

Mr. Comeaux: Are there any questions or comments?

Mr. Beougher: I guess it's good that we didn't recommend or approve the alternate location we were discussing.

Mr. Comeaux: That's right.

Mr. Beougher: It would've been a moot point.

Mr. Comeaux: And I mean – I guess a couple things. I know there was an illness with the applicant or the sign person last time and so I don't want to be overly melodramatic or anything like that, but I guess our alternative next time when we have a concern is to reject it and just have them deal with it that way because-- Anyway, is there any other further comment? I mean, do we even need to approve it at this point?

Mr. Hansen: Yeah, we do. Since it was tabled it does need a motion made.

Mr. Comeaux: Okay. Are there any other questions or comments about this item? (No response.) Hearing none, can I get a motion?

Mr. Thompson: I'll move to accept.

Mr. Comeaux: Can I have a second?

Mr. Beougher: I'll second it.

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

(Mr. Hansen called the roll. Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes.")

C. NEW BUSINESS

1. 1922 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: DINA CHERNEY (5458DR). WALL SIGN FACE CHANGE.

Mr. Comeaux: I'm sorry. Were you moving 1 and 10 together or 10 before 1?

Mr. Hansen: 10 before 1.

Mr. Comeaux: Oh, my apologies then.

Mr. Hansen: Yeah. That was before _____.

Mr. Comeaux: Well, I called – let's go ahead and do this one and then we'll do number 10. My apologies.

Ms. Dina Cherney: Good evening, gentlemen.

Mr. Comeaux: If you could just say your name for the record and then Mr. Hansen will give us a brief presentation and then we'll—

Ms. Cherney: Dina Cherney from Sign Glo.

Mr. Hansen: This is a request for two sign face changes to existing cabinet sign. One is a wall sign; the other is a ground sign. Here's the wall sign as the applicant has submitted it. The sign meets zoning code regulations and it is utilizing an existing sign cabinet. Is that correct, Ms. Cherney?

Ms. Cherney: There's nothing there currently.

Mr. Hansen: Oh, there's nothing there currently?

Ms. Cherney: There's nothing there. Not over their space. There's one next to it but it belongs to—

Mr. Hansen: Okay. Here's the face change to the existing monument sign. Here's the storefront as it looks today and I was asking you if there was an existing sign cabinet because I wasn't sure if it was just stored away for later re-use?

Ms. Cherney: Not that we know of.

Mr. Hansen: Okay. Here are the rest of the storefronts in that center. They do utilize existing sign cabinets but taking this into consideration that there's no existing sign cabinet that could be re-utilized, we don't permit new sign cabinets to be placed on businesses in the Community Commercial Overlay Districts. So the sign type will have to change to either channel letter or something else, a sign board, but we no longer allow internally illuminated sign cabinets to be placed.

Ms. Cherney: The reason why there are sign boards up there is because of this roof. They'll have to be put on a raceway. And when did this happen, because I knew nothing about it. Otherwise I would've come prepared.

Mr. Hansen: This was a code change in 2009.

Ms. Cherney: But when I submitted this to you—

Mr. Hansen: Well, I was under the impression that there was an existing cabinet.

Ms. Cherney: Well, can we just pass that these would be individual letters on a raceway or do I have to come back to a meeting? These people need a sign. And just get staff approval when I send you a new drawing, because the copy won't change, neither will the style. I'll just put it on a raceway, be the same size and they'll be white letters.

Mr. Hansen: I'm okay with that.

Mr. Comeaux: Would you have an orange façade in the background or would you have—

Ms. Cherney: The raceway is mostly covered up by the letters. Usually they make it match that roof, and the roof is so ugly that would be your call. I mean, we could do it. These people are going to be very upset because it's going to cost them so much more and I never heard anything about – this is going to double their sign cost.

Mr. Beougher: The sign board—

Mr. Hansen: You can do a sign board.

Ms. Cherney: I'm sorry?

Mr. Hansen: They can do like a sign board that's not illuminated.

Ms. Cherney: It's not illuminated. It's a restaurant.

Mr. Hansen: Right.

Ms. Cherney: They have night business.

Mr. Hansen: Well, they could—

Mr. Beougher: External illumination.

Mr. Hansen: Externally illuminate.

Ms. Cherney: What lights it?

Mr. Hansen: You would have to install lights.

Ms. Cherney: You would let them do that?

Mr. Hansen: Yes.

Ms. Cherney: So it's either the board with lights or the letters on a raceway, then?

Mr. Hansen: Correct.

Ms. Cherney: Okay. All right.

Mr. Hansen: But we should—

Mr. Comeaux: Well, we could conceivably do an either-or proposition here. She's going to have to come back to you to confirm—

Mr. Hansen: For a sign permit, yeah.

Mr. Comeaux: --for the sign permit for – just to confirm with you that this is consistent with what we talked about tonight.

Mr. Hansen: Correct.

Mr. Comeaux: And so, we could – I don't know why we couldn't give an either-or proposition there.

Mr. Hansen: I'm okay with it if you're okay with it.

Mr. Comeaux: It would be an expressive preference.

Mr. Beougher: What's holding up the realty sign? Is that an existing sign board or what's going on there? Is it floating in space? Surely not.

Ms. Cherney: There's nothing holding it up. I mean, it's an existing ground sign and they have—

Mr. Beougher: No. On the façade.

Mr. Comeaux: How is it affixed to the green that's there now?

Ms. Cherney: How is what—

Mr. Comeaux: Where it says, "Available (something) Realty." My eyes are bad.

Mr. Beougher: Typically, when a realtor would do that, there'd be an existing sign panel or something there to hold it.

Ms. Cherney: There is a panel there. It's an old panel. We have to take it out and put new panels in to replace it. It's from a tenant that's no longer there.

Mr. Beougher: But is that a cabinet sign—

Ms. Cherney: Yes.

Mr. Beougher: --or is it that just a sign board?

Ms. Cherney: Oh, no. It is an internally illuminated sign.

Mr. Beougher: So that would solve your problem, but the issue is it's not as large as the sign that you want to install?

Mr. Hansen: Correct. So it would be a new cabinet.

Mr. Beougher: I mean, on the exhibit that we have you can see the top of the white realty sign poking up above the orange, so it looks like it's almost half.

Ms. Cherney: Which drawing are you referring to? I'm lost.

Mr. Beougher: This one.

Ms. Cherney: What's poking up?

Mr. Beougher: The white of the realty sign.

Ms. Cherney: Do I have the same drawing?

Mr. Hansen: Yes.

Mr. Beougher: Yeah. You see under the 16-foot dimension?

Ms. Cherney: Yeah.

Mr. Beougher: You see a white line right above the orange?

Ms. Cherney: Okay.

Mr. Beougher: Well, I think that's the realty sign—

Mr. Hansen: Yeah.

Mr. Beougher: --if I'm not mistaken.

Ms. Cherney: Oh, okay, just the plain board.

Mr. Beougher: Based on the scale, you know, that's probably only a 10-foot sign or less.

Mr. Hansen: Yeah.

Ms. Cherney: Okay.

Mr. Hansen: That's what it appears to be.

Mr. Beougher: But it's an existing internally illuminated sign.

Ms. Cherney: No. That realty sign? No.

Mr. Beougher: Okay. I thought I'd asked that question and got a different answer.

Mr. Comeaux: So, the realty sign, though – what is it? Is it just a—

Ms. Cherney: Just a board.

Mr. Comeaux: It's just a board?

Ms. Cherney: Just a board up there, yeah.

Mr. Beougher: What's it attached to?

Ms. Cherney: The roof.

Mr. Beougher: I guess we're trying to get to – we're trying to figure out what it's attached to.

Ms. Cherney: I don't know how they put it up there.

Mr. Comeaux: Okay.

Mr. Hansen: I guess, in light of this, I would recommend that we approve either a sign board that matches the dimensions as submitted in the applicant's exhibit or a raceway type sign with the individual letters that are no larger than the dimensions submitted if a square were to be drawn around those letters.

Ms. Cherney: Just in case--

Mr. Hansen: Yes.

Ms. Cherney: --I'm wrong—

Mr. Comeaux: Okay.

Ms. Cherney: --and we do find a cabinet and all we have to do is put a face in it, are you approving the design then? And when you mean existing cabinet, you mean like if it's laying around somewhere or up on the – don't do that, because these people will find it, let me tell you.

Mr. Comeaux: Yeah. That is a question. I mean, if the landlord for example had the existing one that he had put inside storage in the building or something like that, would that be acceptable or not?

Mr. Hansen: It's non-conforming now. It was removed, you put a new one up it has to conform.

Mr. Comeaux: Okay. So what they're saying is, if it's currently up there you can use whatever is currently up there.

Ms. Cherney: Right. But if it's not—

Mr. Comeaux: If it's not, yeah. Okay. I mean, if you'd like us to – but it would be – the sizing would be wrong. You'd be stuck with that 10-by whatever sign.

Ms. Cherney: It'd be smaller.

Mr. Comeaux: Yes. It would be smaller. It would probably be the size of the real estate sign.

Ms. Cherney: Which it'd still be within code?

Mr. Hansen: Yeah.

Mr. Comeaux: Yeah. It would still be within code, yeah. Sure.

Mr. Hansen: Honestly, it would be too small, be out of scale on it.

Mr. Comeaux: Yeah. Okay. So I think what Matt has suggested could be the basis for a motion if we're okay with the colors, sizing of the letters, etc. Are there any other questions on the colors or sizing of the letters, anything else about the application?

Mr. Beougher: I'd think that the raceway would want to be painted the color of the ugly roof color.

Ms. Cherney: Um-um.

Mr. Beougher: These letters are spaced out too far apart to not do that.

Mr. Comeaux: Okay. So the raceway would need to be--

Mr. Beougher: Color of the roof.

Mr. Comeaux: The color of the roof, okay. Can I get someone to articulate a motion here?

Mrs. Boratyn: I will. I move that we approve an either-or with letters to be on the raceway, approved as the colors and dimensions that have been presented with the background being the color of the roof between the letters. Is that correct? And/or that there be a board with lighting.

Mr. Comeaux: And either of those would meet staff approval?

Mrs. Boratyn: Yes. It will meet staff approval.

Mr. Comeaux: So we have a motion.

Mr. Beougher: Second.

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

(Mr. Hansen called the roll. Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes.")

Ms. Cherney: Thank you very much. I just have one question.

Mr. Comeaux: Yes, ma'am.

Ms. Cherney: Who's going to tell them?

Mr. Comeaux: Well, that's why we pay Matt. Fantastic. Thank you.

2. 5490 EAST MAIN STREET, REYNOLDSBURG, OHIO (5459-DR)

Mr. Comeaux: We are going to move Item 10 which chronologically should have been up here I think. Any how, it's 5489 East Main Street. We're going to move that to right here and Matt, can you please give us your presentation?

Mr. Hansen: Sure. Let me navigate to it.

Mr. Comeaux: Sir, if you can go ahead and just say your name for the record.

Mr. Jeff Brill: I'm Jeff Brill, the owner of Sign-A-Rama.

Mr. Hansen: The applicant is proposing to re-face an existing cabinet wall sign that's there. Correct?

Mr. Brill: Right.

Mr. Hansen: And a ground sign with a multi-tenant face to it. So here's the existing cabinet to the wall sign. Here's the rest of the signage for the multi-tenant building. And the applicant will be changing out the face of the orange and white lettering that says "Sims & Loman" with the business graphic which is survival tactics, the blue background, white lettering, and the graphic. Staff sees no issue with the sign face changes. They meet the code requirements and is appropriate for the character of the District. Staff recommends approval without any changes.

Mr. Comeaux: Any questions for the applicant?

Mr. Beougher: What is the logo to the left? I mean, I can't recognize what exactly that it's trying to depict. I mean, I see the kind of---

Mr. Brill: I didn't bring--

Mr. Beougher: --primitive spear.

Mr. Brill: Actually I don't have it scanned in.

Mr. Comeaux: Do you know what it is?

Mr. Brill: I didn't grab a copy of this.

Mr. Beougher: I question how effective graphics are when you can't figure them out and you wreck your car trying to—

Mr. Brill: Survive the _____.

Mr. Hansen: I wondered the same, but then again it's, you know.

Mr. Brill: (speaking off mic) I know everybody has some idea of what they are. They just come up with something it has their (inaudible – off mic)

Mr. Beougher: I was just curious more than anything. I just couldn't recognize, you know, readily.

Mr. Comeaux: Maybe it's a mountain, I don't know.

Mrs. Boratyn: I don't know.

Mr. Brill: It's got all kinds of logos.

Mr. Comeaux: You didn't design I, correct?

Mr. Brill: I didn't design it.

Mr. Comeaux: Okay. Any other questions for the applicant? (No response.)
Can I get a motion?

Mr. Bainter: Move for approval.

Mr. Comeaux: Can I get a second?

Mr. Baker: Second.

(Mr. Hansen called the roll. Mr. Comeaux voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes.")

3. 2413 TAYLOR SQUARE DRIVE, REYNOLDSBURG, OHIO: APPLICANT:
ICEBREAKER DEVELOPMENT (5460DR). EXTERIOR BUILDING LIGHTING.

Mr. Nate Brown: Nate Brown with Icebreaker Development.

Mr. Hansen: The applicant is proposing to place LED strip lighting around the perimeter of the building close to the top of the parapet wall. Here's the site. Here's an example photo of the blue lighting that's proposed. It's contained within like a blue band. It's slightly recessed. And the LED lighting is kind of like a bead that surrounds the building. It's also proposed at the peak to the front entrance. Here's just more shots of the LED surrounding the building. Here's the rear of the building and then here's the close-up of those lights. The Board has considered LED lighting on a number of other projects along the 256 corridor. A map has been included for all the locations on which the LED or neon lighting is currently being displayed on these buildings. Staff would just like the Board to be cognizant that moving into future, these lights are going to become cheaper and the demand for them to be installed is going to increase and so we think that they'll eventually get to a point where they'll significantly affect the character of the corridor but we're leaving it up to the Board to decide.

Mr. Comeaux: Any questions?

Mr. Beougher: So what you're telling us is, "Welcome to Las Vegas?" No, I mean, it's tasteful and we've opened the door and I'm not displeased with the result. I drove past Smokey Bones the other night and saw their installation and it looks nice.

Mr. Comeaux: Yeah. Well, and also I can't remember the overlays. Do the overlays address whether or not they can have it?

Mr. Hansen: They do not. I don't believe so. It says that they say, "No neon," so.

Mr. Comeaux: Yeah. No neon. Any other questions or comments for the applicant? (No response.)

Mrs. Boratyn: I'll move to approve.

Mr. Comeaux: Have a motion. Can we get a second?

Mr. Beougher: Second.

(Mr. Hansen called the roll. Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes.")

Mr. Brill: Thanks.

4. 6748 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: KIM MIKANIK (5461DR). EXTERIOR BUILDING MODIFICATIONS.

Mr. Comeaux: If you come, say your name for the record and then Matt's going to give us a brief presentation.

Ms. Kim Mikanik: Kim Mikanik with Red Consulting.

Mr. Comeaux: Thanks.

Mr. Hansen: Okay. So this is the Marathon station located on the north side of Main Street. There's kind of three components to the structure. There's the main gas station in the middle. To the east is a two-tenant retail building and to the west is a kind of three-bayed auto oriented use type structure. The western most bay has an automatic car wash in it. The central bay has a storefront that would – well, it was converted to a storefront. It was meant to be a dog wash which never took off, and then the eastern most bay was approved for oil change services to occur there but I don't believe those uses were ever put into place. So, what the applicant is proposing is to put an oil change facility in each one of those bays. Here you can see the picture of the existing condition now and what that entails is removal of the sliding doors which are on this western bay, the storefront and the opaque overhead door. And they're proposing to put in three matching overhead doors that will contain some glass in the middle portions and this opaque door will get relocated to the rear where there's two other overhead matching opaque doors and the storefront here will be removed. Staff is supportive of the change. It kind of unifies the building much better with the matching overhead doors and promotes the transparency that we want to see on buildings on Main Street.

There is some site concerns that we'd like to address. One being to the rear there are these pay stations or what were to be pay stations for automatic car washes. One has been constructed and there's two other locations which were never finished, but there's exposed conduit. Staff would just like the applicant to explain how these will get finished off in the final renovation and if this – and this pay station, if it's going to be removed from the site. They have bollards that are going to be placed on the front of the building. We would just like detail, see what color they will be painted. A decorative bollard would be preferred, but we want to avoid bright yellow or neon colors. A darker color would be preferred and reflectors on that would work for us. There's neon strip lighting at the top and it's existing now. We would just like the applicant to confirm that these are going to be utilized or if they're going to be removed with the renovation. There's some signs on the site which direct to the automatic car wash and assuming that a sign package will come through with the new oil change facility, these should get included into that review. And then there's some minor maintenance work that needs to be completed on the main building, the convenient building and staff would like to see that addressed. And the traffic pattern – there was no indication on the site plan in regards to the movement of traffic on the site. I believe right now traffic circulates to the rear and then comes forward and then staff would just like to confirm if that's going to remain the same. It's just required as part of the site plan approval that we have traffic

circulation indicated for auto oriented uses and they have to go for a Special Exception approval. That'll have to get indicated on those plans for that approval anyway.

Staff recommends approval. We've got a number of conditions for the Board to consider. The finish on the overhead doors matches the finish of the existing storefronts in the adjacent parts of the building, which they have all clear anodized window system and we'd like that to match the overhead doors; that the proposed bollards are decorative in nature and black or painted black or stainless steel would also be appropriate; that the payment station and conduit are removed and the rear area is finished in a manner that is acceptable to staff; that a traffic circulation plan is submitted for staff review and approval; that the peeling paint on the west elevation of the convenience store is maintained accordingly; and a sign package is submitted for Board approval and addresses the car wash directional signs.

Ms. Mikanik: Okay.

Mr. Comeaux: Are there any – you have anything to add to what he said?

Ms. Mikanik: No. I mean, pretty much everything that Matt said is – we agree needs to happen. Like the pay stations at the rear, actually on our permit documents we were going to have those called out to be demolished and then the electrical conduit to be capped and then the parking surface back there would then be repaired so hopefully it doesn't look like they were there. Also on the permit documents we're calling out to have them paint and clean up that façade that's caddy-cornered to the front doors and I know anodized aluminum was the intent for the front doors—

Mr. Comeaux: Okay.

Ms. Mikanik: --didn't get called out. I'm trying to think. And actually the bollards – we're not going to install the bollards.

Mr. Hansen: No bollards?

Ms. Mikanik: So that's going to be removed from the scope. And the signage will come in separately through the sign vendor. I really have no idea exactly what he wants to put – the tenant wants to put there and not sure exactly he's chosen a name yet. And as far as the neon, I think that will be re-used. Don't know – we haven't called out for it to be removed, but we don't plan on using it.

Mr. Comeaux: In terms of the traffic, do you expect them to come in a kind of take that right along the other tenant or along the back to you?

Ms. Mikanik: Well, the tenant who's going to be operating the oil change actually would prefer the traffic come straight into the front bays and then exit, basically the opposite.

Mr. Comeaux: Okay.

Mr. Hansen: Yeah. We think there's enough stacking there, so—

Ms. Mikanik: Yeah.

Mr. Hansen: --we'll just confirm that _____.

Mr. Beougher: The area listed as "Car Vacuum Station," is that going to be taken out and will you utilize it for parking, increasing the number of spaces or—

Ms. Mikanik: I really haven't addressed to that. It's there – honestly, if it's not functioning, I would recommend that. I would have to verify that.

Mr. Beougher: Well, I'm just, you know – most of the parking is in the rear on that side and assuming the business takes off and is successful, you'll have people waiting for an oil change and there are four spaces up there and that may not be enough.

Ms. Mikanik: Right.

Mr. Hansen: The distribution of parking on the site is a little skewed. It's sufficient for the potential uses that could be there and we think that oil change will largely park itself in the bays and with the few workers that would be there.

Mr. Beougher: So would that be a BZBA issue or do they see this point?

Mr. Hansen: No. It's a Design and Review Board issue.

Mr. Beougher: So we need to address that? We will need to understand it.

Mr. Hansen: Yeah. Understand it and decide on it and then it is a largely administrative approval after that.

Mr. Beougher: And the anodized finish on the storefront is what color?

Ms. Mikanik: It's just aluminum.

Mr. Hansen: Clear.

Ms. Mikanik: You know, the—

Mr. Beougher: It'll be clear aluminum?

Ms. Mikanik: Yeah, clear aluminum.

Mr. Beougher: Okay.

Mr. : Is there a reason you've chosen to do away with the bollards?

Ms. Mikanik: I just don't think they're going to want to spend the money on them honestly. I was thinking more in terms of safety, you know, and protecting the building but that's pretty much his – I just think that's one thing that they're not going to want to spend the money on if it's not required.

Mr. Comeaux: Any other questions for the applicant?

Mr. : Are we actually going to review the sign package when it comes in or is that just—

Mr. Hansen: Yes.

Mr. : Okay. Because I'd be interested to see that because to tell you the truth, I didn't even know that there was a car wash back there, so I'd hope that the next sign package for anything that's back in that back lot – because usually when I look at that property I see you have a – there's like a pizza place and then the – obviously the gas station but no one really sees that far back. At least, I mean I haven't and I've lived here all my life, so I didn't even know that was back there, so hopefully they'll take that into consideration when they're thinking of signing to get people back there.

Mr. Comeaux: Can we get a motion?

Mr. Beougher: Question first. I'll make the motion but – so the bollards are no longer proposed so the second consideration is deleted?

Mr. Hansen: You can strike that, yeah.

Mr. Beougher: All right. In that case, I'll make a motion to approve contingent on the following five items. That the finish of the overhead doors matches the finish of the existing storefront system; that the payment station and conduit are removed from the rear and finished in a manner according to – acceptable to staff; that a traffic circulation plan is submitted to staff for review and approval; 4) that the peeling paint on the west elevation of the convenience store is painted accordingly; and 5) that a sign package is submitted for future Board approval and addresses the car wash directional signs found on this site.

Mr. Comeaux: Can we have a second?

Mr. Baker: I'll second.

Mr. Comeaux: I'm sorry. Before we get to the second, was there something else we wanted to add to the list?

Ms. Mikanik: Well, we haven't talked about the neon not being re-used.

Mr. Comeaux: Is that part of the signage or is that – I don't know how that wouldn't be part of signage or would it?

Mr. Beougher: It's an existing condition.

Mr. Hansen: Yeah.

Ms. Mikanik: I know they don't plan on re-using it.

Mr. Beougher: Good.

Mr. Comeaux: Where exactly use it on the building? I'm sorry to—

Mr. Hansen: It's very small in between on the brick piers.

Ms. Mikanik: I think it's only on that wing of the building, too. I don't think it's like on the side with the pizza.

Mr. Hansen: I can't recall.

Ms. Mikanik: I can't—

Mr. Comeaux: But is it part of the car wash signage or is it—

Mr. Hansen: No. It's separate – more like a type of--

Mr. Comeaux: Exterior lighting kind of cosmetic?

Mr. Hansen: Oh, it's, yeah. It's cosmetic lighting, yeah.

Mr. Comeaux: Oh, okay. So we want to add to – we're okay either way?

Mr. Beougher: I think we can maybe get an answer when it comes back for sign review.

Mr. Comeaux: We have the motion as articulated by Mr. Beougher. Can we get a second?

Mr. Baker: I'll second

(Mr. Hansen called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Thompson voted "yes.")

5. 7589 C EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: BOB KEYES (5462DR). WALL AND GROUND SIGN FACE CHANGE.

Mr. Comeaux: And just say your name for the record and then--

Mr. Bob Keyes: I'm Bob Keyes with Signcom.

Mr. Comeaux: Great. Thanks.

Mr. Hansen: This is a proposal for sign face changes to two wall signs and an existing multi-tenant ground sign. The applicant is showing two 42 square foot -- roughly 42 square feet -- oval signs that match the character of the existing signage that was there for Zachi Café. Staff had notice that the Main Street signage that was approved for Zachi Café is 24.6 square feet and the Graham Road signage is 42.7 square feet. So if this is a sign face change, then the applicant would need to match those dimensions and areas or come into conformance with the existing sign regulations which limits wall signs to 20 square feet. One thing to note, that in the October 2007 meeting the Board discussed extensively about the lighting on this building. Those signs were not to be internally illuminated and that exterior gooseneck fixtures were to be installed above the Zachi Café signs and these were never installed. And so staff would like the applicant just to address how these signs may be illuminated, taking into consideration that there's no internally illuminated signs permitted in this Historic District. And we would like to see the gooseneck fixtures installed as the original intent of the Board's approval for signage on the site. Addressing the multi-tenant sign, the applicant is showing red background with white lettering and staff would like to see the background be opaque. The Main Street Revitalization Plan and our Historic District Overlay Guidelines do not permit internally illuminated signs and so we know that the sign is installed as internally illuminated, but in order to meet the intent of the code better, we'd like to see the background of the tenant panel face be completely opaque so that only the letters are illuminated. And staff recommends approval with three conditions. The Main Street wall sign is no larger than 24.6 square feet in area. If the existing sign face is to be used, that the wall sign utilize exterior illumination with gooseneck fixtures subject to staff review and approval, and the background of the ground sign panel is opaque with only the copy illuminated.

Mr. Keyes: I have a couple comments.

Mr. Hansen: Sure.

Mr. Comeaux: Sure.

Mr. Keyes: The permits were issued based on a couple of field measurements that we made. We used those and somebody made a math error. What we are doing is using the existing cabinets that are already there. They are not illuminated. So what we've done is we've taken the face -- we've taken the sign cabinets down off the face

and we're applying a layer of light aluminum over the exact same dimension and then applying PVC lettering very similar to what was on them before. So we're using the same cabinets. It's under my understanding that the previous tenant closed before they ever opened or went out of business or I don't know what the issue was, and that's the only reason I can imagine why the lighting was never put on the building. Generally, when we install a sign we recommend lighting by others because we're not electricians. So what we have proposed is taking down the existing signage, re-facing them, we're going to paint it the same color, use the same materials for the text that we put in the design, and then we suggest to them lighting by others, to find a licensed electrician to install those. It's part of the signage that isn't necessarily something that we do for external. We generally can offer that, but we would recommend a licensed electrician install those gooseneck lamps.

As far as the ground sign out by the road, we had originally quoted that as proposed translucent red vinyl and, based on your recommendation, we'll just use opaque, so the only thing that will show through the illumination will be the white letters and then the red will not show through. I think I've covered everything. So the fact what you – what I saw on the application was the dimensions were not the same and that was just a simple math error. It is the same size as what you have for the Zachí Café, or Zachí, or however you pronounce that.

Mr. Comeaux: I mean, just so you know, we'll probably put in the stipulation about the gooseneck lighting.

Mr. Keyes: And I can certainly convey that.

Mr. Comeaux: Yeah. Convey it to them just because otherwise they'll have to go through the process again just for the lighting and so we can kill two birds with one stone here if you make sure you communicate that to them and then if they have any other questions they can come talk to Matt.

Mr. Keyes: Sure.

Mr. Comeaux: Are there any other questions for the applicant, though? (No response.) Hearing none, do we have a motion?

Mrs. Boratyn: I'll move. I'll move that we approve it with the conditions that wall sign utilize exterior illumination with gooseneck type fixtures subject to staff review and approval; that the background for the ground sign panel is opaque; that only the copy on the sign is illuminated; and that the signs be no larger than the existing cabinets.

Mr. Comeaux: We have a motion. Can we get a second?

Mr. Beougher: Second.

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

(Mr. Baker voted “yes.” Mr. Beougher voted “yes.” Mrs. Boratyn voted “yes.” Mr. Comeaux voted “yes.” Mr. Thompson voted “yes.” Mr. Bainter voted “yes.”)

Mr. Keyes: Thank you.

Mr. Comeaux: Thank you, sir.

6. 7959 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT:
WALLY WILSON (5464DR). NEW WALL SIGN.

Mr. Comeaux: You just say your name for the record, sir, and then Matt will give us a brief—

Mr. Wally Wilson: My name is Wally Wilson and I own Wheelsports.

Mr. Comeaux: Fantastic. Thank you, sir.

Mr. Hansen: The applicant is proposing to place a new wall sign on the building located here as indicated. Here’s an elevation of what the building looks like now. They have an existing KTM sign with their business name down below and the applicant is proposing to place an additional sign to the left of this indicating a brand that they sell at the store. I don’t have specific details of the sign, but it looked like it was a cabinet – wall cabinet sign and, as we discussed earlier, wall cabinet signs are no longer permitted in the Community Commercial Overlay District areas. However, staff sees that there’s very minimal signage on this building and promoting the brand is acceptable. We would permit this sign to go up if it’s not internally illuminated or there’s no illumination on it and it just kind of acts as a sign board. Here’s the only other one. They have a ground sign which has some other brand names on the sign, but staff recommends approval of the sign. Staff recommends approval based on the considerations of the – listed in the staff report with the condition that a wall sign is not illuminated.

Mr. Comeaux: Is the sign illuminated or—

Mr. Wilson: Not if I don’t turn it on.

Mr. Comeaux: All right.

Mr. Beougher: You’re going to have to hire an electrician.

Mr. Wilson: I just won’t wire it up. You know, before I came down to get the permit?

Mr. Comeaux: Yes, sir.

Mr. Wilson: When I took on Polaris which is a new brand, they require you to buy signage. I mean, that's a big thing with these manufacturers. You have to buy signage before they'll even approve you as a dealer. And I came down and got a copy of the building code and I'm way under what I'm allowed, but the building code doesn't state anything about, what do you call them, box signs?

Mr. Hansen: Box sign.

Mr. Comeaux: Look, that was a change in 2009. Does the Community – the Commercial Overlay goes all the way out there?

Mr. Wilson: I don't believe it does.

Mr. Hansen: It does.

Mr. Comeaux: It does?

Mr. Hansen: The extent of Main Street from property – from the municipal line in each direction.

Mr. Comeaux: Okay.

Mr. Wilson: Oh. When I built my building it didn't go out that far.

Mr. Comeaux: No, no. Yeah. This was a change in the last—

Mr. Wilson: It ended about Waggoner Road.

Mr. Comeaux: --yeah.

Mr. Hansen: This is the—

Mr. Wilson: Because I'm kind of out there all by myself.

Mr. Comeaux: So you're thinking – you're probably thinking of the Historic District Overlay.

Mr. Hansen: We have two overlays. There's a Historic District Overlay which encompasses Olde Reynoldsburg.

Mr. Comeaux: It does stop at – it stops at Waggoner.

Mr. Wilson: Waggoner, yeah.

Mr. Hansen: Yeah.

Mr. Wilson: I think you need to clarify that in the building code that – what signs are permitted because, you know, I checked. I bought a sign. I spent \$2,000 and—

Mr. Comeaux: Sure.

Mr. Wilson: --and it didn't say in there you can't have that kind of sign. Like the first lady that was up here.

Mr. Comeaux: Yeah.

Mr. Wilson: But I don't have any problem. I won't light it.

Mr. Comeaux: Are there any other questions for the applicant? (No response.) Can we get a motion?

Mr. Thompson: I'll move to accept with the condition that the sign isn't lit.

Mrs. Boratyn: Second.

(Mr. Hansen called the roll. Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes.")

Mr. Comeaux: Thank you.

Mr. Wilson: Thank you. Hey, I wanted to point out, I am probably the third oldest business on Main Street next to Vick's Pizza and Connell's Hardware. Thirty-three, 30 years in Reynoldsburg. I graduated here and I've been doing that ever since.

Mr. Hansen: Glad to have you.

7. 6323 E. MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: DAVID WARREN, MCDONALD'S CORPORATION (5455DR). CANOPIES FOR A DRIVE-THRU.

Mr. David Warren: David Warren with McDonald's Corporation.

Mr. Comeaux: Fantastic. Thank you.

Mr. Hansen: So the applicant came to the Design Review Board in July and he proposed a number of exterior changes to the building and to the site including landscaping and new finishes on the building façade and signage. That sign package had to be reviewed by the Board of Zoning and Building Appeals as a comprehensive sign plan because it met certain conditions. And so when the Board reviewed that plan in June they evaluated these proposed canopy structures that contained directional signage on the – and they thought that directional signage was not appropriate and

asked for the canopies to be removed completely from the site. And so that's why the Board never saw these canopies. They were never a part of the DRB approval. And so the applicant wishes to place the canopies on the site and so they've removed the signage portion that said "Order Here" on the crossbar and are bringing these structures forward which we would classify as an accessory structure on the site. And he's seeking review and approval of these canopies. Staff took a look at them. We kind of see them as large objects in the landscape that in this site, which is very exposed because of the parking area adjacent to it for the K-Mart parking and the extremely large setbacks on either side of the building, these would be highly visible and they are not really characteristic of the Main Street corridor. We don't really see these awnings occurring elsewhere and we don't necessarily think they're appropriate to the site and we're not recommending approval of these awnings. They are – there's two of them, one for each drive-thru area. They are rather tall, 11 feet 4 inches and they stretch out 9 feet and have a 7 foot roof. Here's a picture of an existing canopy. This one is located up at the Polaris area. They are lit and there's, I believe, fluorescent lighting that's integrated into a fiberglass panel. In my staff report, at the time it was indicated to me that they were metal, but they're actually fiberglass and staff would just like some confirmation that these canopies don't illuminate in any way through the canopy itself so that that portion is lit. Here's pictures of the rear area of the site. Here's a view looking into the site from Brice Road and, as you can see, here's the menu board and these canopies would be above that menu board. Here's farther up Brice Road looking into the site, into the – across the parking area. For reference, here's the menu board and these canopies would be up above that menu board area. So taking in consideration these are not customarily found on Main Street, we don't think they integrate with the site very well and they're large structures with lighting that doesn't to be appropriate. Staff does not recommend approval of the awnings.

Mr. Comeaux: Do you have anything to add, sir?

Mr. Warren: When I came in front of the Board, this program about through McDonald's because they want to try to get a consistent look from restaurant to restaurant, a consistent brand look. And, at the time, I didn't realize how intrical these canopies were to the package. The biggest reason is that the technology now, at the ordering points, you have to have lights because they actually do the staging of the orders with the cameras. So at night the cars – they do it with the colors of the cars. And the biggest issue is, that the camera system needs lights over the ordering points to stage the orders correctly. The technology used to be we have what we called the pinch point at the drive-thru's where cars would kind of pinch each other off. We still have that pinch point because cars queue up correctly that way. What they really don't know is that they've already have a photograph of the car and we're going to hand you the right order now matter if somebody cuts in front of somebody or not. So that's the biggest thing. But the light does provide – the canopy provides some shelter for inclement weather, some additional security, and we have a whole lot of people, which you've probably been behind before because they pull out a list and start reading the list, so it – the light – it's half about the light, it's half about customer service and it's a whole lot about getting a consistent look. As you see the new photographs, this one

may actually be in Powell, but we do have the same one at the Polaris Shopping Center. We're trying to get a look in this remodel program. That's the intent of getting a consistent look of the brand but the biggest issue with the technology, we need the lights out there at that point to light the cars. So I apologize for giving up on them so – first, so quickly my first time around. I've learned a lot since then, but they are an intricate part of the drive-thru system.

Mr. Comeaux: And I wasn't here for the July meeting so – but so we are going to see the McDonald's itself looking more light. You have this picture in there.

Mr. Warren: Correct. Yeah. That's actually the rear of the building but, yeah.

Mr. Comeaux: Yeah. Well, I understand but I mean, so you're going to make other changes that are consistent with it compared to what was displayed in the shot you probably took earlier this week or what have you.

Mr. Hansen: Right.

Mr. Warren: (speaking off mic)

Mr. Comeaux: Sure. That's fine, yeah. I have a copy of it. Great. Thanks.

Mr. Baker: Matt, can you bring up that 3D model picture again?

Mr. Hansen: Sure.

Mr. Warren: I do have it on a flash drive, Matt, if you want to pull up the front elevation.

Mr. Hansen: I have the front.

Mr. Warren: There's – okay, great. So it's a complete brand package that we're trying to put together so. And I learned the hard way_____.

Mr. Beougher: A question first. I know we were flipping back and forth between two views. Did we approve the awning with the stripes or did we approve—

Mr. Hansen: We approved the awning with the stripes.

Mr. Beougher: All right. There's nothing I hate worse than getting wet at a drive-thru, but I like the look of the shapes and I was accused of – in architectural school of having a form fetish and I kind of like that form and it appears on the front of the building as part of the signage or part of this, you know – it's the new two arches or whatever which isn't quite as 1950's, I guess. I don't mind the look of the canopies and, you know, I'm all about technology, so don't want to get the LED screens wet or make the cameras give the Big Mac to the wrong customer. I mean, I hate to disagree with

you, but I don't mind the look of it. I think as an integrated whole, the site is going to look together.

Mr. Beougher: Any other questions or comments?

Mr. Baker: I kind of agree. Can you go back again to the rear? There you go. The only thing that really kind of bothers me about the design of them is that they don't seem to – they're much brighter colors than the building. I mean, I know that the yellow is the same color as the yellow on the "M" but the poles being white, it almost seems like it's just a lot of light colors. And I'm sure a lot of thought's gone into the design.

Mr. Warren: Yeah. They are the same colors as the front roof cap element and it ties in on the drive-thru side and on the main vestibule. It's all the same color yellow.

Mr. Baker: Yellow or the white? It looks white on the posts.

Mr. Warren: Oh. The posts or the canopy itself?

Mr. Baker: The posts.

Mr. Warren: Yeah. The posts are white.

Mr. Baker: And the reason they can't be the same color as the other metal on the building?

Mr. Warren: At this point, I'm gun-shy to say, "yes" or "no." We've never done that. We can – I'll tell you what, I can make them the color of the accent aluminum on the building. Is that what you mean?

Mr. Baker: Yes.

Mr. Warren: Oh, okay. Yeah. I think I can get by with that without getting in trouble.

Mr. Baker: At least from this 3D model they look awfully bright compared to the building.

Mr. Warren: And they are – and probably actually it'd be less maintenance trying to keep them clean, taking up your suggestion, so.

Mr. Hansen: Would you do the same for the drive-thru caps for those poles?

Mr. Warren: The awning itself or—

Mr. Hansen: The white poles. So we're talking about making this white part match.

Mr. Warren: Yeah. We would make it all match, the aluminum, clear anodized aluminum.

Mr. Comeaux: Just so I'm clear. Did BZBA approved the signage on—

Mr. Hansen: They approved this structure and this structure as directional signs.

Mr. Comeaux: Okay.

Mr. Hansen: And not these two.

Mr. Comeaux: And so if we said no, we would have the big directional signs without the awnings? Is that right?

Mr. Hansen: Yes. These would—

Mr. Comeaux: And that would—

Mr. Hansen: But you looked at these also. These were part of the application.

Mr. Comeaux: Sure. Yeah. I understand that, yeah, but what I'm saying is, is that if—

Mr. Hansen: Yeah.

Mr. Comeaux: Yeah. I guess, yeah, that would be-- Are there any other—

Mr. Bainter: And I don't recall. What are the — we have awnings down on 256 do we not, on McDonald's down there?

Mr. Warren: Yeah. There are canopies on that and I was—

Mr. Bainter: Like this?

Mr. Warren: The style has changed. As a matter of fact, they're talking about doing that building at some point also in the near future. But they are the older style. They're the same size. They're red underneath them but they are the — they're red and yellow. They are more of a round canopy. They're not this style, but they do have the canopies over the drive-thru.

Mr. Bainter: So the ones on 256 are the same height?

Mr. Warren: They're probably 10 feet tall to the top of them. They're almost that height.

Mr. Bainter: And these are—

Mr. Warren: These are 11 feet to the top and then they have the clearance bar. Now, we're submitting these without the words "Order Here" on them.

Mr. Bainter: Is that correct?

Mr. Warren: Yeah. We've submitted these without the words "Order Here."

Mr. Comeaux: And the one at 256 wouldn't be in the Community Commercial Overlay, but that doesn't matter to us here, right?

Mr. Hansen: No.

Mr. Comeaux: Just out of curiosity, you've been rolling this out in communities across Ohio at least. Have you got any other feedback from anybody else either balking at them or tinkering with them?

Mr. Warren: We have-- In the Ohio region -- there's 22 regions across the U.S. The Ohio region, we have probably 50 of these out by now and this -- that night I said, "Yes, I can remove them," but you're the first one to ask. And then I found out the office now knows that we -- it's an intricate part of the brand and it's a discussion, but we've never given them up. They see it as a -- the Board sees it as a customer convenience as much as anything.

Mr. Comeaux: Can you run down -- like, I mean, obviously the Polaris is up, but have other places that we would have known, other communities other than Columbus addressed it?

Mr. Warren: There's one right across from Eastland Shopping Center. We are doing one in Elyria, Ohio right now.

Mr. Comeaux: So, but like I mean, I'm thinking of the communities that circle -- Hilliard, Dublin, Westerville, Worthington.

Mr. Warren: They've been approved in Dublin for Avery Road. If you've been up there, there's one right there at Avery Road and 33 out there. That one was approved to proceed on that one. Hilliard, we're getting ready; it's been approved -- preliminarily approved in Gahanna. We're doing one in Gahanna, relocating that restaurant on Hamilton Road down closer to 270, so that that package -- so it's, so far, knock on wood, it has not been an issue in the communities.

Mr. Baker: I have one more question and if I can get you to go back to that 3D model one more time. I'm guessing this is just the old 3D model in terms of the posts that are holding up those canopy arches on the, you know, official drawings there.

Mr. Warren: I noticed that when I was sitting back here that we've shown them as round. We've got to get – and this is a Photo Shop as far as—

Mr. Baker: Right.

Mr. Warren: --so they will be square.

Mr. Baker: I assume that's so the rectangular, square, a little beefier and I like that better than the round posts.

Mr. Warren: Yeah. We changed it to the rectangular shape.

Mr. Baker: Yeah. I think that'll accent the arches better.

Mr. Warren: Yeah, exactly.

Mr. Baker: Okay.

Mr. Warren: You've got good taste so far.

Mr. Comeaux: He's got an eye.

Mr. Warren: Yeah. But I did – that was the first time I caught it when I was sitting here looking at the pictures. I said, "Oh, one of those is shown round." I apologize for that.

Mr. Comeaux: Are there any other questions for the applicant? (No response.) Would someone like to articulate our discussion here and make a motion?

Mr. Beougher: Well, did we have conditions?

Mr. Baker: Maybe the color of the posts.

Mr. Beougher: Okay. I'll move approval contingent on the cladding for the posts matching the metal colored fascia on the building.

Mr. Baker: I'll second.

(Mr. Hansen called the roll. Mr. Comeaux voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes.")

Mr. Comeaux: Thank you, sir.

Mr. Warren: Thank you. It's been through the bid process, we've got a contractor lined up and we can get this thing started this fall and appreciate your help (speaking off mic).

8. 1359 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: DELIA'S GOLD & SILVER EXCHANGE (5456DR). WALL SIGN FACE CHANGE.

Ms. Delia Haynes: Good evening. I'm Delia Haynes.

Mr. Hansen: The applicant is proposing a wall sign face change to an existing cabinet sign. Here's the exhibit they submitted. It features a yellow background with black lettering. Here's the picture of the center. Staff – and when I was writing the staff report I thought, was convinced that each one of these storefronts had a different color background but upon visiting them, they're all black. So staff would definitely seek approval with the condition that the sign matches the black background consistent with the other signage at this site and that the background is opaque.

Mr. Comeaux: Questions for the applicant?

Mr. Baker: So really we're just talking about inverting the colors on the sign, the black becomes gold and gold becomes—

Mr. Hansen: That's what I will recommend. It can be any light color and whatever they would choose.

Ms. Haynes: Okay.

Mr. Comeaux: That work for you?

Ms. Haynes: Yes.

Mr. Beougher: Yeah. Looks like yellow was already being used at the center at the Spice House signage.

Mr. Baker: The Spice House and the sports bar.

Mr. Comeaux: Shooters, too, yeah. If we can just get Liberty Tax Service to change, huh.

Mr. Hansen: I don't think they're there at the _____ on this building.

Mr. Comeaux: Okay. So, do we have any other questions for the applicant? (No response.) Any other questions or comments or can I have a motion?

Mr. Thompson: I'll move to accept with the condition that the background be black and the lettering be some light color.

Mr. Comeaux: Motion – can we have a second?

Mr. Baker: I second.

(Mr. Hansen called the roll. Mr. Thompson voted “yes.” Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Beougher voted “yes.” Mrs. Boratyn voted “yes.” Mr. Comeaux voted “yes.”)

Ms. Haynes: Thank you.

Mr. Comeaux: Thank you, ma’am.

9. 7516 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: RICHARD BIGHAM, BIGHAM SERVICES. (5466DR). REPLACE FACE OF EXISTING GROUND SIGN.

Mr. Richard Bigham: My name is Richard Bigham with Bigham Services, the sign installer.

Mr. Hansen: This is an application to replace the face of an existing ground sign located at this site. Here’s the proposed sign face. It features a white background with the Bread Basket logo. This is a new business in this shopping center and has been open since this spring. Here’s the existing sign right now. Staff has some concerns. Looking at this sign as it exists today, it’s a dark background with light lettering and it is inverting to a light background with a logo in dark lettering. Just to be consistent with the Main Street Revitalization Plan and our standard that does no longer allow internally illuminated sign cabinets, we’d like to see this sign have an opaque background so that it matches more with the intent of what we’re going for in the Historic District of Olde Reynoldsburg. So staff recommends approval with the condition that the sign face is dark in color to match the sign base and only allows light transfer for text and logo.

Mr. Comeaux: Is that something that you—

Mr. Bigham: Well, I’m not the – I’m not the installer. I’m not the manufacturer. It’s a reasonable request that I’ll pass along. And I guess if you would pass it that way and I’ll tell them and if they say, “No,” then the deal’s off.

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

Mr. Baker: I have some questions. I noticed that on the existing it looks like the address is at the top of the sign and I’m wondering if the address is to be removed. And maybe it’s because I’m looking at the west and east face at the same time, but it seems like it’s a little awkward that the sign’s on the top of one and then is at the bottom of the other.

Mr. Bigham: You know, I honestly don't know the answer to that. I don't know why. I thought that – that's way it was presented to me and I—

Mr. Baker: Yeah, it might be nicer to put it back in the center where the existing one was, get the address back up there and keep the background of this sign like the existing to match—

Mr. Bigham: Well, as I said, I'll gladly pass all those things along if that's the way it gets passed and then they'll either have to live with it or the deal's off.

Mr. Hansen: Mr. Baker, I think the intent was so that they can get an additional tenant on the sign face for promotion and there's a number of vacant storefronts here and so the ability for somebody else to utilize that sign face than just one person. I think it would be an added benefit to the center considering that it has poor visibility from Main Street as it is now. But I would agree that it just would be helpful and that would help wayfinding to the site.

Mr. Beougher: Our standard on the new corridor improvements has a white vinyl letter sideways on the front face so a fire truck can find it. And do we know – the spaces each have a number?

Mr. Hansen: They do, above each door. But they meet code which is 4 inches or 8 inches, something like that.

Mr. Beougher: Well, I'm just saying we ought to be consistent and I don't know how we can require them to have their number on such a visible sign. That was my presumption, too, was they were trying to lease space and offer the sign panel that's not used to somebody else and the reason it's kind of flipped, which is a little weird looking at it with both faces, is going one direction here on top and vice versa the other way.

Mr. Hansen: So I guess no preference towards either tenant, yeah.

Mr. Baker: It's genius.

Mr. Beougher: That's not a bad idea.

Mr. Comeaux: Any other questions for the applicant? Are there other – so it's just this sign. They're not changing their sign above their storefront, is that correct?

Mr. Hansen: Not an ordinance.

Mr. Bigham: Not at this time.

Mr. Comeaux: Can we get a motion?

Mr. Beougher: I'll move approval contingent on changing the white background to a dark background to match either the existing sign or the pylon, which I think are the same.

Mr. Hansen: I think it's—

Mr. Beougher: General color?

Mr. Hansen: Yes.

Mrs. Boratyn: Second.

(Mr. Hansen called the roll. Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes.")

Mr. Bigham: Thank you. I do have one question. Did you say something about it being back-to-back or is this—

Mr. Comeaux: I think we determined that that's fine, because it's just so that they can have a future tenant and that way one doesn't have preference over the other and so I don't have a problem with that.

Mr. Bigham: So the main thing is the dark back—

Mr. Comeaux: Yeah.

Mr. Bigham: --dark non-illuminated background?

Mr. Hansen: Correct.

Mr. Comeaux: Well, opaque. I mean it can be illuminated from behind, but it would illuminate what's—

Mr. Bigham: The lettering

Mr. Comeaux: It'll illuminate the lettering or maybe even with the logo—the logo is yellow you can illuminate that as well.

Mr. Bigham: But the base—

Mr. Comeaux: But the sign itself should be dark, yes.

Mr. Bigham: Thank you very much.

10. 7148 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT:
TARIA SHEPPARD. (5457DR).

Ms. Taria Sheppard: It is Taria Sheppard.

Mr. Hansen: This is a new business that is located at this location. As you previously have known it, that's the Curtis Law Office which has been here for quite a number of years. Mr. Curtis no longer operates out of there, hasn't for sometime. But now that this new business has located here it requires the site to come up to code, so to speak, and primarily addressing the parking which is non-existent on the site. Previously they had paved – gravel parking on the side and in the rear. That no longer meets code requirements for a hard paved surface. And so the applicant has placed some gravel in there and we've worked with her to explain the need to get that surface paved. And if that paving is to occur as permanent parking, it also requires landscape screening around the perimeter of the parking area and the addition of one deciduous tree to meet the landscape requirements. The applicant is showing seven spaces and I apologize to Ms. Sheppard. When we were calculating things out, there's only six spaces that are needed right now, so one space can be eliminated at the minor site plan approval and not affect code requirements. There is one more step. This minor site plan approval which I've gone over with Ms. Sheppard, that's where we approve all the dimensions, make sure the landscaping requirements are being met and it's the final stage so that they can go out and construct the parking area. And so I know right now the concept plan that's shown is not to that minor site plan level approval, but we still have one step where the staff gets review of all those materials and makes sure that everything is up to code. But we see no issue with what's been presented so far and we're encouraged new businesses are locating into Reynoldsburg. So we recommend approval without any modifications.

Mr. Comeaux: Any questions for the applicant? (No response.) Can we get a motion?

Mr. Beougher: Move approval.

Mrs. Boratyn: Second.

(Mr. Hansen called the roll. Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes.")

Mr. Hansen: Thank you.

Mr. Comeaux: Thank you for your time.

Ms. Sheppard: Thank you.

11. 7620 FARMSBURY DRIVE, REYNOLDSBURG, OHIO: APPLICANT: PHILIP BREAKY, STATE FARM INSURANCE. (4463DR).

Mr. Philip Breaky: Philip Breaky, State Farm Insurance.

Mr. Baker: Related to Matt Breaky?

Mr. Breaky: Yes, I am.

Mr. Baker: I designed his house.

Mr. Thompson: Okay. I think that's a conflict.

Mr. Hansen: The applicant is proposing a new wall sign. There is no current signage on this building at the moment. What's proposed are individual letters. They're PVC letters that are cut and they're 12 inches tall. In aggregation, those letters make a sign that is 23.4 square feet in area and his maximum amount of signage is based on his linear frontage for the Farmsbury Road façade and that is 53 square feet, so he is permitted a maximum of 53 square feet. So he's well under that maximum. All other sign dimensions are in code and-- Oh, I must mention that the red lettering that's shown here is proposed to be white to better contrast. And there's white trim on the building, so it matches. Staff recommends approval without any conditions.

Mr. Breaky: This is the kind of letter.

Mr. Comeaux: Okay, great. That's the size of it?

Mr. Breaky: Yeah. That's the size.

Mr. Comeaux: Any questions for the applicant? (No response.) Okay. Can I get motion then?

Mr. Bainter: I move for approval.

Mr. Comeaux: Get a second?

Mr. Baker: Second.

(Mr. Hansen called the roll. Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes.")

Mr. Comeaux: Thank you for your time.

Mr. Breaky: Thank you very much. I appreciate all the help the DRB gives to this community, I don't know whether you ever get any accolades for that, but the

transformation in Reynoldsburg in the last 10 years or so – I’ve lived out here for a long time and it’s been wonderful and it’s a credit to people like you and also the commercial business and so forth that have complied and done the things that they have done in this area, so we thank you for that.

Mr. Comeaux: Well, thank you, sir.

12. 7361 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: BARTH COTNER. (5468DR).

Mr. Barth Cotner: Good evening. Barth Cotner with Cotner Funeral Home. Sorry, I thought I was going to be last tonight. You caught me off guard there.

Mr. Hansen: So, as you hopefully been able to look at the landscape plan, Mr. Cotner is proposing extensive landscape additions to this vacant lot which is now used for parking sparingly. So he’s proposing to add a plaza space and a pergola, some plantings to kind of screen this blank façade and hopefully it will be a nice foreground to the mural. We’ve worked with Mr. Cotner and he’s been very open to suggestions and he’s gotten a lot of input from many different people and we appreciate his hard work on getting the landscape plan put together and that’s it.

Mr. Cotner: As Matt said, this is our second version of it. We had a first one and met with Matt and Luke and quite a few other people. They gave some input and suggestions and came up with this second version that you see here.

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

Mr. Baker: Is there any more design for the pergola?

Mr. Cotner: There’s not – it’s just a concept for now. Standard pergola – I mean, I mean it’s – I’ve got a little picture of it but that’s – I didn’t even think to include anything in there. I apologize.

Mr. Baker: That’s fine. I assume staff or the Board would want to look at the height, color, size, the pattern of the wood.

Mr. Cotner: That was one of the suggestions. Again, the staff wants – again, the first plan was a little gazebo put in there and several people recommended the look of the pergola a little bit better, so.

Mr. Comeaux: Any other questions or comments?

Mr. Baker: Should look a lot better than the parking lot.

Mr. : Not that the parking lot looks bad but--

Mr. Cotner: It's looks pretty bad right now.

Mrs. Boratyn: I'll move.

Mr. Comeaux: Okay. We have a motion for approval as presented. Can we get a second?

Mr. Bainter: I'll second.

(Mr. Hansen called the roll. Mr. Thompson voted "yes." Mr. Comeaux voted "yes." Mrs. Boratyn voted "yes." Mr. Beougher voted "yes." Mr. Baker voted "yes." Mr. Bainter voted "yes.")

Mr. Comeaux: Thank you for your time, sir.

Mr. Cotner: Thank you.

13. 2806 TAYLOR ROAD SW, REYNOLDSBURG, OHIO: APPLICANT:
NATIONAL CONTRACTING GROUP. (5467DR)

Mr. Pat Dunlap: Good evening. I'm Pat Dunlap with National Contracting.

Mr. Hansen: This is an existing County Inn & Suites located on Taylor Road. It's adjacent to – the name just escapes me now. The Fairfield Inn, yes. Thank you. There's a number of changes that are proposed with a re-branding into a Holiday Inn Express and actually I would kind of like the applicant to go over those changes because staff hasn't had much time to review the proposed changes and so if – okay, thank you. Staff did take a look at the signage and, as proposed, it meets all code regulations for size and number. We wanted some more information regarding the monument sign which the applicant had just presented.

Mr. Dunlap: (speaking off mic) In the drawings that you all – the drawings that you all have show the Country Inn & Suites as it is now. It shows _____. On the original Country Inn & Suites—

Mr. Comeaux: Excuse me, sir, I hate to interrupt you. If you can step back and just make sure the microphone catches it just because otherwise the record won't.

Mr. Dunlap: On the original Country Inn & Suites there are six dormers along the front of the building on top of the roof and there's three on the back. Those dormers are to be removed. On the front porch area on the front of the building a small part of the shed roof is also going to be removed. What's going to stay is going to be the front drive-thru canopy. It does have a gable on the face of it that we're also going to take off just to get the slant shed roof look on the front. The building will then be repainted and the color of – the colors that I gave you is what the outside of the building is going to be which is similar to what's across the street at the other Holiday Inn Express. It's that

white, China white color EFIS. The shingles will remain the same green. Once we remove the dormers off, we'll overlay the roof where the old dormers were and it'll go back to what the shingles are on there now. We removed the shutters and we removed the lattice work on the face of the air conditioners. That's pretty much the sort of things that's happened to the outside of the building. The brick will remain the same. It's just changing the color from the light tan that it is now to the white.

Mr. Comeaux: Are there any questions for the applicant so far?

Mr. Hansen: I have one question. If you take a look at the monument sign that they submitted, is it the intent to remove the brick face that's existing and replace it with whatever that base is fabricated with?

Mr. Dunlap: I can do it either way, however you'd like, but it'll change the height of the sign because the sign is based upon it being to the ground.

Mr. Hansen: Okay. So if – as staff I would recommend that the brick base is maintained and in order to meet code, the new sign will have to be no taller than 10 feet and 50 square feet in area, which I calculated right now it's at 51.

Mr. Dunlap: So the base, you want – the base will remain and the sign will be still taller than 10 feet? I'm pretty sure we can make that happen.

Mr. Comeaux: And we're taking off the signage off the building, like off the brick face. Are you putting the Holiday Inn Express back on there? I mean, I know in one of the pictures he was flipping through—

Mr. Dunlap: As the Country Inn & Suites on the face of the front of the building?

Mr. Comeaux: Right.

Mr. Dunlap: I do not that's going back. The only signage that I know of, according to the information I've been given, is the Holiday Inn Express is going on both ends of the building.

Mr. Comeaux: So facing 70 and facing Taylor?

Mr. Hansen: Yeah. The sign above the main entrance, it doesn't meet our current code requirements because it doesn't face a street.

Mr. Dunlap: They just did that to let the competition across the street know who they were.

Mr. Comeaux: Any other questions for the applicant? (No response.)

Mrs. Boratyn: (speaking off mic) I'll move that we keep the base for the sign and the sign is no taller than 10 feet.

Mr. Comeaux: We have a motion. Do we get a second?

Mr. Beougher: Second.

(Mr. Hansen called the roll. Mr. Comeaux voted "yes." Mr. Thompson voted "yes. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes.")

Mr. Comeaux: Thank you for your time, sir.

Mr. Dunlap: I appreciate you all taking in.

D. ADJOURNMENT

This meeting was adjourned at 8:13 o'clock, p.m.

James Comeaux, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
Area East Secretarial Service
7668 Slate Ridge Blvd.
Reynoldsburg OH 40368