



MINUTES

DESIGN REVIEW BOARD THURSDAY, OCTOBER 6, 2016 7:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – September 1, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Zollars: If you are speaking tonight, please sign in and stand and raise your right hand and state the following, "Do you swear or affirm that the testimony that you will give in front of the Board will be truthful? If so, please answer, I do." (*Audible I do's.*) Thank you.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **6505 E. Livingston Ave.; Application #174364; Applicant: Jimmy Craig; Signage**

Mr. Snowden: Gentlemen, you will recall that at the last meeting of the Board this was tabled due to lack of information. The issue was that the applicant appears to be providing conflicting information about the illumination and some of the sign materials. They provided plans that do not show any illumination, and then on the plans, the written detail indicated that there is internal illumination. Staff contacted the applicant in written format and informally, to request additional information. The applicant has provided none. My recommendation is that given the sections that require the Board to act on applications within 60 days of their original application, and not seeing any representatives here, I would recommend that the Board table this application to the November meeting of the Board. The Board will have to make a decision at that point whether to approve or disapprove the application based on lack of information. And, I will very strongly contact the applicant to tell them that we need this information so that the Board can make a decision. With that, I would be happy to answer any other questions.

Chairman Zollars: Can I have a motion?

(Vote)

Mr. Snowden: Gentlemen, I will contact this applicant immediately and tell them we need this information to make a decision.

Chairman Zollars: Thank you.

RESULT:	TABLED [UNANIMOUS]	Next: 11/3/2016 7:00 PM
MOVER:	Tyler Cullinan	
SECONDER:	Steven Hicks, Board Member	
AYES:	Zollars, Hicks, Cullinan, Sampson	
ABSENT:	Hudson, Bowman, Carr	

D. NEW BUSINESS

1. **6490 E. Main St.; Application #174609; Applicant: Steve Moore/Moore Signs; Business: Stonegate Business Center; Signage - New Ground Sign**

Mr. Snowden: 6490 E. Main Street - Stonegate Business Center - Signage. Application: #174609 - Certificate of Appropriateness. The property is located on the north. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. The request is for a certificate of appropriateness for signage. Current Use: Commercial Office - Various. Applicant: Steve Moore/Moore Signs. The applicant is requesting the Board review and approve a certificate of appropriateness to modify an existing ground sign. The site is developed with an existing commercial office complex. Neighboring uses include commercial office buildings, a storage facility, and a tire shop (auto services), all located in the CC zoning district. To the north, the property abuts single family homes in the City of Columbus. So basically, what you have here is what we would generally call office condos. There is a variety of small office uses back in here. And, all of these tenants, the only signage that they have indicating their location is this monument sign on Main Street. This is causing some wayfinding issues for some of the tenants that are in the back. You can see tenants are here with temporary ground signs trying to indicate where they are located. So, in order to combat that and improve the wayfinding on the site. The applicant is proposing to reface an existing stone monument style ground sign with a non-illuminated multi-tenant sign cabinet. The proposed cabinet will fit over the existing monument sign and contains space for 8 tenant panels and each side. The proposed reface does not increase the sign height or area in any significant way. If you look, it follows the cut outs of the stone design. The overall area of the proposed sign once installed will be 32SF. Staff finds the proposed black/dark brown sign sign cabinet to be consistent with the colors and materials of the existing signage and structures. It would be good if the applicant would clarify the color. There are a lot of natural stones here. We are not adding reds and greens and purples to the site, so it all works together architecturally. With that, I recommend the Board apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

Chairman Zollars: Any discussion? Is the applicant here?

Mr. Moore: Steve Moore with Moore Signs, 6060 Westerville Rd., Westerville, Ohio. We want to improve the wayfinding of the sign with basically a cover over the existing, so we can facilitate attachment of the tenant panels. That is why we are putting an overlay over it. At the last minute, we had some tenants voice some concerns about the design we submitted. If you don't mind Eric, I would like to show you a bit of an update to the design.

Mr. Snowden: Ok, Mr. Moore, let me come down and get them from you.

Mr. Moore: the only thing we asked to change is that we took the crop off the corners at the top, moved Stonegate up a little bit to increase the height of the tenant panels. The concern was whether the lettering in the tenant panels could be read from Main St. Really there is no other change except for the corners cropped and a little bit of increase in the tenant panels. The height of the letters was a concern of some of the tenants. Other than that, I am open for any questions.

Mr. Hicks: It is a little bit different, know that I see something else here. I guess just looking at it here, I kinda like the cropping at the top, and I understand the tenants want to make sure their logos are larger. I guess with the Stonegate, the font of the lettering is kind of Olde English, like Stonehenge kind of theme, that having the crops on the sides of the sign, kind of adds. That is a nice element to it. So, I think my preference would be that you would...

Mr. Moore: I can do that with the same height as the tenant panel at 7IN.

Mr. Hicks: So, a mix of the two?

Mr. Moore: Yeah, if need to, I just pull in the word Stonegate a little bit and put a 45 on it. The crop came from the original sign anyways.

Mr. Hicks: My only other comment or question would be that, now that you are moving the address numbers down into the stone facade down there, it just gets a little busy because of the grout lines and everything, of the stone. I wasn't sure if there was any better way of doing that. That was my only observation.

Mr. Moore: I say that and I think it may just be a glitch, the way photographs work. The only thing I could say is that maybe we look at reversing the color to a white. Sometimes a darker color blends in with the stone too much. The alternative would be to put a panel on it, but I am afraid because there is actually a bevel, or angle to that, if we put a panel on it, it will look kicked back. If I put a panel on it, I can pin it out a little bit so that the letters are vertical.

Mr. Hicks: I don't know if that really helps with white letters. Maybe this is the best that you can kinda do with that. Would you be able to comment on exactly what color this is? Is this a dark brown, or a black?

Mr. Moore: We are going to do a duranodic bronze, which is a standard architectural color. A lot of your window frames in commercial buildings are this deep dark, basically it is a grayish dark brown. I have a color chart here, if you would like to look at it.

Mr. Snowden: If you want to make it part of the submittal, we can.

Mr. Sampson: What is your schedule for making this sign change?

Mr. Moore: Depending on how long the permit process is with the City, we are at a six to eight week build time. So, we are a couple of months out.

Mr. Sampson: Do we have some additional speakers?

Ms. Leach: 200 S. Civic Center Dr., Columbus. I represent many of the tenants within the park, which is majority of medical tenants. We have come here this evening, not only to update the signage, but also primarily for wayfinding. Primarily, 80% of the park is physicians, and patients often get lost, so we felt this would not only update the look of the sign, but also allow for patient wayfinding. This is Dr. Wolfe.

Dr. Wolf: I am Dr. Robert Wolfe. I am a tenant and owner at the back of the complex, and I can certainly attest to my patients getting lost, especially new patients finding their way into that complex. That has been our issue with finding their way.

Mr. Sampson: I understand. With this new signage, these yard signs will go by the wayside?

Ms. Leach: Umhuh.

Mr. Sampson: Very good.

Chairman Zollars: Any other questions?

Mr. Snowden: Mr. Zollars, from the Staff, I think Mr. Hicks comment is well taken and Staff also likes the cut outs. It just gives a little bit of visual interest there. So, I would support that. Mr. Moore, which was the color here. The one labeled earth brown, or dark brown.

Mr. Moore: Dark brown.

Mr. Snowden: Mr. Hicks, to answer your question. It is submitting this as material. We don't need to make it a specific condition if he is submitting the material.

Mr. Hicks: I am going to make a motion with a condition just to make sure we are clear. I would like to make a motion for approval of the signage, with the assumption that the tenant logo area will be the size as submitted on the second submittal, but that the sign will have cropped edges similar to the first submittal.

(Vote)

Mr. Snowden: I will hold onto this submission that you made. I will give you back your material samples because I have the industry color written down. You want to submit that to me as a Zoning Sign Permit Application. My review time for those when I receive them is typically 7 - 10 business days. I have already discussed with our Chief Building Official. You will see that in the Staff report. Our Chief Building Official is viewing this as a sign reface, and he is not going to require a building sign permit in this case because the structural element of the sign is not going to be changing. So, get those submitted as soon as possible. We will also provide those to you in writing.

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

2. 2058 Baltimore-Reynoldsburg Rd.; Application #174740; Applicant: Justen Scalf; Business: Great Expressions Dental; Signage

Mr. Snowden: 2058 Baltimore-Reynoldsburg Road - Great Expression Dental - Signage. Application: #174740 - Certificate of Appropriateness. The property is located on east side of Baltimore-Reynoldsburg Road between Farmsbury Drive and Slate Ridge Blvd. Existing Zoning: CS - Community Services District. The request is for a certificate of appropriateness for new signage. Current Use: Professional Activities/Office. Applicant:

Justin Scalf . The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of an existing commercial building. The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses, professional activities/office, a nail salon (personal services) and several restaurants (eating or drinking establishment). The applicant is proposing to install a new wall sign with an area of 28.9SF. Per the Code, the applicant is entitled to 40SF of sign area. The proposed sign consists of two colors and the channel letters will be mounted directly to the building's façade. The proposed channel letters are aluminum with acrylic faces and are internally illuminated. The sign is consistent with the scale of the building's façade and with the size and style signage approved for the other tenant spaces in the same shopping center. The applicant should confirm that the projection of the channel letters does not exceed the 12IN allowed by the Zoning Code. The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn things back over to our chairman.

Chairman Zollars: Anything that you would like to add?

Mr. Scalf: Justin Scalf with One Stop Signs. Located at 2502 State Route 131, Goshen, Ohio. Mr. Snowden just did my job for me. I can confirm that the channel letters are 8

inches in depth, so we are well under 12. Again, individual channel letters, raceway behind the wall, built using UL labeling. Every electric unit will be UL listed, and of course attached to go with IBC 2011 standards. Do you have any questions for me?

Mr. Snowden: Mr. Scaf, would you please indicate that on your revised plans when you submit that for zoning?

Chairman Zollars: If there are no questions, I will entertain a motion.

(Vote)

Mr. Snowden: Very well, you will see the remaining steps on page 8 of the Staff report and I will provide those in writing. Basically you are going to be going for a Zoning Sign Permit. That is the administrative permit for zoning and signage, and you will be going for a wall sign permit, which I think you may have already submitted. These drawings may have already been stamped. Have a great evening.

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

3. 2040 Brice Rd.; Application #174778; Applicant: James Detty/DaNite Signs; Business: Tracir Financial; Signage

Mr. Snowden: 2040 Brice Road - Tracir Financial - Signage. Application: #174778 - Certificate of Appropriateness. Location: Property is located on the northeast corner of Brice Road and Eastgreen Blvd. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. The request is for a certificate of appropriateness for signage. Current Use: Commercial Office - Various. Applicant: James Detty/DaNite Sign Company. The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing ground sign. The site is developed with an existing commercial building. To the north and east, the property abuts other commercial office buildings also in the CC zoning district. To the south, the property is adjacent to a hotel across Eastgreen Blvd. To the west, the property is adjacent to various commercial businesses, offices, retail sales businesses, and an adult entertainment establishment in the City of Columbus. All properties on the east side of Brice Road the front the street are within the Community Commercial Overlay. The applicant is proposing to reface an existing monument style ground sign. The sign is a multi-tenant sign with four separate poly carbonate faces. The proposed new face will consist of a 2-color vinyl overlay on a white background. Whenever possible, staff likes multi-tenant signs to have a consistent background color or similar colors, but in this case, Staff finds the proposed white background to be more consistent with other signage in the Community Commercial Overlay. Staff supports the face as proposed, and will require future re-facings of this ground sign to be consistent with the proposed new face. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted, provided that

applicant can clarify the materials, size, and proposed illumination of the tenant panels. With that, I will turn it over to our chairman.

Chairman Zollars: Any discussion or questions from the Board or applicant?

Mr. Detty: James Detty, DaNite Sign Co., 1640 Harmon Ave., Columbus. We are proposing to replace the existing sign face with the new sign, same construction, just different graphics.

Mr. Snowden: Are there any other changes to the cabinet, repairs, painting, anything of that nature?

Mr. Detty: yeah, painting of the cabinet to a black color, and that is all.

Chairman Zollars: Any other questions? Ok, I will entertain a motion and a second.

(Vote)

Mr. Snowden: In this case you will see the items remaining listed on page 11 of the Staff Report. Basically, a zoning sign permit is what is required. You will receive notification in writing of that as well.

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

4. 8123 E. Broad St.; Application #174779; Applicant: DaNite Sign Company; Business: Pearl Vision; Signage

Mr. Snowden: 8123 E. Broad Street - Pearl Vision - Signage. Application: #174779 - Certificate of Appropriateness. Location: Property is located on south side of E. Broad Street, east of Waggoner Road. Existing Zoning: CS - Community Services District. The request is for a certificate of appropriateness for new signage. Current Use: Professional Activities/Office. Applicant: DaNite Sign Company. The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of a commercial building. The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses. To the north, the property abuts other commercial businesses across Broad Street in the City of Columbus. To the south, the property is adjacent to an agricultural use in Jefferson Township. The applicant is proposing to install a new wall sign with an area of 46.93SF. Per the Code, the applicant is entitled to 60SF of sign area. The 3IN sign projection from the facade does not exceed the 12IN allowed by the Zoning Code. The proposed sign consists of two colors and the channel letters will be mounted directly to the building's façade. The sign is consistent with the scale of the building's façade and with the size and style signage

approved for the other tenant spaces in the same shopping center. The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn things back over to our chairman.

Chairman Zollars: Anything you would like to add to that? Any discussion from the Board.
(Vote)

Mr. Snowden: The remaining items are on page 13 of the Staff Report, and we will provide those to you in writing. In this case, in addition to the zoning sign permit, you are going to need to submit stamped plans for a building sign permit, and they will send that out for review.

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

5. 2160 Brice Rd.; Application #174780; Applicant: Midwest Waffles; Business: Waffle House #1062; Minor/Exterior Modifications, Paint Brick Exterior and Roof

Mr. Snowden: 2160 Brice Road - Waffle House Restaurant - Exterior Modifications. Application: #174780 - Certificate of Appropriateness. Location: Property is located on the east side of Brice Road between Interstate 70 and Eastgreen Blvd. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. The request is for a certificate of appropriateness for exterior modifications. Current Use: Eating or Drinking Establishment. Applicant: Midwest Waffles Inc./Erik Haeffs. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing commercial building.

The site is developed with an existing commercial building used as a casual style eating or drinking establishment. Neighboring uses include other commercial businesses in the CS and CC zoning districts, such as a hotel to the north and a hardware store (retail sales) to the south. The lot immediately to the south contains vacant commercial buildings in the City of Columbus.. All lots that front E. Main Street are within the Community Commercial Overlay. Exterior Modifications - The applicant is proposing a complete refresh of the exterior with new paint. The proposed colors are shown on a provided illustrated plan. The fun story here is that unfortunately there was a vehicular collision with this building in the very recent past. Luckily, no one was injured. Mr. Paszke, our Chief Building Official, and the Fire Department met at the location, later that day. What happened is, a motor vehicle impacted the building, the applicant was forced to replace damaged bricks with new bricks that are not an exact color match to the original. The applicant proposes to maintain the existing metal roofing system on the front half of the building, and paint it green. What they are proposing is consistent to their current prototype, but this was the prototype at the time it was constructed. The applicant has provided staff with an alternative plan to retain the brown paint color on the roof. Staff does not have a specific preference, since both colors

can be appropriate to commercial buildings in this location. This decision is left to the Board for discussion. With that, I will turn things back over to our chairman. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted, provided the Board is satisfied with the paint color.

Chairman Zollars: Thank you. I do have a question. Do you have a preference on the green or brown?

Unknown Speaker - Applicant Representative: The green is preferred.

Chairman Zollars: Good, I would agree with that. Do you have anything you would like to add?

Unknown Speaker: What is the current paint condition?

Unknown Speaker - Applicant Representative: The roof is, I guess you would call it donkey brown. Traditionally that is the color that we have associated with Waffle House. Anytime in the past that we have used brown, it is considered donkey brown, I call it bronze. It was a franchise store for the longest time. Corporate has come in and bought it. And they want to freshen it up, honestly. And, we plan on not only repainting it, enhancing security, making it safe. I have only been here for six months, and that store has a history.

Mr. Snowden: Just one other comment to pass along from the applicant's representatives that were in contact with me, the applicant is proposing to do some screening, whether it is to some of the mechanicals on the south side, some landscaping, or maybe just like a small fence extension or something. I wanted to comment on that as well. They did not show that on the plan, but that is something they are looking into.

Mr. Hicks: One other clarification, on the front facade where all the windows are, there is an aluminum wrap, or what have you, is that going to change color, or are you just going to be painting the brick.

Unknown Speaker - Applicant Representative: It will be the brick, and the roof.

Chairman Zollars: The applicant states green, and I am fine with that.

Unknown Speaker - Applicant Representative: One addition. Although you cant really see it here, but you see the dumpster? It as well as the old brick. We are going to paint that as well.

Mr. Sampson: Motion to approve as submitted, and we look forward to having you back in the City.

(Vote)

Mr. Snowden: the items that remain for you from the standpoint of zoning are listed on page 15, but basically you are going to get a Zoning Certificate Application. I just need copies of your plan as approved. I understand that representatives for your company are already working with our building division doing the interiors and so forth. We are very glad no one was injured there, and we wish you guys all the best.

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

6. **2253 NW Baltimore Rd.; Application #174981; Applicant Keith Cobb; Business: Shell; Minor Exterior Modifications - Replace Canopy Fascia**

Mr. Snowden: 2253 Baltimore-Reynoldsburg Road - Shell - Exterior Modifications. Application: #174981 - Certificate of Appropriateness. Location: Property is located on the west side of Baltimore-Reynoldsburg Road between Taylor Park Drive and Taylor Road. Existing Zoning: CS - Community Services District. The request is for a certificate of appropriateness for exterior modifications. Current Use: Gasoline Station. Applicant: Keith Cobb. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing commercial building. The site is developed with an existing commercial building used as a combined gasoline station and fast-food restaurant, with drive-thru service. Neighboring uses include other commercial businesses in the CS zoning district, such as other eating or drinking establishments, a gasoline station, and retail sales businesses. To the west, the property abuts an assisted living facility across Taylor Park Drive. The applicant is proposing a complete refresh of the exterior of the gasoline station canopy. Their proposal is to remove the existing pectin fascia and replace them with new material. The proposed fascia will be up-lit from an integrated curved illumination bar. The proposed materials change does not introduce any new colors to the site, and replaces the channel letter canopy sign with an internally illuminated logo sign. Basically, they are doing almost a one for one replacement here with a slightly different branding package. The proposed new material will replace all the existing fascia material on all four sides of the 3500SF canopy. The proposed material changes are not adding any new colors to the site. They already have white as one of their branding, even though they are adding it to this fascia. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn things over to our Chairman.

Chairman Zollars: Anything you would like to add to that?

Mr. Francis: Johnny Appleseed Ct. You nailed it on the head. Honestly, it is going from a flat, to a three dimensional. The yellow will be curved. It will go from a fluorescent light bar, to an LED light bar. It will have the orange/amber color LED shining up on the yellow. The red will be shining out.

Chairman Zollars: Board, any questions or discussions? If none, I will entertain a motion.

(Vote)

Mr. Snowden: The items that remains for you are listed on page 17 of the Staff Report. Basically, you are going to get a zoning certificate from me. I will just need copies of the plans as they are approved, and then you will submit for a Building Permit. I assume that the material is being taken down and then being remounted.

Mr. Francis: Actually, since it is a flat surface, say it was already a curved surface, we would have to take it down to a flat surface. What we will do, we will just take down the red light bar, and the channel letters, and that will become our flat surface, as our starting point. That will attach to the current.

Mr. Snowden: I am not overly familiar with that mounting system, so why don't we do this, when you come in to submit for the Zoning Certificate, we will get Mr. Paszke, our Building Official, and you guys can put your heads together, and he will tell you what he needs. Ok? Thank you very much.

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

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman



Planning Administrator