

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
OCTOBER 6, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF AUGUST 11, 2011 MEETING

Chairman Baker: Are there any additions, deletions or revisions to those minutes? (No response.) Hearing none, they'll stand as distributed.

3. APPROVAL OF AGENDA

Mr. Baker: Everybody should have received a copy in their packet. Are there any additions or deletions to that agenda?

Mr. Hansen: I have none.

Mr. Baker: Thank you.

4. PUBLIC COMMENT

Mr. Baker: If you are here tonight to speak on any item that is not on tonight's agenda, now would be the time to do so. (No response.) Seeing none, we'll move on.

5. SWEARING IN OF SPEAKERS

(Mr. Baker administers the oath.)

B. NEW BUSINESS

1. 2100 BIRCHVIEW DRIVE, REYNOLDSBURG, OHIO: APPLICANT: COTA PARK & RIDE, CENTRAL OHIO TRANSIT AUTHORITY, MOODY NOLAN, INC. JAY BOONE (5517D4). NEW GROUND SIGN.

Mr. Baker: Mr. Boone, state your name for the record and Mr. Hansen will give us an overview.

Mr. Jay Boone: Jay Boone with Moody Nolan Architects.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: The applicant is proposing a new ground sign at the COTA Park & Ride. Here's the existing condition. There are two ground signs along Birchview Drive and one ground sign on Merchants Drive. All of the signs will be removed and replaced, but only one ground sign will be replaced in the circular turnaround and the other two signs will be directional signs. Because directional signs don't need a permit to be installed, only the ground sign needs review from the Design Review Board. Here's an image of what the ground sign will look like. It meets all code requirements and it has actually a gray background with the COTA logo and the black lettering. Here's a picture of the turnaround. Here's a picture of where the ground sign will be located within the existing landscape. Here's an image of the one sign that will be removed and staff is requesting that the mulched area is taken up and new grass seed put down. Here's the location of where the directional sign will be placed, hopefully in this area here. And then the other directional sign will be placed right here and this is Merchants Drive as it makes that corner. Staff recommends approval with the one condition, that the existing ground sign along the Birchview Avenue location is reseeded.

Mr. Baker: Thank you. Mr. Boone, do you have anything to add?

Mr. Boone: No. I think the purpose of this is couple-fold. One is to incorporate the new COTA logo. They went through a signage branding transformation this past year, so one of the items to get onto to these new signs is the new logo and the other item is to recognize James Hutcherson who is, or has, recently retired from COTA and obviously is a member or a resident of Reynoldsburg, I believe. So we're really just replacing in kind.

Mr. Baker: Thank you. Questions or comments from the Board? (No response.) Can I get a motion?

Mr. Hudson: I'll move to approve.

Mr. Baker: Get a second?

Mr. Thompson: I'll second.

Mr. Baker: Thank you.

(Mr. Hansen called the roll. Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Beougher voted “yes.” Mr. Hudson voted “yes.” Mr. Miller voted “yes.” Mr. Thompson voted “yes.”)

Mr. Baker: We’re done.

Mr. Boone: Thank you.

Mr. Baker: Well worth the drive out. It was good seeing you again.

Mr. Boone: Thanks.

2. 6672 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: TAN PRO, IMAGE AVIATION MGT. LTD, JEFF MCINTURF (5518DR). NEW EXTERIOR MATERIAL.

Mr. Baker: Just state your name for the record and Mr. Hansen will give us a summary.

Mr. Jeff McInturf: Jeff McInturf. I’m the owner of Image Aviation Management which is the owner of the property.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: This is the Tan Pro building that’s at the northwest corner of Rosehill and Main Street. Here’s an image of the existing building. The applicant is proposing to re clad the face of this overhang with a material that was provided in your packets for review. Staff had some concerns about the material and that it may appear too busy because there are so many reliefs on a single panel. We had a couple of recommendations to either do a flat panel or something that is a little bit more regular in design. I think the applicant has some alternate materials to present to the Board this evening for your consideration. But what the Board should review is whether or not the metal panel product would be appropriate to clad the fascia in and appropriate colors for the building. I’ve got some alternate pictures on – this was included in the application to kind of give a general feel of what that fascia would look like once it was re clad in the material. This is not the exact material, though, that was proposed by the applicant. As you can see here, the gray stripe extends along the top of the building on all four sides and staff would just like clarification if the color’s going to change on this overhang. Is that band also going to change with it to match? The existing color down below is proposed to stay the same and the applicant has said that they will repaint this corner so that it matches now. Here’s the rear of the building.

Mr. Miller: Can I ask a question?

Mr. Hansen: Sure.

Mr. Miller: So, you're only going to repaint the corner, not the entire building?

Mr. McInturf: We're going to paint the entire front and wrap around the corner where the damage was done by the traffic accident with the same color.

Mr. Miller: Okay. And the stripe around the top you're going to repaint that around the whole--

Mr. McInturf: Well, what we would like to do is find a color that, on this material, that would not clash with that. I really don't have it in the budget to paint the entire building or even that extra stripe. I'd like to find something that -- the main body of the building is a very light gray color and the top stripe and the bulkhead there is -- that's also a gray. To me it looks like a powder blue but it's -- I don't like the material that's there. We're trying to freshen the building so it looks nice and we've proposed a royal blue color and I've got new material and I have some-- If you want these things now, I'd be happy to—

Mr. McInturf: Mr. Hansen has been very helpful, gave us some ideas and gave us some references to some local companies that we were able to go and meet with and they gave us a new product that I think is -- I actually like better than what we had proposed. This is actual panels. It's not the color that we're talking about, but what I wanted to show you was how these things -- hopefully I can show you how these go together. This is a -- actually it's a flat panel. It doesn't have any ribs and these things actually mesh together. And it is a concealed fastener. This piece would go on first, there's fasteners there and this gets tucked inside on that, so it's almost seamless, almost looks like one solid color up there without any ribs or ridges or anything like that. So I think it'll give us a nice fresh look up there and a low maintenance type of finish. What's up there now has been there since -- from my understanding, has been there since Payless was there and I think it was -- when we bought the building I believe that was black. At that time we thought it looked like an auto parts store so we wanted to try to freshen it up a little bit and that product that's on there has a very dull finish. The coping cross the top of the building is rusting. That will all be replaced as well.

Mr. Hansen: And the soffit? How are you going to—

Mr. McInturf: Underneath. I don't know if you can see in the pictures there. That actually is some kind of exterior drywall where the paint is -- even the paper is peeling off of that. It looks horrible and we are proposing -- I don't not have the product here, but it's a typical vinyl soffit material that will go under there and will attach. The company has told us that they can make a J-channel that will actually hold the fascia part as well as the soffit part up underneath there, so I think that'll give it a really nice look.

Mr. Thompson: With the – on the east side of the building that faces Rose Hill, there is a section on there – cause I drive by it a lot -- right back in the back there, I'm guessing that was like a cleanup from some graffiti.

Mr. McInturf: Yeah, and they're going to touch that up.

Mr. : They're going to touch that up and make that match the rest of the—

Mr. McInturf: Okay. We're having some trouble finding out what exactly that color was. I've got – I know it was a Sherwin-Williams product and, Mr. Hansen, you only had one strip. That was the band color.

Mr. Hansen: That's the only strip I had.

Mr. McInturf: I can't find them either. I don't know what color that is, but I'm going to have the folks from Sherwin-Williams come up and tell us exactly what that is.

Mr. Miller: And that was why I asked the question if you were going to paint the whole building because I'm familiar with your building, too, and I've got to tell you, you guys were great to work with when we were rebuilding Rose Hill Road. You guys saw a lot of congestion there at that intersection when we had that road closed and so I'm very familiar with the building and, yeah, when you touch it up or when you do the front, I'd love to see it look all the same.

Mr. McInturf: I think it will and if it doesn't we're going to have to paint the whole building. I'm not going to leave it looking like a mish-mash. What we're trying to do is we'd really like to get the fascia done this fall. Painting, you know this is not a good time to be painting outside. You don't know what the weather's going to be. My intent was if we could just get the front painted where that guy's brakes failed a couple of years ago and he ended up going through the corner of the building and we had that repaired, and that should have been painted a long time ago. I don't like the look of it as it is, but we had a tenant there that didn't know if they were going to stay or if they were going to go and just within the last 60 days they've renewed their lease, so that's why we're coming to you now. Because we didn't know if we were going to repaint the whole building for a different tenant or what, but it just kind of put us on hold and, unfortunately, it's been kind of ugly since that.

Mr. Miller: So Tan Pro's going to stay?

Mr. McInturf: Yes.

Mr. Miller: Okay. Good, because I got to know your managers pretty well and they're nice people.

Mr. McInturf: I'll tell you, they're a good company. They do really well in this location.

Mr. Baker: So what will be the color of the new coping on top of the new fascia? Will it match?

Mr. McInturf: It will match the color that we select for the fascia itself and if you – I don't know. Did you pass around the new color sheets?

Mr. Hansen: I did.

Mr. McInturf: I think the royal blue on this one is a little darker than the one we had originally. I'm not a blue person myself, but this goes along with the color of the company of Tan Pro that's in their logo. It's yellow and blue and you can see, actually they have in their – in the sign that is mounted on there, there's like a little star that has blue in it or sun I guess it is. But they really like the blue. My thought was the blue, this new blue color is a little deeper blue. It's not – I don't like really bright, bright colors myself, but I thought that would match. We could see if it matched with the color stripe around the top. I thought if we painted the whole top a dark color it would look kind of funky.

Mr. Beougher: I think you're going to need a dark color for the south face because it's going to get washed out by the sun. It's going to be very bright on that elevation. This panel is occasionally used as a soffit panel and I appreciate the fact that you're going to use vinyl and I appreciate your budget constraints as well and the best look would obviously be to wrap it under and probably not an option for you, but – what gauge is the metal that you're going to be using on the fascia?

Mr. McInturf: It's on that spec sheet. I don't know if it's 26, 28, 29, something like that. I'm not sure.

Mr. Baker: There's a 20.

Mr. McInturf: It's the top – I circled the flush panel. Does it say?

Mr. Baker: I see here it's 22, 32 and .040.

Mr. Miller: Here's the packet I have if you want to look through it.

Mr. McInturf: I think that's the old one.

Mr. Beougher: It just says "smooth standard." There wasn't a-- Anyway, my comment is if you're using a flat panel like that without any ribbing, you need to go a little thicker because it will oil can on you a little bit.

Mr. Miller: Well, even it says here, 22 032 and 040 are not stocked in all colors. Is there a—

Mr. Hansen: At the top.

Mr. Beougher: The choices for steel would be 24 gauge and 22 gauge and 22 is thicker. Right, Mr. Baker?

Mr. Baker: I believe so.

Mr. Miller: Is there a gauge we would like to recommend?

Mr. Beougher: I'm just making a comment.

Mr. Miller: Okay.

Mr. Beougher: I'm not going to stick him with a certain gauge, because cost is an issue.

Mr. McInturf: My preference would be to go with the thicker material personally. It is just a function of cost.

Mr. Beougher: And stocking, if they stock 24 gauge and not 22 gauge, you may—

Mr. McInturf: Correct, because I know we're looking a two-week lead time once the order is placed. And we're just running out of good weather to do this kind of thing.

Mr. Beougher: And just because they are not stocked in all colors, they may have a roll of 22 gauge in royal blue, at least enough to make your run.

Mr. McInturf: I don't know.

Mr. Miller: And do we have a preference between steel or aluminum?

Mr. Beougher: Steel is going to be more durable.

Mr. McInturf: I asked the question myself. Actually, aluminum is more expensive and the manufacturer was telling me that, you know, when I explained, and I actually showed him these pictures as well and he said, "Oh, you're going to have penetrations through it for your sign?" And I said, "Yes." He said, "Then you have the potential for rust in those penetrations." He said, "With the aluminum you'll never that problem." And I asked him what kind of cost difference we're looking at? And he said, "It's about a 20% increase to do the aluminum." My preference would be to do the aluminum so that we don't have rust lines coming down the face of that building. It's just a function of — I'd like to have the ability to go with either/or knowing that my preference would be the aluminum. And that's what this product is. This is actually aluminum and it's nice and light and it's pretty heavy stuff.

Mr. Baker: It sounds pretty solid.

Mr. McInturf: You want to touch this?

Mr. Baker: Yes. What are you going to do with the two lights at the corners up high on the fascia?

Mr. McInturf: The sign and the lights will come off until this is put on and then—

Mr. Baker: So you'll put those two lights back on?

Mr. McInturf: Yeah. Security has been issue here.

Mr. Baker: Small sections. Is this the width it comes in?

Mr. McInturf: Yes.

Mr. Baker: Oh, here it is. Okay. It should probably help your oil painting.

Mr. Beougher: This product is quite a bit more expensive than what we originally proposed.

Mr. Baker: And then on the sign, the strip behind the sign, it's white. Once we darken that fascia to blue, it's going to be pretty much a contrast on that fascia.

Mr. McInturf: I'm sorry. Where?

Mr. Baker: The white fan behind the word "Tan Pro." Is it possible to paint that the color of the fascia?

Mr. McInturf: I don't know. I'm not a sign guy. I can ask my tenant.

Mr. Hansen: Any of the sign manufacturers that we work through here, they've all been able to match to the building or colors, so it can be done.

Mr. Baker: Yeah. We typically request that for new signs. Although this isn't a new sign, we're just trying to request it matches the face of the building.

Mr. McInturf: It makes sense, sure.

Mr. Beougher: Makes it disappear.

Mr. Baker: Yeah.

Mr. McInturf: Yeah. I agree. Yeah, it's got to come down anyway while they're putting this product up so I would think they could paint it. I don't know what kind of cost is involved in something like that.

Mr. Hansen: And how is the sign going to be attached to the fascia? Are you just going to do the penetrations through the--

Mr. McInturf: Same way it is now, however that is. They're just going to take it down and put it right back up. That was their intent.

Mr. Hansen: And so if you've got to change tenants, then how are you going to be -- are you going to replace the sections?

Mr. McInturf: The panels can be replaced. I asked that question.

Mr. Baker: It'd probably be wise to get a few extra anyways done on the back.

Mr. Beougher: Well, I like this solution a lot better than the Menard's solution even though Menard's is okay. When you're doing it vertical it wants to look good.

Mr. Baker: Yeah. This will help the building. Any questions or comments from the Board? (No response.) Can I get a motion?

Mr. Beougher: Move to approve.

Mr. Hansen: Do you have some conditions that we--

Mr. Beougher: Let's paint the, what do you call that, all that other good stuff?

Mr. McInturf: The existing sign now?

Mr. Beougher: The existing—

Mr. Hansen: Raceway.

Mr. Beougher: --sign.

Mr. Hansen: It's called the raceway.

Mr. Beougher: Raceway. That's the word I was looking for, raceway. So, we'll paint the -- we'll ask that the raceway that the sign is mounted on be painted to match the panels and are we—

Mr. Baker: And the new coping will match the panels as well.

Mr. Beougher: And the coping, top and bottom.

Mr. Baker : Top.

Mr. Beougher: Top. Coping on the top--

Mr. Baker: Thank you.

Mr. Beougher: --will match the panels as well and they can probably break that out of the same metal. It's a long motion.

Mr. Baker: Can I get a second?

Mr. Bainter: I'll second.

Mr. Baker: Thank you.

Mr. McInturf: Is the color okay then, the royal blue?

Mr. Beougher: Okay with me.

Mr. Baker: Yeah.

Mr. Hansen: Okay, thanks.

(Mr. Hansen called the roll. Mr. Thompson voted "yes." Mr. Miller voted "yes." Mr. Hudson voted "yes." Mr. Beougher voted "yes." Mr. Baker voted "yes." Mr. Bainter voted "yes.")

C. OTHER BUSINESS

Mr. Baker: Any other business, Mr. Hansen?

Mr. Hansen: No. Mr. Thompson, do you want to—

Mr. Thompson: Oh, yeah. I'll be stepping down at the end of the year here due to some responsibility and schedule changes for my job for 2012, so I won't be available on Thursday nights but it's been an honor to be here. I'm going to finish out the year and I've notified the Council about it so they're going to start searching for a replacement for me. But it's been a good two years and I've enjoyed it.

Mr. Baker: Has it been two years?

Mr. Thompson: Yes, it's been two years. Time's flying.

Mr. Hansen: Yeah. Thanks for serving.

Mr. Thompson: I'll be here for the rest of the year, but it's been fun.

Mr. Baker: Anybody else stepping down? All right. Meeting adjourned.

D. ADJOURNMENT

The meeting was adjourned at 7:03 o'clock p.m.

Scott Baker, Chair

Matthew Hansen, Planning Administrator

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