



MINUTES

PLANNING COMMISSION THURSDAY, OCTOBER 4, 2018 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst
ABSENT: Bizjak

2. APPROVAL OF MINUTES

Minutes stand approved

3. APPROVAL OF AGENDA

Agenda stand approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. NEW BUSINESS

1. 7410 E. Main St; Application #2018-24; Applicant Salon G Suites; Certificate of Appropriateness

Ms. Wheeler: First agenda item is for replacement of two awnings on the front facade of a building at 7410 East Main Street which is in the historic district. The color is changing as well as the design of the awnings which are also essentially functioning as the walls sign for the business. We do recommend approval to answer any questions you may have.

Mr. Zollars: Can we pull this property up to see the existing? OK.

Mr. Zollars: Thank you staff. Board, any questions or discussion? I'd like to entertain first and a second motion please.

Mr. Cullinan: I'd like to make a motion to approve as submitted.

Mr. Hicks: I'd like to second.

Mr. Zollars: Very good. We have a First and second would you call the roll please?

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

2. 7509 E. Main St; Application 2018-26; Applicant Aaron Boesch; Certificate of Appropriateness

Ms. Wheeler: The next the next agenda item would be 7509 East Main Street. Similarly this is also within the historic district. The applicant is requesting approval for exterior building modifications proposing to change the siding to a beige vinyl siding on the building. Again we would recommend approval I believe they've included an example of what that would potentially look like. And pulling up the existing property as well on your screen.

Mr. Zollars: Questions from the board? Or is the applicant here? Board first any questions from the board?

Mr. Hicks: Mr. Chairman. I've got to I've got a few questions. Not sure if the applicant here would be able to..

Mr. Zollars: Is the applicant here? OK.

Mr. Hicks: I guess some of my concerns would be, you know this is an historic district. We've tried to implement you know historic materials in historic districts vinyl siding product which I understand the benefits of vinyl siding. We've kind of tried to either go one of two ways with an historic district either you know try to make it adhere to the historic design guidelines if you're going to redo a building. Or try to make it adhere to whatever the original architectural style of that building was. That building's got some kind of vertical kind of a board and baton type siding on it now. This would be kind of a residential product on a commercial building horizontal Vinyl clapboard. So I guess I would recommend that staff. I'm recommending that we would table this application and staff reach back out to the applicant and see if we can find anything any other alternative materials. I understand with the age of the building it probably needs some maintenance, but something that maybe would be more consistent with the... at Least the original architectural style the building. If it's fake Borden baton look now, there's Borden baton Vinyl that might be appropriate, but I think we would also want more details as far as what they are doing as far as window trim door trims. Want to make sure that we're not just approving you know removing architectural details from the building that you know were there originally.

Mr. Zollars: Very good. I happen to agree with you Mr. Hicks.

Mr. Cullinan: I agree completely.

Mr. Zollars: OK. Well then Mr. Bowsher.

Mr. Bowsher: No I agree. I think also just with the board as well I think they were adamant about trying to put another tenant potentially a restaurant or a bar and grill in that open space.

I feel like this is just the first of many applications that are probably coming from them so it might be good to go ahead and have them take more of a holistic approach to what they're planning on doing especially if they're pulling out a brand new deck and they're going to do new awnings and everything of that sort. I'm inclined to agree that we reach back out to them and try to get a little bit more information and maybe have them bring in some samples of different varieties to allow you guys to pick from and then kind of move on from there.

Mr. Zollars: I agree. QUESTION Do you remember... didn't they come to us about a year or so ago with some previous some other alterations or improvements?

Mr. Bowsher: They might have previous administration. I do know that this building was just bought and purchased and has a brand new owner of about a couple of months old.

Mr. Zollars: That might be it then.

Mr. Hicks: I remember them come into force a year or two ago about the wood beams that guarder in the front because they were having some trouble some rot with those and we had agreed to let them remove those, or do some other modification training. I just think it would be good if they get kind of the 30000 foot level what direction they want to go with the building. We've had like a couple of shopping centers in town start changing things and when you're in the middle of kind of switching between one decor or style to another one, there's kind of a... It can get a little rough. I just want to make sure we know from the top down we just feel comfortable that building.

Mr. Zollars: Well how about I'll entertain a motion to that effect, followed by a second.

Mr. Hicks: I move that we table the submission.

Mr. Furst: I second.

RESULT:	TABLED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

3. 2826 Taylor Rd SW; Application # 2018-25; Applicant Kabil Associates Certificate of Appropriateness

Ms. Wheeler: Third agenda item would be for 2826 Taylor south west. This is for the Fairfield Inn. The applicant is proposing to update the existing entry way. I'll pull that up as well.

Mr. Bowsher: Is the applicant present tonight?

Mr. Zollars: Staff go ahead with your findings if you would.

Ms. Wheeler: We do recommend approval for this. The application... Mainly just kind of modernization. I believe the facility.

Mr. Zollars: Is the applicant here yet? Would you mind coming up for a couple questions? And then also prior to sitting down if you could sign it we know who you are and when you come up identify yourself and your address, if you would. Board any questions while the applicant does the paperwork? I have a question. It says oh here it's white. I think that's the only color I see referenced. Is it all white?

Mr. Schon: Inaudible.

Mr. Zollars: Then the other question I have. It's changing it's got like a sort of wavy look.

Mr. Schon: Yeah..... Inaudible

Mr. Zollars: Would you like to add a thing to the staff statements or questions I've already heard?

Mr. Bowsher: I did bring a rendering.

Mr. Furst: Is it our color rendering. By chance?

Mr. Schon: Inaudible

Mr. Zollars: Thank you. So the building is getting painted in this process as well here?

Mr. Schon: Inaudible ...That Is... Inaudible.....Different people out of state the existing elements but.

Mr. Hicks: So just to clarify is the submission just to redo the entry canopy or is it to change all the colors in the whole building?

Mr. Schon: Well the owner has already talked to the zoning and to change the colors. They did not need to do that outside here. He talked to them a couple months ago. So the before this is just the Canopy but they are painting the.. inaudible... To match those colors as close as we can.

Mr. Zollars: Any questions or comments?

Ms. Wheeler: Now just to add to that they've already submitted for a zoning certificate for the painting itself.

Mr. Hicks: Is that something that's approved at the staff level?

Ms. Wheeler: Yes.

Mr. Zollars: I'd entertain a first or second for either approval or not on this one.

Mr. Hicks: I move for approval as submitted.

Mr. Cullinan: I second.

Mr. Zollars: we have a first site would you call the roll please.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

4. 1833 Baltimore- Reynoldsburg Rd.; Application #2018-27; Applicant DaNite Sign; Certificate of Appropriateness

Ms. Wheeler: Fourth item on the agenda pertains to the New Sleep Number store going in on the corner of 256 and Stone trail way. The applicant has submitted a comprehensive signed plan for a total of 172. 65 square footage of sign area, that's for the 4 wall signs. One on each side of the building and noted below that the planning commission may approve the comprehensive signed plans that exceed the exceed the total limits allowed in the table by 25 percent. So they actually only have 114.92 lineal frontage from those two streets, but they are requesting a 173.65 of signage.

Mr. Zollars: The applicant.

Mr. Schoa: I am DaNite sign company, Rob Schoa.

Mr. Zollars: Anything you'd like to add to that?

Mr. Schoa: No that was pretty accurate. Thank you.

Mr. Zollars: What are these? What are these? Well I don't know what the word I'm looking for are they think?

Mr. Schoa: Let me pull up a site plan.

Mr. Zollars: I found it I got it. Thank you. OK there we go. Board any questions or comments for the applicant or Staff?

Mr. Hicks: I've got just had one question. The one monument sign is be determined sign. Is that part of a monument on top of a. It's not the it's not the existing sign. What are the other details on the monument signs is it sitting on top of a building?

Mr. Schoa: The monuments sign. So the monument sign hasn't been built yet. And that's why it's to be determined.

Mr. Hicks: I guess staff is that have we approved prior a monument signed for that parcel that this panel would fit in then?

Ms. Wheeler: Yes I believe that the monument sign was approved as part of a major site plan approval process.

Mr. Bowsher: Yeah I think one step going further past this whatever they do pick I think they're trying to match up the brick on the exterior of this building. So they're going to build the sleep number store which is one section of the redevelopment of that car wash that was there. And once they have another tenant for the other building they're going to match and then build the sign and the second one yeah.

Mr. Hicks: That's what has to be determined yeah. So we're just approving the you know look at the logo and all that, But it's that's fine. I just wanted to make sure it's like we're not approving an unlimited monument sign with whatever they determine their size could should be set.

Mr. Zollars: That monument sign would come back for approval.

Ms. Wheeler: Correct. And I've actually spoken with a company that's working on that right. There they are. They will be submitting a zoning certificate for that.

Mr. Zollars: Those are good questions. If there's no other questions that entertain motion and a second.

Mr. Furst: I make a motion that this be approved as submitted

Mr. Cullinan: I'll Second

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

5. 7905 E. Broad St.; Application # 2018-28; Applicant United Dairy Farmers; Certificate of Appropriateness

Ms. Wheeler: OK moving on to the next agenda item 7905 East Broad Street. This is the new UDF, Corner of Broad and East Broad and Waggoner. Similar-request here from the applicant for a comprehensive signed plan approval. In this case the applicant is proposing a total of 288 square foot of signage for the entire site. That includes three canopy signs one wall sign on the front of the building and then two monuments signs as well. Proximate Lineal frontage of the building itself is 260 feet.

Mr. Zollars: Is the applicant here. Anything you like to add to that?

Mr. Claims: Tim Claims with United dairy farmer's director of real estate. I guess I was looking at the of the two frontages in the property. We've been back. We've been here for a couple years working on this on this project. The property is six and half acres of which we contributed about four and a half four and a half acres of that for that conservation easement. So we've got almost a thousand Lineal feet on Broad Street and we are around 500 on

Waggoner. So you know we've used about 2- 2 and a half acres of that. So that's what we're going to propose in the two pylon signs. Due to the visibility issue for the gas pricing etc. for the business our curb cuts know we are limited right and right out on Broad Street want to make sure people see that sign in plenty of time to make their decision. Same thing on Waggoner. We're also challenged with that westbound traffic making sure they are able to see that sign ahead of time and make that left to go south on Waggoner. That's are only full access curb cut on Waggoner road. As far as a building sign. We put one on the front and a canopy sign we like to identify the point. We like to identify our gas brand there. They're pretty small signs on the canopy. If anybody has any questions any questions on the board side?

Mr. Hicks: Chairman. This development was before a design review board a long time ago and I just I want to point out something. There was a conservation easement but at the time I think there was an assumption that there was going to be significantly more trees on the site between the development and some of the houses to the south. There's a couple lots back there where we had specifically put a conditional approval plan that there needed to be an additional buffer put in. So I just wanted to make sure that another public forum here that it's brought up and discussed and make sure that you're aware that there was a requirement for an additional buffer along your southern property line with those homeowners. I don't know what the status of that is. I don't know if it's going in or not, but staff has changed and so I want to make sure that while you're here and you're aware that that's something that we want to see happen. I think there was you know what was shown on the plans in regards that Southern property line and what ended up being cleared just didn't quite jive up just because there were certain assumptions there was just more trees there than there and ended up being. My second point would be the pylons signs. I think we've been very consistent and Reynoldsburg that we have a certain identity and brand with pylons signs that there are monuments sign with a brick base and in fact there happens to be another UDF in town on Main Street that has to be more acceptable than what you guys are proposing. Maybe this. The only difference would be that you know your new sign on Broad Street could potentially be a little bit larger scale just because the road is bigger distance to see it and everything. But I would think that we would need to see this monument sign that would more visually resemble what your sign is on Main Street for this property as well.

Mr. Zollars: Those are both good points Mr. Hicks. Staff, did we do we have a how does the Lowe's area of this section of town signage monument signs are a monument signs. I don't know.

Mr. Bowsher: They are all monument signs including the shops at East Broad sign as it's coming in. It is a monument sign that's there. And that is something that staff concur with that we do want to see more monuments signs instead of the pole.

Mr. Zollars: Your thoughts on that. I can't remember your names. I'm sorry, Tim.

Mr. Claims: It was our understanding that the pylons were an acceptable my side company worked with your staff that they were an acceptable presentation on this site. It was just a matter of the square footage limitation that was in question. You know we're opposed to

monument signs I think the challenge is the distance and Speedway's Walgreens and all the folks which may not be in the city Reynoldsburg, but we've got to survive in the city around Reynoldsburg with those other people across the street. That's one of the challenges and just that sight line that distance. Back to that main street site. I just came through there again tonight. I mean that store is suffering for us to be honest with you. The placement of that sign the landscaping around that sign there was poor visibility. People cannot see the pricing and we know from the industry and we've got 175 stores out there that's a recipe for failure and it's proven itself out there. So while we we're not completely oppose monument signs they need to be a certain height. You know we present it pylon signs here because they were saying they were allowed on the site. It was just a matter of our standard pylon sign is a 10 by 10. So it does look like some large you know or some small little thing up on stilts.

Mr. Zollars: Would be maybe a happy medium, put a monument base with the pylon in it.

Mr. Hicks: You know the shops at East broad has nice signage they've got was technically a pylon sign but it's all brick you know looks really nice. So something along those lines I think we just want to be consistent and I understand you know concerns visibility you know adds up to a lot of dollars every year preform of X number of you know customers coming in because they see your sign or not see your sign. But I think this property was overall really tough nut to crack and so I think this is part of the cost of doing business. You need to have a really nice sign out there at the corner Reynoldsburg.

Mr. Zollars: I would agree with that. Staff can we?

Mr. Bowsher: Would you be willing to do. You know obviously we don't want you to change the sign as Mr. Hicks had said. You know obviously a larger sign than what you're Main street would say but I think what we're talking about is just lowering it down to maybe five feet instead of 10 feet and then having a five foot brick base underneath of it. I still think that's extremely visible as you're driving past because the sign is not changing itself. You're talking about the base.

Mr. Claims: It's a shorter so taken the. Yeah. When we look at the sign drawing itself right now we show the two foot ten foot you know pile on poles bringing that down to five and filled it with it. Exactly. Not a big base.

Mr. Bowsher: I think that's.

Mr. Claims: It would be acceptable.

Mr. Hicks: I think we'd want to see some elevations there some you know some elevations of Mr. Hicks. I mean my recommendation would be that we approve everything other than the pylon sign and bring the pylon sign back to us to be able to take a look at.

Mr. Zollars: and that's fine with me.

Mr. Claims: Can we. I mean that's the other thing. Thanks so we've got a six and a half

million dollar investment in here. I've been to about eight different meetings. I mean what I would propose is there a way for us to approve this under the condition that it is you know this particular sign. The ten by ten it's shown here only on a five foot. And I would say brick base we have stone at the bottom are building but I'd probably do brick on this one just because of my feet a stone might be a little excessive overwhelming. I mean can we get approved for that. We're getting ready to open this store in a couple months. We really would like to move forward with this project.

Mr. Zollars: I'd be happy with approval with staffs follow up and then circle back with us. Once you get that drawing that's fine. Okay. Well then I think we might have a motion.

Mr. Hicks: I move that we approve this submission under the condition that they submit updated pylon signs for two staff. That include a 5 foot brick base with the very similar sign frontage as shown on their submission.

Mr. Zollars: I have a first how about a second?

Mr. Furst: I second

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

6. 6597 E Main Street; Application #2018-29; Applicant Scott McAfee; Certificate of Appropriateness - Signage

Ms. Wheeler: All right that brings us to our final case for the evening 6597 Main Street for a new sign for new business Columbus car audio and accessories. The applicant is requesting Planning Commission approval to put up a 66.7 Square foot wall sign on the front facade of the building and just requiring Planning Commission approval. That is over the 32 square feet for new sign.

Mr. Zollars: Is the old Jegs property? Staff any questions. Sorry not staff, board commissioned any questions?

Mr. Hicks: I just have a question. Do we allow just as this is just a box sign with a panel in it or do we require Raceway or channel letters on new signs for buildings?

Ms. Wheeler: I believe we allow. I can pull up. I believe the surrounding tenants have similar signs. A previous sign there JEGS or one of them like that too.

Mr. Zollars: Mr. HICKS, I think JEGS was the same way as proposed here.

Mr. Cullinan: Can you go to the history and go backward?

Mr. McAfee: When he digs that one on the standing same roof then what I've been told years ago they used to have bullet point list of services that bother us. Yeah. Words were proposing

the sign we wanted to take it away from this roof just too kind of make it appear a lot cleaner than install which is what they do. Match to the ground sign proposed ground sign and such. It wasn't a desire of them to keep it on the roof. So we decided to bring it down at keep it within the architecture of the building in between the two side walls.

Mr. Hicks: I guess it's just you know it's kind of a struggle on some of these buildings with the hodgepodge of different signs. But I mean there's certainly an aesthetic appeal to having Raceway letters or individual channeled letters on for signage instead of just the box panels which we have a lot of on Main Street. But I guess it's appropriate for this location considering its history and it and the rest of the center. So I don't have any other comments.

Mr. Zollars: OK. Anyone else? How about motion in a second one way or the other.

Mr. Cullinan: I make a motion we approve as submitted

Mr. Furst: I second

Mr. McAfee: May I ask a question on property? This is outside of this particular project that was just approved the ground signs I know that are existing along that part of Main Street there and probably circa 2000. Sometime about built there. Is that a requirement for them to maintain that same color of the cabinet? All the cabinets are kind of paint the ground signs that are there on the brick basis. They're all the same color and they're all faded. Is it a regulation to keep those the same color or is that a Reynoldsburg thing.

Mr. Bowsher: It's the only regulation that you would have is to ensure that the brick in the monument underneath would continue to match the brick landscaping in the street scape that's there on Main Street. The cabin itself we can hear again. I would stick with just normal natural colors that fit well within the scheme or have them match what your existing new signage would be.

Mr. McAfee: Which we are. We're proposing. Or trying to. Paint the candidate black to match everything instead of having it rose, or dark color which all of them up and down that street are faded.

Mr. Bowsher: I think just at that time when they put those in they tried matching the burgundy red with the Reynoldsburg. You know our logo and such. But there is no regulation that states that you have to have the burgundy red tape that's on their car and not knowing how big the sign is. You know not taking any measurements but if it's under 32 square feet that's something that staff can approve. If you're updating that sign that's in there if it's over that and we didn't review it tonight. Then I don't need to go back to planning commission.

Mr. McAfee: Okay so I've already put in an application for a replacement face change. OK. When I don't put in.

Ms. Wheeler: Yeah that's part of the same. I think you put it on the same application. And that piece we cannot prove administratively Okay.

Mr. McAfee: Okay. Okay great. Thanks.

Mr. Zollars: Okay thanks good question. Good observation also. Anything else? This meeting is adjourned.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

D. OTHER BUSINESS

None

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator