

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
OCTOBER 2, 2014
6:36 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Pat Zollars Mr. Lane Beougher Mr. Nathan Burd Mr. Richard Hudson
Members Absent:	Mr. James Comeaux
Others Present:	Ms. Megan Moeller

2. APPROVAL OF THE SEPTEMBER 16, 2014 MINUTES

Chairman Beougher: All right, thank you. And we do have a quorum. All right, the minutes of our last meeting, Special Meeting on September 16, 2014 have been distributed. Any amendments, questions about the minutes? (No response.) Hearing none, the minutes will stand as distributed.

3. PUBLIC COMMENT

Mr. Beougher: This is the portion of our meeting where we hear public comment. If you have anything that's not on the agenda, this is your opportunity to address the Board. If you'd please approach the lectern. Seeing no one approaching the lectern, we'll move on to Item A4.

4. SWEARING IN OF SPEAKERS

Mr. Beougher: If you're here to speak in relation to an item on this evening's agenda, please rise and raise your right hand. (Mr. Beougher administers oath.)

B. OLD BUSINESS

1. 7345 E. MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: WILLIAM RATLIFF FOR RIGHTWAY HEATING AND COOLING. SIGNAGE #166330

Mr. Beougher: Would you please approach the lectern and state your name for the record?

Ms. Marilyn Cremeans: My name is Marilyn Cremeans.

Mr. Beougher: Thank you, Ms. Cremeans. Ms. Moeller, would you please refresh us on this item that we heard just two weeks ago?

Ms. Moeller: This is for 7345 E. Main Street. It's for Rightway Heating and Cooling. The Application number is 166329 for a Certificate of Appropriateness. The property's located on the southwest corner of East Main Street and Lancaster. It is currently zoned CC which is Community Commercial and is within the Historic District.

I won't really go through all of it again, but essentially what happened in the last meeting was we kind of needed some update about the graphics, a little more cohesiveness, I guess, with the Historic District and some of the graphics and things that were on the previous sign were a little too modern, I think, for that area. So they had originally a sign that's different than the ones that were passed out to you. We talked a little bit – I talked with Bill and they were going to bring in some modified signs. If it's okay with the Board, I think the applicant, if you could explain a little bit what your sign is and where you want it to go, obviously you have an image as well where it's going to be, but just give us a little background on why you changed it from the older updated sign, if that makes any sense.

Ms. Cremeans: Well, we changed it because you said we had to. So we went and we did some research to find a sign that would, we think, fit in with what you're looking for. It's made out of that new material. It's going to be carved and we would prefer the rectangle one versus the oval one, but we did get two options. We did take pictures of where it's going to hang. We'd like to use the same bar that's already there, not to drill in any further or any other spaces. Our dilemma, as you can tell in the one picture, is the Connell sign hanging there. That's the reason we had opted to do a flat sign; but, saying that, we're okay with the new one, hanging it if you guys are.

Mr. Beougher: So your preference is for the rectangular sign. The first picture has some dimensions. It's got 9' from the sidewalk to the top of the garage door and then 4.67' from the top of the garage door to the pole. Is there a dimension – do you have a dimension on the length of the pole itself by any change?

Ms. Cremeans: Seven foot, I believe. Seven or eight.

Mr. Beougher: And the sign that you gave us that was in our packet with the white background was 60" and then the one that is rectangular with the wood grain finish is 6' long by 3' high. And then the round one that you'd rather not use – this one's out of the picture, right?

Ms. Cremeans: Right. That one's out. You guys said no on that one.

Mr. Beougher: All right, so this is 4.2' radius, 8.4' in diameter. Okay. Ms. Moeller, staff report had a maximum projection from the building, but that didn't take into consideration the pre-existing pole length.

Ms. Moeller: Yeah. So our code states that projected signs can't project more than 4' from the building. So if you were thinking of doing either of these signs, they would both have to be reduced.

Ms. Cremeans: Then they won't be seen because of the Connell's sign.

Ms. Moeller: Right, and that's kind of the dilemma right now that seems to be coming up.

Mr. Beougher: So assuming the two poles are the same length and Connell's sign projects perhaps 8" further out, there is some dilemma here. Questions from members of the Board?

Mr. Hudson: Why is the Connell's sign staying?

Ms. Cremeans: The two daughters that own the building are not ready to take it down yet.

Mr. Beougher: The other issue that would come into play, Mr. Hudson, would be if they take it down anything they put up would have to conform.

Ms. Moeller: Correct. So that's sort of where the existing non-conforming code would come into play. So the pole was obviously put in place before the code was put in. So, in a way, that could be sort of considered existing non-conforming. However, because there is no sign there, the new sign that goes in, according to staff anyway and according to code, would have to conform with the 4' projection. I don't know how the Board would approach something like that.

Mr. Beougher: So, Ms. Moeller, if-- We cannot approve a sign that does not conform at this point, is that correct? We'd have to send them before the BZBA for a variance?

Ms. Moeller: Yes, if they wanted to expand.

Mr. Zollars: Isn't this circular sign, is that 4'2" in radius.

Mr. Beougher: So it's really 8'4" diameter, so that doesn't help us.

Mr. Zollars: So the maximum it could be is six?

Ms. Moeller: Four.

Ms. Cremeans: And we can't put a flat sign on the building, correct?

Mr. Beougher: You could. We have some concerns about where that was going and we suggested the blade sign which we then discovered, looking at the pictures that we had in front of us at the last meeting, that there was this pre-existing pole that could be used to hang a blade sign from. So I understand you want to make sure your sign is seen and the height of the sign isn't really an issue is it, Ms. Moeller?

Ms. Moeller: No, no, as long as it's meeting the square footage requirements which I believe is 18 square feet, which it seems to be meeting them on both of these signs.

Mr. Beougher: Six foot wide by 3' high sign is in compliance, it's just the length that's the problem. So a 4' long sign would be 4.5' high, is that right? Basically a square sign. Could we do a square sign? Could we do a 4' x 4' sign? The issue would be where it hangs on the pole, because the pole's out 6' and we want some distance between the building and the sign so it doesn't scrape. The wind more blow it out toward the end of the pole. And the round sign doesn't help us because it's twice as big. But it is – it's round – it's a square configuration. It's square in its dimensions, the width is the same as the height, even though it's round.

Ms. Cremeans: And we need it bigger so we can at least see a sign behind Connell's.

Mr. Beougher: Okay. Well, what I'm going to suggest is that there's no one going to be at eye level with the Connell's sign for the Connell's sign to block their view of your sign. So it looks to be like those two poles are on the same height or same datum across the building. If a pedestrian or a driver is low, they're going to see your sign underneath the Connell's sign as they come toward your sign and obviously the other direction it's not going to be an issue at all, because there's nothing obscuring it.

Ms. Cremeans: Right, but that's not where our traffic comes from mostly.

Mr. Beougher: True, true; but I believe the Connell's sign obscuring yours is not going to be a big issue. It's just making it large enough that it can be seen from Main Street and from the Wine Café across the street where people will be sipping their beverages and looking for an HVAC servicing location.

Mr. Zollars: How were you going to attach it? So you're going to hang it from the top of the sign to of the bottom of the pole, correct? Why don't you

modify the installation and put it on top of the sign? Instead of having the sign hanging from the bottom, hanging down, modify the—

Ms. Cremeans: I don't know how you'd do that. Would we have to put another pole up there?

Mr. Beougher: Now you're raising it up high enough that it could be obscured by the Connell's sign, though.

Mr. Zollars: You could modify the application so it's sitting on the pole not hanging from it basically.

(Male speaking off microphone.)

Ms. Cremeans: The 4' out and then make it taller? Okay. So just switch it to make it a tall sign versus a vertical—

Mr. Zollars: No, no, no. Currently I assume you're hanging it from the pole down. Put the bottom of your sign, let it rest on the pole up.

Ms. Cremeans: Yeah, but I have to change the dimensions anyway, because it's too wide, right?

Mr. Zollars: Yeah, but that would accomplish the vision aspect, I believe.

Mr. Beougher: I'm going to respectfully disagree, Mr. Zollars. If you look at the second photograph, I mean that shows the perspective you're going to get from eye level. Let's say your sign is not going to block Connell's sign, because of the angle from eye level, let's say 5' off the sidewalk, maybe 4' from the roadway if a driver's driving in a car and more higher in a pickup. I don't think that it's going to be obscured because of that angle. If you put it on top and Connell's sign still hangs down, then you'd have a greater change of being blocked because then you're increasing-- Do you follow what I'm saying? You're coming into the area that the Connell's sign would block. Does that make sense? Let me show and tell here. You've got two signs like that. So the way they're aligned with your eye, one's blocking the other. If you're a pedestrian on the sidewalk, you're going to see it at an angle something like this. Can you see the back sign?

Mr. Zollars: The sidewalk slopes the other way.

Mr. Beougher: I understand. Can you see the back sign from where you're at?

Ms. Cremeans: I can, yeah.

Mr. Beougher: Now if you raise the back sign, what happens?

Ms. Cremeans: But it would be above that one, correct? I mean that's what we're talking about, right?

Mr. Beougher: So both signs hang at the same level, if you're on the sidewalk you can see-- The signs hang up in the air, right? Fifteen feet up in the air. If you were 15' up on the air, this is what you'd see. If you're lower, you would see the rear sign. But if you raised that rear sign, it puts it into the obstructed area of the first sign.

Ms. Cremeans: I mean if it was like this – so these are our two signs, right? And, like you said, when you're walking up you can see it; but if this one's up here, cause that's what we're talking about doing— I mean right here like this?

Mr. Beougher: But it's not right over the Connell's sign.

Ms. Cremeans: No, it's back from the Connell's sign, but it's still on top of the Connell's sign, so wouldn't you see it better?

Mr. Beougher: No.

Ms. Cremeans: You don't think so?

Ms. Moeller: If you look at the screen, this is probably not totally accurate because I think it may be a little bit higher than the height of a person, but I don't know if you can even see this, but it's just below the pole.

Mr. Beougher: Yeah, you can see the bottom of the window.

Ms. Moeller: Yes, correct. So if you're looking at the plane of sight, the windows are appearing to go lower just because of the way the perspective is. So, technically, in this instance the pole is going to be – your pole is going to be lower than Connell's Hardware's. So I think it would be – I think it would raise it up a little bit. I think you probably could see part of your sign. I don't think it would be completely covered up. It's kind of hard to know unless you took a picture from that angle.

Ms. Cremeans: Well, obviously, as a business owner, you want people to see your sign. I mean that's our main focus, not the closed business. And I understand the daughters right now. I mean I get that.

Mr. Burd: Well, now, question. The line of sight that you just had up there, it's a very narrow line of sight. So if you were just a little bit east of that road, you're going to see your sign as well as the Connell's sign, because this

line of sight is very narrow right there. That's just a sidewalk width and I doubt that anybody, because you've got a building sitting there-- I don't think anybody's going to see either sign. They're more worried about traffic and the ones going the other way. The ones that are sitting in traffic maybe at the wine bar across the street, they can see it and once they turn they'll see your sign no matter where it hangs, whether it be low or high.

Ms. Cremeans: They would see it second. Connell's is going to be in front.

Mr. Burd: That's true.

Ms. Cremeans: I think that's our thing. We'd like for ours to be a little bit dominant somewhere.

Mr. Beougher: Look at the photo on the screen now.

Male: (Speaking off microphone.) --sitting on top like Mr. Zollars said, would make you think upstairs.

Ms. Cremeans: And I kind of get that.

Mr. Beougher: All right, take a look at the photo on the screen now. Can you see it, or do we need to turn off the lights?

Ms. Cremeans: No, you can see it.

Mr. Beougher: Okay, you can see most of the pole.

Ms. Cremeans: But, remember, we can't use the whole width of that pole. We only get 4'. If you make an exception and give us 6', it would work.

Mr. Beougher: Well, we don't have the power. That's outside of our legal authority. You would have to go to the Board of Zoning and Building Appeals and ask for a variance, which is going to delay further.

Mr. Zollars: Our focus has to be approving the sign. So if we can get an agreement that the sign will meet compliance, you can play with this up or down, it doesn't matter. You'd have to deal with the Building Department on the installation of it. So we don't really need to discuss this I don't think.

Mr. Beougher: Well, I'm just concerned that we're trying to ignore the laws of physics, that gravity has a role here. How are you holding the sign up? Are you somehow security it to the pole so that it doesn't swing, which kind of defeats the purpose of a blade sign.

Ms. Cremeans: You'd have to put a bracket on to hold it to the building.

Mr. Beougher: Yeah, which-- It's not a traditional blade sign at that point. It becomes something else. All right, so let's deal with the sign face. When I was looking at the original one that was 60 x 30 and if I shrunk it 80% that gave me a 48 x 24 sign. Now your height is different, so I think, once again, you end up with a 48" x 24" sign, keeping the same proportions, the same aspect ratio, I believe. So that's basically the size sign that we can approve without a variance. Now are we going to get technical on how far it swings from the building, or are we just going to say 48" for the sign is hunky-dorey, and we'll let the Building Department deal with the installation?

Ms. Moeller: You know, I think the way it's positioned on the pole, at least in my mind, we could throw the existing non-conforming code on that and say that's how far out the pole was built on. I don't really see a problem in them – you know, as long as it's 4' in width, I don't really see an issue of where it goes on the pole.

Mr. Beougher: But we'd be within our authority to approve at 24 x 48" sign.

Ms. Moeller: Yes. In my mind I would say that would be allowable from staff anyway.

Mr. Beougher: Okay, so 24 x 48 would keep the same proportions. It would be a – the dimensions of the sign would be two-thirds of what they are now. And then the material of the sign – you said a new material. This is a wood sign, sandblasted type, carved? Thank you for that. Any other questions? (No response.) Do you object to us approving the sign at 24 x 48"? At this point that's all we can do and we can't table it again.

Ms. Cremeans: We can't do 48 x 48 if we did it tall?

Mr. Beougher: What if our motion were—Well, okay, you've presented us with a graphic. If you stretch it 200% in the vertical dimension, it's going to be a completely different graphic. It would be actually closer to that, which I actually kind of like better.

Mr. Zollars: I like that in the size it would meet code. I believe that would get more attention than the squarish.

Ms. Cremeans: Can I change the wording on that one? Can I take the HVAC out and put sales, service—

Mr. Beougher: Well, what I was going to suggest is you lower the logo and increase the size of the text that says Rightway and decrease the size that

says HVAC and make them the same size text, or you can get rid of the HVAC. It's up to you.

Ms. Cremeans: Could I put Sales, Service and Installation on there if I can work it out?

Mr. Beougher: So, basically, how about if we have a motion for a 48" x 48" sign. Or just make it 48" wide, period, and have them work with staff on the graphic, as long as it's in general conformance with what we see presented here. Anyone willing to vocalize that motion.

Mr. Burd: I'll vocalize that motion. I'm going to make a motion that we approve this sign with a maximum width of 48" that incorporates the basic look and design and then ask you to work with our staff to finalize the wording that you'd like.

Mr. Zollars: I will second that.

Mr. Beougher: Excellent. Thank you, Mr. Zollars and Mr. Burd. Any further discussion? (No response.) Ms. Moeller, would you please call the roll?

(Ms. Moeller called the roll. Mr. Zollars voted "yes." Mr. Beougher voted, "yes." Mr. Burd voted "yes." Mr. Hudson voted "yes.")

Ms. Moeller: Okay, so I don't think you've submitted a sign permit yet with us, do you?

Ms. Cremeans: No.

Ms. Moeller: Okay, so when you send in the sign permit application, make sure you have the graphics—

Ms. Cremeans: --that we agree upon at some point.

Ms. Moeller: And then probably the Building Department because it's a projected sign. So afterward, you'll have to contact the Building Department, but we'll get that in a letter for you so you don't have to remember all that.

Mr. Beougher: Thank you very much and good luck.

C. NEW BUSINESS

1. 1468 BRICE ROAD, REYNOLDSBURG, OHIO; APPLICANT: 3.4. CIMILLUCA/SIGN SHOP FOR CORINA'S BARBER AND STYLING. SIGNAGE. #166709.

Mr. Timothy Masters: My name's Timothy Masters. I work at the sign shop that's going to be producing the sign.

Ms. Moeller: This is for 1468 Brice Road. It's for Corina's Barber and Styling and it is for signage. The application number is 166709 for a Certificate of Appropriateness. The property is located on the northeast corner of Brice Road and Rygate Drive. The existing zoning is NC, which is Neighborhood Commercial District and it is within the CC overlay district. The request is for Design Review Board approval for a post and panel sign reface measuring 49" x 50", finished with aluminum and including the colors red, white, blue and black.

So just for some existing site and context, the property's located on a corner lot. The existing ground sign is 13' in height and is located approximately 7' from the right-of-way off Brice Road and approximately 30' from the right-of-way off of Rygate Drive to the south. The existing primary structure is approximately 30' from the right-of-way, which would make it a Type A ground sign.

Requirements for Type A ground signs, the max area has to be 50 square feet, the max height is 10' and the minimum distance from the right-of-way is 10'. So although the existing sign does not meet the height and setback requirements, this is kind of going back to the existing nonconforming code, Section 1181.05 states that an existing sign that does not meet the requirements of this chapter shall be deemed a nonconforming sign. In addition, Section 1195.07 states that a nonconforming structure shall remain lawful so long as the proposed modifications do not exceed the degree of nonconformance. So the idea of you just refacing that is within allowable.

It is the recommendation of staff that the Certificate of Appropriateness be granted. The proposed signage is keeping with the existing character of the area and will not adversely affect the overall appearance of the area.

Mr. Beougher: Mr. Masters, you do not intend to exceed the degree of nonconformance, I presume.

Mr. Masters: I do not.

Mr. Beougher: Mr. Masters, I'm being facetious. Is there anything you'd like to add?

Mr. Masters: No, just we look forward to putting this sign up and hopefully getting the other unit rented so we can put the other sign underneath it.

Mr. Beougher: Mr. Masters, the posts for this sign are wood?

Mr. Masters: They are not – or are they? I've never been there.

Ms. Moeller: I believe they're aluminum.

Mr. Masters: I know the sign face itself is an aluminum sign box. I have not been onsite to see what the posts themselves are made out of. I was looking at it on Google actually from Rygate today in preparation to come here. They appear to me to be metal, but, as you can see right there on the screen, the sign is sitting there with no faces in it at all just begging to be faced, so that's what we hope to do for it.

Mr. Beougher: It appears that there's some peeling paint on the structure and I'm wondering if that's going to be corrected?

Mr. Masters: That was addressed to Mr. Cimilluca already today and we are going to inform the landlords since it is a multiple tenant structure, that that is your recommendation. I don't think our customer should be required to do that for themselves since it is a multiple tenant structure, but we will be informing the property owner that that is your requirement. It looks like it's starting to rust, that's why I'm thinking it's not wood. I think it is steel.

Mr. Beougher: As logical as that sounds, Mr. Masters, this is the only leverage that we have. So if we have a motion that might include some touchup on the structure, I'm sure you'll understand.

Mr. Masters: I understand.

Mr. Beougher: Any questions from members of the Board?

Mr. Burd: So the sign doesn't actually fill up that square portion. Are there brackets inside of it to hold—

Mr. Masters: It's a lighted sign box. It's a lot easier to see on the bottom panel one because it's a darker box. There is actually space between the existing sign box, literally hanging kind of like a blade sign hanging from the top bar and there is a space. If you go to Google and look at it from Rygate Road, you get a really good view of exactly what we're talking about. But that space is there in the sign structure.

Mr. Beougher: Any other questions? Anyone offer a motion?

Mr. Zollars: I'll make a motion that we accept the proposal with the stipulation that the base be painted and cleaned up.

Mr. Hudson: I'll second.

Mr. Beougher: Any further discussion? (No response.)

(Ms. Moeller called the roll. Mr. Zollars voted “yes”. Mr. Beougher voted “yes.” Mr. Burd voted “yes.” Mr. Hudson voted “yes.”)

2. 7315 EAST MAIN STREET, REYNOLDSBURG, OHIO;
APPLICANT: NATHAN MYERS. EXTERIOR MODIFICATIONS/SIGNAGE
#166862.

Mr. Nathan Myers: Nathan Myers.

Ms. Moeller: This is for 7315 East Main Street. It is an application for exterior modifications and signage. The application number is 166862 for a Certificate of Appropriateness. The property is located on the southwest corner of East Main Street and Apple Alley. The existing zoning is CC which is Community Commercial and it's within the Historic District. The request is for Design Review Board approval to approve the following: To replace the existing siding with a colbalt blue Dutch lap vinyl siding, replace the roofing with dark gray laminated asphalt shingles which are both at your disposal over there. They also want to install a 5' x 3.5' double-sided ground sign finished with sandblasted wood and mounted on two wood posts. The proposed colors include blue, white, grey, black and orange. The ground sign is proposed to be located on the north-east corner of the lot and the proposed sign height is 6'.

So just some existing site and context: The property is located within the Historic District as I mentioned. The existing building exterior is finished with white siding and blue shutters, I believe. I took these from Google and I know how outdated they can be, so I don't know—

Mr. Myers: That's the same.

Ms. Moeller: And the existing roof is like a light gray. I believe it is vinyl, correct, the siding right now?

Mr. Myers: It is vinyl. It's white vinyl.

Ms. Moeller: So just going over the review and recommendations: an exterior reface and roofing. Staff has concerns regarding the materials of the proposed siding. Section 1195.07(j) of the code states that any new building or redevelopment of a building façade shall include a minimum of 40% traditional or natural materials. The applicant proposed to reface the exterior with a vinyl siding which is not compliant with the code, but, because of the fact that it was previously vinyl, I think that might be something – this is kind of going from the previous—

Mr. Beougher: It's another tough one, isn't it, Ms. Moeller?

Ms. Moeller: Yes. Staff finds that the proposed roof replacement is in compliance with the code in keeping with the character of the district. In regards to the signage, staff finds that the height, sign area and character of the signage is in conformance with the code. Staff does have some concerns regarding the additional business for the Meyers Co. Builders, LLC. The zoning certificate for this property only approved the use for the Visiting Angels business. I believe they're both office uses, but Section 1194.12(h)(4) states that off-premise graphics are prohibited in the Historic District. So, you know, that is also something I kind of wanted to ask the Board about and what they feel about it. They're both office uses, so in a way we could probably say that the zoning certificate is for office use. I don't really have a problem myself with having that additional sign. It meets all the area requirements, so that's kind of something I suppose you guys can discuss with the applicant. So following the determination by the Board, it is the recommendation of staff that the Certificate of Appropriateness be tabled so the applicant can address the following concerns: incorporate traditional and natural materials in the proposed siding and remove the sign for Myers Co. Builders, LLC until a zoning certificate for the business has been issued if the Board determines that the sign is considered an off-premise graphic.

Mr. Beougher: Ms. Moeller, if I can ask you a question before we start with Mr. Myers. Off-premise graphic. The site plan-- So is this not on the property? What are we saying by off-premise graphic?

Ms. Moeller: Meaning that it's a sign for a business that's not on that property.

Mr. Beougher: Okay. Mr. Myers, is the Myers-- I assume that's you. Are you occupying this structure?

Mr. Myers: Well, what I have-- I actually bought the building, me and my son. We have a business, Myers Co. Builders and we purchased the building so that my wife and my daughter and daughter-in-law could operate their Visiting Angel business. The main thing I have in there, is I have one office in the building that I occasionally go to. I'm in there probably about 2-4 hours a week in my office and basically do a little bit of paperwork.

Mr. Beougher: Okay, so I think I understand the off-premises issue is this billboard for an establishment that's not really occupying the building full time. Is that the concern of staff?

Ms. Moeller: Yes.

Mr. Beougher: And where is your primary location?

Mr. Myers: My office is the second story towards the front.

Mr. Beougher: Do you have another office somewhere else?

Mr. Myers: I have actually three other offices in there.

Mr. Beougher: No, but do you have a business location other than this?

Mr. Myers: Oh, me, yes, I do. I have a shop and an office at another location. It's on 10495 Refugee Road, southwest.

Mrs. Brenda Myers: My name is Brenda Myers. I also work for Nathan doing his paperwork, so I'm there doing his paperwork and any kind of filing with the BWC. So he is occupied as far as doing the paperwork and if he would need to meet a client in our conference room.

Mr. Beougher: Okay, that's helpful, I think.

Mrs. Myers: But the Nathan, the shop where he works, if he would have to do any sawing, cutting, anything like that, that's in Pataskala.

Mr. Beougher: Okay, thank you. So that brings us to the materiality issue. Mr. Myers, you heard the staff report. There is a requirement for 40% natural materials and Ms. Moeller did identify and you said that the existing siding is vinyl and I think I can confirm that by driving past it quite often. Anything we can work out here on natural materials? Natural materials has some interesting included items, including fiber cement siding.

Mr. Myers: Like a Hardy board, something like that. I was telling my wife when we were going down East Main and I saw the dentist office scraping and painting and all these other people scraping and painting, I was trying to improve the property but try to keep it somewhat a little bit more maintenance free. Would the Board be opposed to more of a handcut vinyl siding for the front, that front section? It would be vinyl but it would look like shake shingles or whatever.

Mr. Beougher: I don't think that would be one of the materials that we would be looking for. Let me ask a question. Just looking at the elevations, the building to the west is fairly close against that west façade and it's got no windows?

Mr. Myers: Right. There's no windows on the one side.

Mr. Beougher: And there's difficulty in matching up-- I don't know what's under the vinyl. I think it's been vinyl as long as I've lived in Reynoldsburg and that's 25 years. If you were to remove the vinyl siding and find that there's wood siding underneath that might be paintable, to be the right place to end it would be if you had natural materials on the front façade and then wrapping around the

east face to that inside corner where the door is, that would get you back off the street a bit. Is that something you might consider?

Mr. Myers: You're talking about basically the front of the building and the little bit of the east side going back to the door?

Mr. Beougher: Yeah. I'm just thinking that that would kind of wrap so it doesn't look like it's just a front pasted on to another building. And, like I said, I don't know what's underneath the siding.

Mr. Myers: Yeah. With my luck, I'll put it off and it'll be asbestos.

Mr. Beougher: Well, the one beside you is stucco, but the one next to it has asbestos shingles, so I wouldn't be surprised.

Mr. Myers: I know. That's what I was kind of leery about. Well, if it's a problem, I think what we could do – I think that if I just power washed the building and repair it, I probably can keep it for a while longer. If we did that, I would like to probably at least change the color of the shutters and things like that. Is that an issue, changing the color of shutters?

Mr. Beougher: I think we'd like that. The shutters are not my favorite color for a business.

Mr. Hudson: Don't we have a color palette for this area that he could work from?

Mr. Beougher: We talk about traditional colors.

Mr. Myers: Let's say black shutters. If it's white siding, if we power washed that, clean it up, repair it, repair the soffits. I want to at least repair everything and maybe put new gutters on because I think the gutters are in bad shape. And then maybe change the color of the shutters to black.

Mr. Hudson: You'd still be using this for a roof color?

Mr. Myers: Yes.

Mr. Hudson: I think that would look very attractive.

Mr. Myers: I think so, too. So, yeah, we'd keep that same shingle for the roof. I think maybe we could go that route for now and then we can consider down the road how we can change the outside of it. I would like to do something, but I'm not sure right now. I'd really have to think about how that would look with the front, just that one section of siding.

Mr. Beougher: Right and that would give you some time to take off a few pieces of siding to see what's underneath.

Mr. Myers: Yeah, look what's underneath and all that.

Mr. Zollars: The 40% requirement isn't anywhere particular or specific to the property, correct?

Ms. Moeller: I don't believe so.

Mr. Zollars: So it could very well be the back and two sides would qualify for the 60%, is that right?

Mr. Beougher: I believe that's right. And the hardship here is – I don't know if this color is within our parameters for historical palette.

Ms. Moeller: I'm not aware of this color palette. I know the dayglo orange and the ridiculously bright colors are not permitted. I don't think that there's a particular pallet that they have to follow. We'd definitely like to take a peek at it.

Mr. Myers: It seems like a color like that would be a little bit more of an historical color rather than a light blue, you know, like a dark gray, you see that a lot of times in older structures and stuff.

Mr. Burd: If this is considered too jazzy, we need to revise the code. If this falls outside of what's acceptable, then our code is ridiculous, because this looks like a natural.

Mr. Beougher: I guess my question is, what's the house 1910, 20? Do you know when it was built?

Mr. Myers: I'm not real sure.

Mr. Beougher: Turn of the century, let's say. Would a turn of the century homeowner have this color on their house is kind of where I go.

Ms. Moeller: Well, looking at their next door neighbor—

Mr. Beougher: Well, okay, all bets are off. Enough said. And the quandary is we have vinyl siding now. Are we serving the public interest by saying you can't use a richer color vinyl siding to replace it? You know, I have to push a little bit. I have to see where you're willing to compromise and I think I've got a sense of that at this point. So, to me, I think to Ms. Moeller's question would we approve vinyl because it's already non-conforming and if we use the same kind of language out of the code, it is exceeding the degree of non-

conformity of what's there now and I think my answer is no. Members? Come on, Mr. Hudson, you have to have an opinion here.

Mr. Hudson: I don't. I really don't.

Mr. Beougher: So we've kind of dealt with the sign issue.

Mr. Burd: Going back to the sign for just a moment, is the 446 phone number like a mobile phone or is it an actual phone inside that location that rings?

Mr. Myers: No, that's my mobile phone and then the other phone number for Visiting Angels is inside the structure.

Mr. Burd: Okay, gotcha. Personally, my opinion would be that the existing non-conforming language that we use, I would be comfortable with that myself. I think this would look very nice. I think the roof would look good. I think it would be a major upgrade, so that's my personal opinion on it. I don't think that anyone would be taken back necessarily in a negative way by saying that.

Mr. Zollars: No, I agree with Nathan on that one. The Myers Co, I think we need to think about that one.

Mr. Hudson: The sign looks good. I would approve that one.

Male in Audience: (Speaking off microphone.) I have 11 units in the Historic District and the only question I have is we're going to allow two blue houses to be right next to each other like that?

Mr. Myers: Well, the one's a light grey. This is more of a darker gray. Originally – the original owner owned all three—

Male in Audience: (Speaking off microphone.) Those two blue houses are going to look _____ with that other asbestos green next to it. I like the idea of freshening it up, like cleaning it, we need that down through there more than anything ever. That would be my only concern, driving down through there and seeing two blue houses right next to each other. Where does the accounting guy end and where does the general contractor and Visiting Angels begin? You know what I mean?

Mr. Beougher: All right, thank you for your comments. To me, the colors are significantly different. They are both dark, true, but we have multiple locations where there are two white houses sitting next to each other. So, I think we're at the point in our meeting where we need to entertain a motion.

Mr. Burd: I am, I'm just not sure whether the Board is clear on the Myers Co. portion of the sign.

Mr. Beougher: Well, maybe we should chat about that a little bit. I'm okay with the explanation. I'm sensing some concern about the phone number, because it's not an onsite phone number perhaps?

Mr. Burd: No, I was just curious. That's not a concern of mine. I thought if you had a line inside the building, that might make it more likely that it's Myers Co. It doesn't concern me, it's just a curiosity.

Mr. Myers: All my customers call me with that number.

Mr. Beougher: What about the other members? What is your opinion on the Myers Buildings sign?

Mr. Hudson: What are we concerned about?

Mr. Beougher: Well, we're concerned that the business may not have enough physical presence at this location to warrant a sign.

Mr. Hudson: I don't see that as a problem. It's his phone number. You're contacting him. He owns the building. The phone number, in my opinion, is fine.

Mr. Zollars: I understand what you're saying, but it is very high profile advertising also versus an established business at that property.

Mr. Myers: Well, the thing is, if I need to spend more time there, I can.

Mrs. Myers: I have a question. The company that's doing our sign, they put down the Visiting Angels Living Assistance Service, but they didn't get back to me the other sign which is the same concept, same look, other than we have the wording "America's Choice in Home Care." Would that be a problem is I added that on that sign of Visiting Angels? He left it off. And when I sent the email attachment to the committee – I sent it late, so I don't know if you got a copy of that or not from Nadine.

Ms. Moeller: I don't believe that I did.

Mrs. Myers: It's the same sign, same colors, same structure. It's just the language "America's Choice in Home Care."

Mr. Beougher: Instead of "Living Assistance Service" or in addition?

Mrs. Myers: No, we're required by the franchise, we have to keep that. It's just kind of – it's actually a prettier sign. He's taken Visiting Angels and he's put it on the same line and then "America's Choice in Home Care" is above Visiting Angels.

Mr. Beougher: Okay, I think I understand.

Mrs. Myers: So where he stacked Visiting Angels, he kind of made it all in one line and I think it looks better, but I just didn't know if that would be a problem.

Mr. Beougher: Is the tagline one or two lines above Visiting Angels?

Mrs. Myers: Just one.

Mr. Beougher: Let me ask this. One of the things that we have to consider is is the graphic readable? And if you start putting too much text on here, it's going to be small enough that you're not going to see it very well.

Mrs. Myers: Right, and I talked to him about that too. But I wanted to see if that would be a problem, if I would go look at it and I would like that sign better?

Mr. Beougher: I think our motion could include staff review of the replacement graphic.

Ms. Moeller: I don't have a problem with that.

Mrs. Myers: I definitely want it to be where you can have that visibility there.

Mr. Beougher: Okay, I think we've addressed the sign issue, the phone number, and the siding and about all we can address without running until midnight. So I'm going to ask for a motion at this point.

Mr. Burd: I'll make a motion that we approve the roof, approve the vinyl siding citing the existing nonconforming language, and approve the sign with the understanding that additional text would need to be reviewed by staff.

Mr. Zollars: I'll second that.

Mr. Beougher: Any further discussion? (No response.)

(Ms. Moeller called the roll. Mr. Zollars voted "yes." Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Hudson voted "yes.")

Ms. Moeller: Zoning certificate for the siding is kind of like the final okay through zoning that you can build; sign permit I don't believe you've turned in yet, so that will have to be turned in and then you can show us what your new graphic will be. We'll take a look at it and then let you know. So those will be your next steps.

3. 8005 EAST BROAD STREET, REYNOLDSBURG, OHIO;
APPLICANT STEVEN HERMILLER/MANNIK SMITH GROUP. MAJOR SITE
PLAN #166811.

Mr. Beougher: Ms. Moeller would you please introduce this item?

Ms. Moeller: This is for the address 8005 East Broad Street. I do want to clarify is it for the Hilton Garden Inn or is it for the Reynoldsburg Hospitality? We got two different titles on the plans.

Mr. Steven Hermiller: I'm Steven Hermiller. There's going to be a transfer of ownership and it's currently under Reynoldsburg Hospitality and it may change to a different owner when the conveyance happens, however the tenant will be Hilton Garden Inn.

Ms. Moeller: Okay, that's good to know. Thank you. This is for a major site plan review. The application number is 166811. The property is located on the south side of East Broad Street, east of Waggoner Road. The existing zoning is CS which is Community Services. The applicant is requesting a major site plan review for a proposed hotel and restaurant within the CS district. The current use is vacant and undeveloped per the existing site and context. Properties to the west are unzoned and properties to the south and east are zoned CS and property to the south is within the Jefferson Township. The lot area is approximately 4.86 acres and in May of 2014 a variance was approved to allow the maximum building height to increase from 45' to a requested 65' and the property is part of a planned development with adequate signalization to access Broad Street.

I have a very long review of this and I don't really know if the Board—

Mr. Beougher: Please don't read the whole thing.

Ms. Moeller: Yes, it's quite long. I think the only thing we sort of had from staff's point of view was it's a little lacking for the parking landscaping buffering requirements to the south, but I believe that there's an existing treeline to the south within Jefferson Township and I think staff is okay with it being a little – you know, not quite meeting the intent because of that existing tree scape.

Mr. Hermiller: I believe there's a conservation easement over there as well.

Mr. Beougher: That is correct. That was put in place when I was on City Council, so that property will not be – unless the law changes – developed. So the likelihood that those trees and shrubs remaining is pretty high.

Ms. Moeller: That's basically what staff had concerns about.

Mr. Beougher: Mr. Hermiller, would you like to elaborate any on the application?

Mr. Hermiller: I would. And thank you Mr. Chairman and members of the Board. I'm pleased to be here today. This is an exciting new opportunity in the community. I think we discussed a lot of things at the last meeting and one of the – to your comment, I guess if we could just start from the south property having a conservation easement and I know there was a requirement about having a 6' high fence on the south – or a screening requirement, and I guess I would ask is that still necessary to be there? The plan can stand as is, but there's no problem with it being there. I guess my question is maybe from aesthetics, maybe cost standpoint or whatever, if it was required to be there, if it had to be there. I guess you guys can make that determination.

I really don't have a lot to say about the application other than what is shown, I think the issues are fair and equitable and I think it's a great enhancement. The only thing that I would want to discuss and our stakeholders, our team members and staff have recently discussed something that I don't want to muddy the waters with this application. I guess if you guys – I'm happy to open up the questions if you have any questions about the site plan, but the only thing that I would want to discuss would be the stem of the flag lot that enters onto Waggoner Road. I guess I would say, since I'm getting into it, the only reason that it is so wide and even there, is that the negotiations between the two – the purchaser and the seller, is that they thought they might need frontage on Waggoner Road and that they would be close to five acres. So between the buyer and seller, they were trying to hit as close to five acres. I believe we've heard from staff, Mr. Havener today, and maybe Mr. Burd's weighed in on it, I'm not sure, but that it isn't really a requirement to be there and it could stand alone without the stem out of the property line out to Waggoner Road.

Mr. Beougher: You're speaking of the snorkel that goes under part of the retention basin or detention basin?

Mr. Hermiller: Correct.

Mr. Beougher: And it's not really there to provide an entrance off of Waggoner, just to provide some street frontage?

Mr. Hermiller: Initially they were only trying to achieve five acres, because that was the negotiating point. Somebody came up with the idea, “Well, let’s create a stem, a flag lot to get frontage, not knowing whether it was required or not. It’s not required, that’s my understanding, and could easily stand alone just within from the west side – or where the retention pond meets the heavier landscaping bed on the west side of the development or the site plan and just eliminate the snorkel, so-to-speak, as you refer to it. I don’t want that to – if that’s going to upset this application, then we don’t need to go there, but I guess I want to ask.

Mr. Beougher: Well, if you’re not developing it, I don’t know that we need to really consider whether it’s in or out, do we?

Ms. Moeller: No.

Mr. Hermiller: So we could make the change if we wanted to reconfigure the lot and lop off the snorkel later?

Mr. Beougher: The snorkel means nothing to me.

Mr. Hermiller: Let’s lop it off then. I just wanted to bring it up for the record.

Mr. Beougher: Since you did bring it up, you’ve muddied the waters. So the one thing that I might think would be to your benefit is if you had a sign at the end of the snorkel, but you’re probably going to have a sign at the corner sign monument. The issue with this site, and I live just south of here, everybody wants to turn left into that access road, which causes problems. The proper entrance is going to be off of Broad Street between Burger King and Chase Bank.

Mr. Hermiller: For the record, the address that is already slated for the entire shopping center does have a Broad Street address. So you GPS it in, it will navigate people on their phone through that Broad Street address.

Mr. Beougher: One question I had looking at the rendered site plan, and you’ve got trees placed in – and it looks like there might be an easement just to the north of the access road and I see trees within that easement. Is that-- Ms. Moeller, do you see what I’m—

Ms. Moeller: I’m sorry-- Oh, this guy, okay.

Mr. Beougher: The one where I’m looking at the snorkel. So you see the curvy little easement? Is that the culvert for the creek where it was piped.

Ms. Moeller: Yeah, I believe it is. I think if it overflows it goes into the detention pond to the north.

Mr. Beougher: So my question is, do we want to recommend that they avoid encroaching on that culvert with planting?

Ms. Moeller: I think that would be safe.

Mr. Hermiller: I'm sorry, I don't understand which area you're talking about.

Mr. Beougher: It follows the path of the access road. There's a dotted line surrounded by two solid lines and that is Dysart Ditch, where it's been piped and it flows under Broad Street at that point and then is back open as it goes into the ravine on the west side of the road.

Mr. Hermiller: Okay, so across the private drive into where the green area is, right?

Mr. Beougher: Thank you, Ms. Moeller, can you show the ditch? Yeah, there we go. So that is a named water street called Dysart Ditch and that was piped when they developed the land across the street for Meijer and Target and so forth. It was piped under Broad Street and then opens back up to the open air as it goes through the ravine on the west side of Waggoner Road. So I would just avoid planting large trees over the culvert, because it could cause some problems. Questions from the members? (No response.) Ms. Moeller, you said something about parking being light?

Ms. Moeller: The buffering, that's what I was referring to, the buffering zone to the south, but I think it's okay.

Mr. Beougher: The parking is adequate for the business?

Ms. Moeller: Yes, yes. We talked about that at the Board of Zoning and Building Appeals meeting and they were fine.

Mr. Beougher: We talked about the fence a little bit, so Ms. Moeller, what is the staff recommendation regarding fencing? Is there one?

Ms. Moeller: It's kind of part of the buffering requirements. You can either use a fence, you can do continuous evergreen trees as the buffering. So from the south point of view, I think it's covered by that existing tree line. I think at the Board of Zoning and Building Appeals meeting we had sort of addressed the buffering to, I think it's to the west next to that pond and it looks like you guys covered that pretty sufficiently. So that was basically our only recommendations in terms of buffering.

Mr. Beougher: When they were constructing the school, the middle school, the first one that was built, the property owner constructed her own fence along Waggoner Road to kind of wall off the construction noise and traffic and so forth. So what I might suggest is that you have a visit with her and have a discussion. She may construct a fence, I don't know.

Mr. Hermiller: You're talking about the resident to the southwest?

Mr. Beougher: Yeah, the farm where the conservation is, to the south.

Mr. Hermiller: So if we can provide you evidence that we discussed with that owner that they don't have a problem with the buffering, then you would consider not having the fence or having the fence? Is that what I'm hearing?

Mr. Beougher: It means more to her than it does to us, because it's her land and the whole reason for the conservation issue and fence was to protect her legacy. So putting a hotel with noisy guests and parking and headlights going into her pasture could be an issue. So I guess the Board, at least I'm not ready to demand that you place a fence. I'm just asking that you have a discussion with the landowner.

Mr. Hermiller: I'll be happy to.

Mr. Beougher: Mr. Burd, is that suitable to the Service Department?

Mr. Burd: I think it's a good recommendation. It might make life easier for everyone if you reach out to the owner.

Mr. Beougher: Development Director, are you good with that? (Answer inaudible.) Okay. All right. I know the landowner. Members? (No response.) Are we ready for a motion?

Mr. Zollars: I'll make a motion that we approve as presented.

Mr. Hudson: I'll second.

Mr. Beougher: Further discussion? (No response.)

(Ms. Moeller called the roll. Mr. Zollars voted "yes." Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Thank you, Mr. Hermiller.

4. 7480 EAST MAIN STREET, REYNOLDSBURG, OHIO;
APPLICANT: CHUCK KIRK FOR REV CAFÉ. SIGNAGE. \$166841.

Mr. Beougher: Let me ask a question, Ms. Moeller. Should we hear both items together? Can we do that and then make separate motions, obviously, but does it make sense to talk to Mr. Kirk on the whole package?

Ms. Moeller: Yeah, I think that's fair.

Mr. Beougher: Okay with you, Mr. Kirk?

Mr. Kirk: That's fine.

Mr. Beougher: Okay, so the second item we're going to be considering at the same time is C5. Same applicant, same application type.

5. 7679 EAST MAIN STREET, REYNOLDSBURG, OHIO;
APPLICANT: CHUCK KIRK – REV CAFÉ. SIGNAGE. #166842

Mr. Beougher: Mr. Kirk, would you please state your name for the record?

Mr. Chuck Kirk: Chuck Kirk.

Mr. Beougher: Ms. Moeller, would you please introduce the items?

Ms. Moeller: The first item is for 7480 East Main Street. I believe on the agenda it says Rev Café for that one and this is for Rev Studio. I think there was a miscommunication on that. The application number is 166841, for a Certificate of Appropriateness. The property is located on the north side of East Main Street east of Lancaster Avenue. The existing zoning is CC, Community Commercial and is within the Historic District. The current use is semi-public and the proposal is for Design Review Board approval for a new ground sign measuring 4' x 4', 16 square feet. The sign base is to be finished with wood painted white to match the siding. The sign is proposed to be installed to the west of the property entrance and perpendicular to the road. The sign is proposed to include the colors of black, white and maroon.

Mr. Kirk: That is actually going to be 2' x 6', because of the skinny nature of the yard right there. It's going to be a little skinnier and taller versus – but the same measurements.

Ms. Moeller: Okay, that's good to note, thank you.

Mr. Beougher: 2' x 6', 2' wide by 6' high? Is that what we're talking about?

Mr. Kirk: Yeah, 12 square feet. It's going to run basically the design of the house there on the left, right up along that. You can see it coming east and west is what she was saying.

Mr. Beougher: And what about the other sign? This is the café? Okay, so this goes with the other package.

Ms. Moeller: Then if we want to look at the Rev Café, I'll just also introduce where it's located as well. It's 7679 East Main Street for Rev Café, it's for signage. The application number is 166842 for a Certificate of Appropriateness. The property is located – this is turned around, but it's located on the south side of East Main Street, east of Waggoner Road. The existing zoning is CC, Community Commercial and it's within the Historic District. The current use is an eating and drinking establishment. The proposal is for a ground sign reface measuring 4' x 10'. Is that correct? I think that's what you had mentioned, 40 square feet, that includes the colors black, white and maroon, so that's where it is there. Existing ground sign is located at northwest corner of the property, approximately one foot from the right-of-way. So this would be kind of falling into the non-conforming signs. Staff has recommended approval for both of these so long as the ground sign for the Rev Studio is no taller than, I believe, 6' is the maximum height requirement. I think that was the only thing we had to mention.

Mr. Beougher: Thank you, Ms. Moeller. Mr. Kirk, is there anything you'd like to add?

Mr. Kirk: No.

Mr. Beougher: Good choice. Members, any questions of Mr. Kirk or Ms. Moeller?

Mr. Zollars: I do have a questions. Are these going to be relatively simultaneous?

Mr. Kirk: Yeah. They're networking, supporting one another, trying to ramp up a little personal training and some healthy eating as well. We'll have a greasy menu as well. We have what's called the Reynoldsburger we're introducing, but we're going to have a Fit Juice Bar coming soon. We're just trying to get open. Add protein to the shakes and stuff like that.

Mr. Beougher: Beautiful. That sounds healthy. Okay. So the size of the sign at the studio, 2' x 6' and we have a 6' height maximum. So is the bottom of the sign going to be mounted to the ground?

Mr. Kirk: It'll be pretty close, within weedeating and that. The posts will be treated wood painted white with white caps and then the MDO sign. I just wanted to try – it's hard to see from this picture, but that's the handicap ramp, so

I'm just trying to make everything uniform with the way the building is, just line it up with it so I can landscape around that left side there and then inside the handicapped ramp and along the handicap ramp. It's an under 3' fall-off so it doesn't require a railing, but it's going to look really nice with the sign there to kind of just line everything up and square it up.

Mr. Beougher: So you said the material of the sign is what again?

Mr. Kirk: MDO, Micro-density. Sign-a-Rama's doing both signs.

Mr. Beougher: Ms. Moeller, the studio is within the Historic District, the café is not?

Ms. Moeller: They're both in the Historic District.

Mr. Beougher: So what is our code on materials? Does it conform?

Ms. Moeller: Traditional and natural. So if plywood isn't considered – which I believe it is not—

Mr. Beougher: Well, we just sent someone away two weeks ago with a plywood sign.

Ms. Moeller: Right. Right. I was not aware of the materials, so this is new to me.

Mr. Kirk: The sign isn't built. First off, the one that's up there is metal. So I'd rather just make my sign metal, the 4' x 10'. All I have up there now is a banner, cause I got tired of people stopping in asking me is Maholland coming back, cause we're not going to serve any alcohol or anything like that, so that got old as I was working there. All I want to do is make the signs match for marketing purposes, cause we're going to complement each other.

Mr. Beougher: So the café, this is an existing sign box.

Ms. Moeller: Yes, correct.

Mr. Beougher: With—

Mr. Kirk: If you tore that banner down, what you're going to see is Maholland Brewery and a 4x10 stainless – piece of stainless metal with their graphics on it.

Mr. Beougher: Okay.

Mr. Kirk: The studio is just tied in. I've owned that since I was six. That was one of the first houses that cleaned that strip up when it looked like a stretched turd from Waggoner to Lancaster. So that's what got the party started and it was built by the Mayor of Reynoldsburg in the 1800s and I kept the original siding and all that. Brian Slack – there's now a sign pole at the Heritage Center, Historical Society, to Brian and Frances Slack. That was the original builder of that house from my understanding in the late 1800s. So I try to keep all of the character so it flows with Main Street and all that. There's a little bit of metal bump-outs that I did that I had to get approved because there's supposed to be no metal, but it had a standing seam roof. So when I came here in, I think, '06, the metal bump-outs were only appropriate because it had an entire metal roof, so it didn't seem ridiculous to ask that the bump-outs be in metal instead of trying to stretch that siding around. It actually looks nice. I've gotten millions of compliments since '06 I started there. And I'd like to clarify. I made a mistake. It's not a 11 units, it's 13 in the Historical District that I own.

Mr. Beougher: Okay. So at issue now is the material of the signs.

(Mr. Kirk and sign man talking off microphone.)

Mr. Kirk: It's going to be white, so it's going to match the posts and the caps. The black is just lettering anyway. But my caps will be white or maroon with the posts white, you know, to match the house.

Mr. Hudson: Help me understand. What's the material we're talking about that you approved last meeting or two weeks ago?

Mr. Beougher: Mr. Masters, can you describe the material, please?

Ms. Moeller: I believe I do know what you're referring to and after the meeting I believe I had to speak with the applicant and let him know that it had to be traditional, natural material, so he had responded and said it was going to be wood. It was supposed to be wood. He was approved for traditional, natural material. So the metal that is up there now is not exactly permitted.

Mr. Tim Masters: I'm Timothy Masters again. I've been in front of this Board several times. So the MDO is no longer permitted in the Historic District?

Mr. Beougher: Well, tell us what it is.

Mr. Masters: It's a multi-density overlay. It's, for all intents and purposes, a plywood material for the signing industry. It's a half inch piece of wood that has been wolmanized to resist moisture from the air. It was originally intended for using to build homes on the seashore and things like that so that it would resist the high humidity. The sign industry cabbaged onto it because it was such a great material, had a natural look to it. It's the way that it's built. It's built for

moisture resistancy so that your sign doesn't roach out as quickly. It's got about a 15-year life span on it, even unpainted.

Mr. Beougher: Okay. And you said we approved two signs—

Mr. Masters: I'm almost for certain—

Mr. Beougher: Which property?

Mr. Masters: Key Realty, which is like two doors down from this gentleman; and also Central Ohio Art Academy, which is in the Connell Hardware Building. The sign that we're going to be putting on the Main Street side was also out of the same material.

Mr. Beougher: Are you talking about the August or the July meeting?

Mr. Masters: Both meetings, cause we've had six things in the last three months, so my mind may be blurring on which meetings it was approved at. It may very well have been the July meeting, but both of those were in the Historical District.

Mr. Beougher: We are looking for wood or another natural material. Now we sent away the folks from the HVAC service place with APX plywood – ACX plywood and asked them to come back with wood. Plywood, even though it's exterior grade, doesn't generally hold up as what I think maybe this material does, but I don't know. Members?

Mr. Burd: It sounds like this works, but I don't know anything about it. You would probably know more about it.

Mr. Beougher: Obviously, I don't. I'm an architect, not a sign guy.

Mr. Kirk: Well, if it's a wood overlay, then that's exactly what we need is wood. And if it has an inner core that's going to sustain a longer life and is utilized along seashores in humidity, Main Street is not the easiest area to maintain something, I mean from the dust, the dirt; take it from me. I know. All day long we're subject, our business is, to the elements. Every person that walks down through there, their trash, their cigarette butts from staggering down from O'Toole's to wherever. So I definitely like the sound of this material and I'd like to use it, quite honestly, because I don't want to do this again or maintenance it every single year unless I have to. And if it sounds like it's plywood on both sides, which is an awesome product, that's what you build the whole house in.

Mr. Beougher: But we don't normally expose it to the elements. We usually cover it up with a finish material of some sort.

Mr. Kirk: Yeah, it's going to be painted white. It's not going to be just a plain plywood look. It's going to be all white. The sign's going to look just like that. It's going to have two treated posts on each side that'll be painted white by me. The sign itself will be white and then I'll probably either use white caps or I may make them butternut, the color of the house, I don't know. If it looks ugly as butternut, then I'll make them all white.

Mr. Beougher: Members?

Mr. Zollars: I'm fine unless it specifically – do you have anything in there that specifically addresses MDO, Megan?

Ms. Moeller: Unfortunately, the code does not.

Mr. Zollars: The Rite Way folks, I believe is more like a particle board. I believe that's probably how I would reference it.

Mr. Kirk: And they might be making their own. I'm using Signarama. I mean they're a well known, reputable company that does signage for all sorts of businesses worldwide. I mean that's why I went to them, because I want a nice durable sign and they have some experience in the Historic District, but I just came on my own behalf. I'd glad he stayed now, obviously, but I didn't think it would be an issue. These signs are pretty simple.

Mr. Beougher: So I've had an issue with some of our siding choices being called natural, the fiber cement siding being one of them, cause you don't walk through the forest and find a fiber cement tree, but it can look natural and the idea is that it's durable. On page 19 of the staff report, "Sign materials. All signs shall be constructed of natural materials. Sign materials should complement the primary structure." So that's as much detail as they give us. Plywood doesn't grow on trees. It's made by men from trees. So I'm just trying to figure out how we get there. It sounds like the other members are there. So is there a motion on C4, which is Rev Studio.

Mr. Zollars: I'll make a motion to approve this as presented using MDO.

Mr. Beougher: And, Mr. Zollars, do you want to stipulate the maximum height?

Mr. Zollars: Six feet AFF, so it might be like 5'9 or 5'10", something along that line.

Mr. Beougher: Thank you, Mr. Zollars and thank you for accepting the friendly amendment. Is there a second?

Mr. Hudson: I'll second.

Mr. Beougher: Thank you, Mr. Hudson. Further conversation? (No response.)

(Ms. Moeller called the roll. Mr. Zollars voted “yes.” Mr. Beougher voted “yes.” Mr. Burd voted “yes.” Mr. Hudson voted “yes.”)

Mr. Beougher: All right, is there a motion on C5? And, I’m sorry, C4 was 166841. C5 is 166842 and this is for Rev Café.

Mr. Zollars: I’m sorry, this is also going to be MDO?

Mr. Kirk: Yes, same exact sign, same exact product.

Mr. Beougher: All right, is there a motion?

Mr. Burd: I’ll make a motion that we approve the sign.

Mr. Beougher: Is there a second?

Mr. Zollars: I’ll second that.

Mr. Beougher: Further discussion? (No response.) Ms. Moeller, please.

(Ms. Moeller called the roll. Mr. Zollars voted “yes.” Mr. Beougher voted “yes.” Mr. Burd voted “yes.” Mr. Hudson voted “yes.”)

Ms. Moeller: Well, you guys already have sign applications with us.

D OTHER BUSINESS.

Ms. Moeller: Maybe we should talk about traditional and natural materials a little more.

Mr. Burd: I’d like to do that. I do think that last year we proposed updating our entire zoning code and we got shot down and it didn’t go where we’d like it to go. I’m going to speak to the Mayor and others about possibly revisiting that. I mean these are issues that come up every meeting for us and we obviously are aware of different types of materials MDO, plywood, whatever, that maybe at the time the code was written we didn’t have a lot of specificity on. So I think that maybe internally we do want to revisit maybe updating our code so that we have a little bit more clarity.

E ADJOURNMENT

Mr. Beougher: I will adjourn the meeting at 8:15 before I get in worse trouble.

Lane Beougher, Chair

Megan Moellers, Planning Adm.

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