

MINUTES

CITY OF REYNOLDSBURG DESIGN REVIEW BOARD OCTOBER 1, 2009 6:30 PM

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mr. Kevin Bainter Mr. Scott Baker Mr. Thomas Eller Mrs. Pamela Boratyn
Members Absent:	Mr. Lane Beougher Mr. Richard Hudson
Others Present:	Mr. Aaron Domini, Planning Administrator

2. APPROVAL OF MINUTES OF SEPTEMBER 3, 2009 MEETING

Chairman Comeaux: Everyone received a copy of the minutes from the September 3rd meeting, I believe. Is there any additions, deletions, corrections to that?

Mr. Domini: No changes.

Mr. Comeaux: No changes. Fantastic, then hearing none we'll just move on and then they'll be approved as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: Approval of tonight's agenda, Aaron, you said there's one more item to add? Is that right?

Mr. Domini: Item C-6, 8079 East Broad Street, Item 5385DR. I apologize the numbers are out of order. There's a reason for that.

Mr. Comeaux: That's okay. All right. Any other – there's no other additional—

Mr. Eller: I have a comment. I think we should add in the swearing in of speakers. That used to be in – on the agenda, but it fell off and we—

Mr. Comeaux: That is a very good point, Mr. Eller.

4. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers the oath.)

5. PUBLIC COMMENT

Mr. Comeaux: Okay, if there's anyone here for public comment not related to one of the items related on our agenda this evening. Is there anyone here for that purpose? (No response.) It does not appear so, so moving on.

B. OLD BUSINESS

1. 6150 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: SHAWN BOGENRIFE, CITY BOOKS (5380DR). SIGNAGE.

Mr. Comeaux: Do we have a representative here from City Books?

Mr. Domini: We do.

Mr. Comeaux: The representative, if you'd come up here and stand and then Aaron will give us a brief presentation on it and then if you could introduce yourself and give us any additional background, it would be great.

Mr. Domini: I don't really have much on this, Mr. Comeaux. I think you're pretty familiar with this project. The signage has changed as you'll note here on this slide. Additionally, we are seeing now the canopies which are proposed. We do calculate the square footage of the signage on the canopies with the channel letters, it's well within the bounds for a Type B wall sign which is 2 square feet per linear foot of building face, so it's compliant with the standards. We're, typically, with this one we're just looking at the visual perspective and compatibility with the building and district as we normally do. I'll turn it over to the applicant.

Mr. Comeaux: If you could just state your name for the record and then if you have anything to add to what Aaron has told us then that'd be great.

Mr. Bruce Sommerfelt: My name is Bruce Sommerfelt with Signcom on behalf of City Books. It's straightforward sign design, pretty similar to what we did to Dunkin' Donuts right next door, one color, individual, internally illuminated channel letters. The awnings are depicted incorrectly on the building, but correctly in front there. We are not going to do the stripes that you see on the exhibit on the building and I do have a revised exhibit that I can distribute for – actually it's the same, so they will be without the stripes on there, I believe.

Mr. Comeaux: Without the stripes on the awnings—

Mr. Sommerfelt: Yeah. And it fits within the square footage, we've got an increased setback to allow for that size. Have any questions?

Mr. Comeaux: The color of the awning, is it going to be about--

Mr. Sommerfelt: Yeah. It's going to match the window frame and the woodwork that's painted around the perimeter.

Mr. Comeaux: And so, the -- I guess, as we come through here -- does Dunkin' have an awning or they don't have an awning?

Mr. Sommerfelt: I'm not sure. I don't think so.

Mr. Domini: No.

Mr. Comeaux: They don't, so--

Mr. Domini: Dunkin' does not have one.

Mr. Comeaux: But we envision each tenant having kind of a separate awning -- or this one's going to tie in nicely with the color of the windows.

Mr. Domini: You know, it's just -- I don't think Dunkin' -- is not part of their corporate model to do an awning. I would imagine on the end cap, if we get a restaurant user or something in there, they're going to do awnings, so we'll -- I think it'd probably be appropriate at that time to try to match this color canvas, but nothing on the Dunkin'.

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

Mr. Domini: Bruce, just to be clear, this is white channel letter directly on the building?

Mr. Sommerfelt: Correct.

Mr. Domini: So as shown there, that's kind of like -- that's supposed to be the brick back, whatever?

Mr. Domini: It's correct on the building as shown. Trying to get a color match for the brick. Correct.

Mr. Domini: Just white channel letter.

Mr. Comeaux: And it's not illuminated then or--

Mr. Sommerfelt: The letters are illuminated, yes. Yeah, face lit.

Mr. Domini: One other item for the – I’m sorry, Mr. Eller, do you have a comment?

Mr. Eller: Well, I was going to ask about the monument sign, if there—

Mr. Sommerfelt: Yeah. We will be decorating one of the – the one small panel below Dunkin’ Donuts. I have an exhibit for that, but they haven’t approved the actual logo intent of that yet or color, so we weren’t ready to share it with you, but it will be that space, the small space right below Dunkin’ on the road sign.

Mr. Domini: We do need to approve that, so if you want us to look at your proof today and as long as the Board is comfortable with it being close to this logo—

Mr. Sommerfelt: Can we--

Mr. Comeaux: What’s the nature of the ground sign, they just haven’t settled on a logo yet or—

Mr. Sommerfelt: Well, that was the original intent of the logo and that’s why we tabled this request, if you recall—

Mr. Comeaux: Right.

Mr. Sommerfelt: (speaking of mic.) --it was officially correct. It does work on the monument sign due to the size restrictions, but it’ll either be that design or similar to what you see on the storefront.

Mr. Comeaux: Okay. We don’t have any concerns. We can approve it on an either/or basis—

Mr. Sommerfelt: We’d appreciate that if we can.

Mr. Comeaux: --check with Aaron to make sure the final design is acceptable and what we discussed here.

Mr. Bainter: Yeah. I have a question. I understand that the stripes going up that way but which of the two colors is stain? What’s the solid color of the canopy?

Mr. Sommerfelt: It’s the bulk of the color there, that beige or cream color is going to be for—

Mr. Bainter: Okay. So the dark is right.

Mr. Sommerfelt: And the charcoal.

Mr. Baker: The lettering on the building up here is centered between the four awnings. On this exhibit it's centered over kind of three awnings, not the fourth. Which one of these is technically—

Mr. Sommerfelt: It's slightly off, because that's their front door, over that second awning from the left.

Mr. Baker: Okay. There's a door on the panel next to it which is why I asked.

Mr. Sommerfelt: Yeah. That's not going to be utilized.

Mr. Comeaux: Okay. The applicant -- has -- everyone's gotten a chance to see the monument sign that they have proposed and I'm not sure you followed that, Mr. Bainter, but they'll either go on the monument sign with something that we distributed here or that matches the design of what's on the marquee or whatever is—

Mr. Sommerfelt: The façade.

Mr. Comeaux: --above the awning. So I guess if we pass a motion -- if it's acceptable, we could entertain that he be allowed to choose one of those two. Just check in with the final approval with Aaron for that. Is that okay with you, Aaron?

Mr. Domini: It's hard to vary from the City Books font. I'm sure you're going to do either a solid background or something, so—

Mr. Sommerfelt: Correct.

Mr. Eller: Well, I would prefer to see the monument sign be exactly the same type of logo layout as on the building.

Mr. Sommerfelt: It just might be a little bit limiting with the shape of the -- for the panel that we have to work with. The City Books--

Mr. Eller: I know. They're very small out on the monument. To me it would just be a little conflicting to see that logo that was passed around on the small monument sign and then see this -- what we -- this one on the front of the building, just a personal observation.

Mr. Sommerfelt: It might be that we'll stack and use the same type faces, but stack them at that point, as what you have on the -- of the building storefront.

Mr. Domini: So you're saying the same font, City, and then Books under Book and City?

Mr. Sommerfelt: Yeah. It might utilize the space better rather than introduce the logo that Mr. Eller has a concern with.

Mr. Comeaux: Okay. Can I get a motion?

Mr. Baker: I move to approve both the monument sign and the signage on the building.

Mr. Domini: Are we going with the monument sign as proposed there are with the City Books font stacked?

Mr. Baker: City Books fonts stacked.

Mr. Domini: Okay.

Mr. Comeaux: Does that work for you?

Mr. Sommerfelt: Yeah. Stacked or lineal, whichever – as long as it's the same font.

Mr. Domini: Right. Consistent—

Mr. Comeaux: --with the signage on the building. Okay. We have a motion. Do we have second?

Mr. Eller: I second.

(Mr. Domini called the roll. Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Eller voted "yes.")

C. NEW BUSINESS

1. 7360 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: MARTY HOLLEY (5386DR). INSTALL NEW SHINGLE ROOF.

Mr. Comeaux: If you just go ahead and have – stand up here, sir, and make sure you sign in at the end if you haven't already. Aaron, if you could just give us a brief presentation—

Mr. Domini: Sure:

Mr. Comeaux: --and then if Mr. Holly could add some—

Mr. Domini: This is a commercial property in our Historic Overlay District. Any change to the exterior we require to be reviewed by this Board. In the staff report I've included Standards for Review which is 1193.05 which is from our Historic Overlay District Standards. We have seen these before, these approved changes before. Typically, I think we see like a slate going to a shingle dimensional. This house – the

top image there is black and white. The bottom, that's actually Googled. It's a brown shingled roof currently. The applicant brought in a sample over there for us. It's a black dimensional which is what they're proposing. We've seen this before and we've approved black dimensional on at least two or three occasions within the last year. I have no other comments. I think it meets with the – it's within the – it's within what we've been approving in the District thus far.

Mr. Comeaux: And so the existing roof is a brown shingle and you're just going to a black shingle and it's dimensional now?

Mr. Marty Holley: Well, the existing shingle now is a very faded, algae-ridden white. It's actually a white shingle. What's up there now, it's a standard 25-year, three tab. Mr. Hartman is trying to improve the look of the building. We talked about options. What he decided to do is we're going with – and that's actually pewter gray, it's a gray instead of a black, but wanted to upgrade to a 30-year dimensional, which will add a little bit more texture and more appealing to the eye.

Mr. Comeaux: Are there any other questions for the applicant? (No response.)

Mrs. Boratyn: I move to accept it.

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

Mr. Eller: I'll second.

(Mr. Domini called the roll. Mr. Comeaux voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes.")

2. 2087 UNIT E, STATE ROUTE 256, REYNOLDSBURG, OHIO: APPLICANT: KACEY HARTMAN, CORD CAMERA (5381DR). ILLUMINATED WALL SIGNS.

Mr. Comeaux: Aaron is going to give us a brief presentation and then if you can state your name for the record and add anything else that you may want to share with us.

Mr. Kacey Hartman: My name is Kacey Hartman and I'm the Director of Operations for Cord Camera Centers.

Mr. Domini: On this application, you have Cord basically moving across the street to the Stoney Creek Plaza and what they're doing is, I believe they're using signage from a different location on this building. I've reviewed the standards. This would be a Type B. Typically we take B and A sign. Type B would be facing 256, Type A facing Stone Trail Way, I believe it is. I have no problem with them meeting our standards. The one question I have on this application is about the raceway which looks like it's mounted on the raceway. It doesn't match the building color.

Mr. Hartman: Yeah. I'm sorry, Aaron, we eliminated that raceway.

Mr. Domini: You did eliminate the raceway?

Mr. Hartman: Yeah. At your request, sure.

Mr. Domini: Okay. Because I did notice it on this elevation which would be the east. I have no other comments on this, Mr. Comeaux.

Mr. Comeaux: You have anything to add, sir?

Mr. Hartman: No. This is an existing sign from another location as Aaron pointed out. It is a very similar design to the sign that's across the street that's now down.

Mr. Domini: I will add one other thing. As you know, this is in the newly remodeled Stoney Creek Plaza and in the past, we – what was approved for this center was a tenant panel and, in talking with Mr. Barker, the agent for this center, this is not one of the gabled ends which has the gooseneck and it's my understanding in talking with him that he wants to keep the tenant panels on the gabled end where the goosenecks are. This is where you're supposed to have that long fluorescent that was going to down-light those tenant panels. We made a change for Plato's Closet, New Uses—

Mr. Hartman: Original Mattress.

Mr. Domini: Original Mattress Factory, so kind of falling in suit here with what we agreed to do in the past, but this is not going to be a channel letter under a gooseneck.

Mr. Comeaux: Are there any questions for the applicant or for Aaron? (No response.) Hearing none, can I have a motion?

Mr. Eller: I'll move for approval.

Mrs. Boratyn: Second. I'll second.

Mr. Comeaux: Okay. Motion is seconded.

(Mr. Domini called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Beougher states, "I'll abstain since I came in late.")

Mr. Domini: Mr. Beougher is here. It's 6:49. Motion passes.

Mr. Comeaux: Thank you, sir.

Mr. Hartman: Thank you.

Mr. Comeaux: Did you sign in to the—

Mr. Hartman: Yes.

3. 2793 TAYLOR ROAD SW, REYNOLDSBURG, OHIO: APPLICANT: BRIAN LORENZ, WALMART (5382DR). ILLUMINATED WALL SIGNS.

Mr. Comeaux: If you'd just give your name for the record.

Mr. Brian Lorenz: Brian Lorenz, WD Partners, 7007 Discovery Blvd., Dublin, 43017.

Mr. Domini: This application pretty much speaks for itself, Mr. Comeaux, Walmart's re-branding. We're seeing a change in the exterior paint color from a beige and blue color scheme to what appears to be a bright red accent and beige. Additionally, the signage is changing to the new Walmart standard. And I believe there's a small enclosure to the rear which is, I think, they call it the environmental area. I believe it's about 8 feet or so.

Mr. Lorenz: It comes out to be the 3 foot long by whatever. It's somewhere around 32 square feet of – yeah, so—

Mr. Domini: Basically enclosing additional service structures to the rear. And that's all I have. No objections for this application.

Mr. Comeaux: Any questions for the applicant?

Mr. Eller: Just out of curiosity, later on on the agenda we've got a Sam's Club change to approve, too. Do you know offhand if the colors that you're changing to on the Walmart are the same as the Sam's club by any chance?

Mr. Lorenz: I do not, unfortunately. I'm not privy to any of that – information on that.

Mr. Eller: Okay.

Mr. Lorenz: But I did drive by and noticed it looked like they went through a re-branding previously.

Mr. Eller: Right. I thought maybe there was – even though the applicants are different, I thought maybe there was some coordination.

Mr. Lorenz: They do consider themselves different entities and I'm just not involved in that particular project. Unfortunately, I could have done two for one, but that's okay.

Mr. Comeaux: In the nature of the enclosure in back, are they adding just more space for—

Mr. Lorenz: Um-um. Well, what's back there is, Aaron eluded to, it's called an environmental cage and what that – it's primary function is for when you come in and have an oil change or whatnot or some cooking, the recycling tanks for the oil are back there, so they need a little bit more extra room. So that'll match the existing – and it's covered with a standing seam metal roof.

Mr. Domini: And the applicants noted that this area wall is to be fenced in with privacy slats inserted to match the color scheme of the building--

Mr. Lorenz: Right.

Mr. Domini: --beige slats on the chain link.

Mr. Comeaux: They'd really be looking for it anywhere back there. Any other questions for the applicant? (No response.) Can we get a motion?

Mr. Eller: I move to approve.

Mrs. Boratyn: Second.

(Mr. Domini called the roll. Mr. Baker voted, "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Beougher voted "yes.")

4. 2000 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: RAY MCDONALD, PNC BANK (5383DR). REMOVAL OF OLD SIGN AND INSTALLATION OF NEW SIGN.

Mr. Comeaux: Go ahead and state your name.

Mr. Malcolm Whitley: My name is Malcolm Whitley with NW Sign Industries. We're the primary sign vendor for the PNC conversion.

Mr. Domini: This is pretty similar to the – last month we saw the application for the Main Street branch. This month we're going to see the application for Brice & Broad. The main item to point out here to the Board is that this is an existing pole sign which we don't allow anymore and so it is existing non-conforming, and working with the applicant I got them to drop this down and then basically turn it into a monument-style sign, I think to the extent possible maybe trying to reuse as much as they could. But, you know, we have seen in the past the Board go ask the applicant for brick. I have not

been working with the applicant closely on this to requesting brickwork, so that would be new to the applicant if it does come up to the Board tonight. Everything else here is pretty straightforward. We don't allow having the box style signs either, so we're getting rid of those. So, overall, I think it's nice to see some of the older signs go away and meet out new standards.

Mr. Comeaux: I'm sorry, Aaron?

Mr. Domini: Yes.

Mr. Comeaux: Okay, so the – I was looking at the Broad application. The Brice Road – that's not on any of the overlays, right?

Mr. Domini: It's – I'm sorry.

Mr. Comeaux: The Brice Road—

Mr. Domini: Yes.

Mr. Comeaux: Is that in one of the overlays or is that—

Mr. Domini: It is.

Mr. Comeaux: It is.

Mr. Domini: The Community Commercial Overlay extends all the way down Brice and Main from Olde Reynoldsburg to the western boundary.

Mr. Comeaux: Okay.

Mr. Domini: So one of the pushes that staff and the Administration want to see happen is to get a lot of the old non-conforming signs down.

Mr. Comeaux: Right.

Mr. Domini: Especially those that are for businesses that don't exist anymore. Obviously, their business still exists, but it's great to see it meet our height standard as well as turn into a monument sign.

Mr. Comeaux: Any questions for the applicant?

Mr. Eller: What will the – describe the base underneath the monument sign there.

Mr. Whitley: It's aluminum base, silver painted PNC silver painted. Most of the existing landscaping is actually called to be remain, so it would actually cover most of

the base. We do have a better rendering on our drawings rather than the bank's drawings, that can show you what the intent is. Actually it's up on the page. Again, we're going to lower the existing landscaping down so most of the existing base would actually not be – the new base would not be visible anyway. The brick bases are very difficult for PNC because of the design of the signage. It's not a square cabinet implanted, it's actually – it's more of an elliptical shape, so it's makes it very difficult for a brick base to be incorporated. That should look decent anyway.

Mr. Domini: The original design they came forth with was just basically that new PNC cabinet on the pole, so they did work with staff to lower it, put on the brick. It's nice to see the landscaping remain.

Mr. Eller: You say it's going to be painted an aluminum color?

Mr. Whitley: Yes, aluminum – it's aluminum cover, it's aluminum cover – actually covers the two poles that come up through the sign and then painted the PNC silver color. I have a color – I actually have a sample of that if you'd like to see that.

Mr. Eller: So that's a PNC color that they use on other structures or other—

Mr. Whitley: Yes. It's mainly on their ground signs, the monuments and the pylons. On the pylon signs they do have a silver pole and the monuments have a silver base.

Mr. Comeaux: Are there any other additional questions for the applicant or concerns about this issue? Do you have one, Mr. Beougher? Do you have a question?

Mr. Beougher: I have a question. Well, a comment more than a question. It seems that you could integrate brick into the design without too much difficulty. I mean, you could do an elliptical or football shaped base of brick. The difficulty would be it increases your foundation size and so forth and it's harder for a sign company to do because it takes a trade person to install, but that is our standard. Why should we consider not applying our standard here?

Mr. Whitley: It's the PNC's model is actually not to have brick bases.

Mr. Beougher: Well, our model is to have brick bases, so tell me whose model should be the deciding factor here, the standards for the City of Reynoldsburg or for the bank?

Mr. Whitley: I think they should try to work together to come up with a compromise.

Mr. Beougher: I agree with that. So how – and I appreciate the fact that you've come from basically a pole and I'm trying to visualize how this would look. Is the landscaping completely going to be taken away or are you just going to trim it?

Mr. Whitley: If we can trim the existing to make it conform, that it would look okay. If not, it would be actually replaced with a similar type landscape at lower level and they would be maintained at a lower level.

Mr. Beougher: Looks premature from the pictures. I think you'd end up with an empty core.

Mr. Whitley: Yeah. It's probably going to end up needing to be replaced. It would be the same as it's shown on – I don't know how well you can see the picture on the upper right hand corner.

Mr. Domini: In the past, the problem with landscaping, it always sounds good with the intent, but who is maintaining it over the long haul is where it turns into a problem. I'm sure PNC will do a fine job, but we've seen in other cases where things have – promises have been made and then don't pan out.

Mr. Beougher: In the past, on occasion we have compromised somewhat with going with a veneer type or a simulated brick or stone type surface in lieu of an actual brick or block. Is that anything that you would be in a position to even consider or—

Mr. Whitley: To paint the base instead of the silver, paint it a different color and then remove the landscaping completely?

Mr. Beougher: No. To have it just as it appears except where you have the painted base, put some type of brick, or stone, or veneer, or simulated brick of some type on there in lieu of actual brick.

Mr. Whitley: We never did simulate brick through out, to aluminum base. We've had drive-it coated signage but we've actually never attached simulated brick—

Mr. Beougher: But It wouldn't have to be the aluminum – it could be anything that would back the veneer or—

Mr. Domini: The most recent case we had was Panera, right? Within the last two months or so, Panera did—

Mr. Beougher: Correct.

Mr. Domini: --the veneer and that's not their corporate standard either.

Mr. Beougher: And they wanted to do a pole with aluminum housing similar to this, as I recall, and that was at the rear of their property.

Mr. Domini: Yeah. Well, that's their entrance, but yeah.

Mr. Beougher: Right. But it was at the rear of the property where this is on Brice Road which is a main thoroughfare.

Mr. Domini: Well, then, you know what – I appreciate you bringing that up because this is our southern – one of our southern gateways and this is one of the very first businesses besides – you know, large business besides Home Depot which sits so far back that you are greeted with when you come into Reynoldsburg. And we're working hard right now at that intersection to come up with some designs and integrate Streetscape. So it would be very desirable to begin to replace some of these signs with the Streetscape plans.

Mr. Beougher: Just another comment. I think it would also help to differentiate the fact that it is Reynoldsburg and not Columbus. We have a different aesthetic – and you can kind of tell where the City limit is. I know when we get a little farther north on Brice Road there are some signs that people have put in that are not in compliance or they were put in before the standard. It seems like, at some point, we need to try to make an effort to—

Mr. Domini: Right. And before you—

Mr. Beougher: --and apply the standard.

Mr. Beougher: --before you were on the Board, one of the last applicants was State Farm Insurance and that gentleman did do a brick base as well. Are there any others that we had recently on Brice Road? State Farm comes to mind; the library, but I think the library did not do brick base.

Mr. Beougher: The Cheyenne Exteriors.

Mr. Domini: But they just – they were using those poles and were required to paint them the Reynoldsburg red, so they did without having to – I mean, they could re-use that because it was the correct height.

Mr. Comeaux: Do you have any other communities in Central Ohio where you've gone through this and they've kind of stuck their foot in the ground and said, "You will put brick there?"

Mr. Whitley: We have one. I don't remember the site because I didn't do it – adding an existing brick base?

Mr. Comeaux: Adding an existing brick base.

Mr. Whitley: A rectangular brick base, the sign will overhang at the ends and actually won't fill the entire brick base. And, as we told them, that would actually become a trash collector. But we're actually going to in-fill it with concrete to the top, just to fill to make sure that it can't become a trash receptacle. I could actually go back

to the bank. It isn't something they've approved so far and they are willing to work with townships. It's one of the things they do. We have a team out of our Texas office that actually all they do is brick bases for our other vendors and our other clients. So our company has a lot of experience in brick bases. It's just that this client does – has, to my knowledge, not used a brick base.

Mr. Domini: Do you work with the local bank on the signage or do you work with PNC Corporate?

Mr. Whitley: Corporate.

Mr. Domini: Okay. Because I know the local manager there. Well, I'm sure she would – she's very involved and she'd probably want to do brick if we were asking her to do that, but that's why I asked.

Mr. Comeaux: I think what we're getting at is we'd like to see brick there. I think the other side of the argument, if I were standing in his stead, I would say we have made a lot of accommodations. We've taken it off the pole. It's going to look – and so part of our question's got to be, "Yes, we want it to be Reynoldsburg rather than one of the surrounding communities, but where do we put our foot in the ground? Is it the height or is it the brick?" And, I guess, that's what I would add at this point and then—

Mr. Beougher: Just one more comment and I want to compliment PNC. I'm very familiar with their operation. I did a joint venture with the firm in Philadelphia that has a lot of PNC facilities, not just branches but also corporate facilities, and they're always very high designed, they're very environmentally conscious. I'm Vice-Chair of the Central Ohio Chapter of the U.S. Green Building Council and we actually chose National City because it was becoming PNC because of their commitment to the environment. So it's a little conflicting for me to hear that they're not willing to work on creating a better design, or if there's a design argument that says that it's not going to be appropriate for the site, it doesn't fit with the corporate image at all, that's one thing. But the moment I drive by one of these signs in Worthington or Dublin and it has a brick base, I'm going to be a little upset.

Mr. Whitley: Dublin doesn't – I was there two days ago and Worthington is existing--

Mr. Beougher: Okay. Maybe by example, Granville – there are other communities that are applying design standards and someone's going to draw the line in the sand and I just think that we would like to see a little better for the pylon sign. I personally would like to see a little better. I won't speak for the whole Board.

Mr. Domini: Is that something you can act on or can you make those decisions?

Mr. Whitley: If it's voted that that's the option then that's what would be approved, then I can go back to the client and I can come back to you in the next couple

of days, Aaron, with their response. I actually have a conference call with them tomorrow morning anyway to review the week's proceedings. It's not that my company doesn't have the ability. We, as I said, we have one team that just works on brick bases. We do a lot of work in Florida, but I'm not privy to what our PNC team in Florida does because they work out of a different office.

Mr. Domini: Make a – do we have a motion, Mr. Beougher?

Mr. Beougher: To approve the rest of the package and contingent approval on the—

Mr. Domini: You can approve it—

Mr. Beougher: --on that sign?

Mr. Domini: --with a brick base or brick veneer or however you want to make your motion. If we approve it with the brick base, would you want to see it again?

Mr. Beougher: Not necessarily. I think I trust you to work with them and develop a design that's appropriate.

Mr. Domini: If it overhangs a little bit the way it is here, would you be okay with that on a brick base or would you want it flush?

Mr. Beougher: I don't see a reason to change the geometry necessarily. It's the materiality that I'm concerned with.

Mr. Domini: And so the elliptical – and you can go with the rectangle base.

Mr. Beougher: If you look at this, it looks like – and I don't see a – is the base underneath rectangular?

Mr. Whitley: No.

Mr. Domini: No.

Mr. Whitley: I can show you what their base, the current existing base looks like. (speaking off mic)

Mr. Beougher: So this should be a dotted line here?

Mr. Whitley: Yeah.

Mr. Beougher: Okay.

Mr. Whitley: (speaking off mic) If it was a rectangular line it would be easier and so the brick didn't have to come out all the way out to the edge of the sign. It would still cover the existing pole.

Mr. Beougher: I think you can get creative with that. I mean, I think you can get a base to fit within the geometry together at the end and just a foot wide in the middle and 4 inches wide at the ends.

Mr. Whitley: So you're not requiring them to come out all the way out to the edge of the sign?

Mr. Beougher: No. I don't – I like the geometry of the sign. I don't disagree with that at all. It's just the material and we're trying to enforce this standard down the road and when we make one exception we have opened the door for many others. So I would move to approve, contingent on a mutually acceptable design for a brick base for the monument sign.

Mr. Domini: You approve with the brick base – with the brick base of the monument sign?

Mr. Beougher: Yeah. And my thought is that if they resist and they come back and we'll talk about it again.

Mr. Domini: Okay.

Mr. Comeaux: With Aaron being consulted about the design of it. I think if we're going to insist on the brick, then let's let Aaron kind of exercise the kind of brick– within the perimeters of the guidelines we have discussed.

Mr. Domini: I'll see it again because they have to get a sign permit.

Mr. Comeaux: Sure. Okay. Can we have motion then? Is there a second?

Mr. Baker: I'll second.

Mr. Comeaux: The motion is seconded.

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

Mr. Comeaux: Thank you, sir, and if for some reason Corporate says, "Well, this is what we're going to do," come back to us?

Mr. Whitley: Yes.

Mr. Comeaux: Thank you, sir.

5. 2675 TAYLOR ROAD SW, REYNOLDSBURG, OHIO: APPLICANT: BETH ST. JOHN, SAM'S CLUB (5384DR). PAINT EXTERIOR.

Mr. Kevin Bohman: Thank you. My name is Kevin Bohman with CESO, 8534 Yankee Street, Dayton, Ohio.

Mr. Aaron: Very similar to the Walmart application. They're not doing any environmental enclosure, simply changing the color scheme. Signage is to remain the same. On the front elevation here where the Sam's Club is, it was white and that is changing, I believe, to a beige and I think we're losing the blue band and going to a different color beige. From beige to beige, losing the blue band and changing the color behind Sam's Club primary sign. Again, there's no change in the signage here.

Then there's one other item to discuss which isn't necessarily something the Board needs to vote on, but we have been talking with Sam's Club about the fencing out front and that it is a safety concern because it almost comes flush with the exit and you can't see. So, working with the applicant, they've been kind enough to move that fencing back approximately starting 50 feet. Pam, you want to pass these – these are -- I'll pass around the drawings which are the existing and then this is – this shows how they're going to kind of tamper that fencing back to provide a better line of sight exiting the property.

Mrs. Boratyn: What I'm passing over is some pictures we took that show site safety issues that City's had with the existing fence. People – they can't see. They come to the stop bar and you cannot see. You must come out across the sidewalk, pull out to see up north, see what's coming at you. It's been a safety issue for – since it was built. So we are happy that you're willing to work with us to correct this.

Mr. Domini: I just wanted to bring that to the Board. It is an exterior improvement modification. It's not an agenda item that we vote on, but I did want to bring it to the Board and get it on the record that the applicant is going to be doing that.

Mrs. Boratyn: I spoke with Jim Miller who is our City Engineer just a little while ago. He has spoken with – I'm not sure who he spoke with, but he had asked that Sam's Club's engineer just provide a sight triangle, what part of the fence and the shrubs are going to be moved and we'll take a look at that, so we'll be on the same page about the sight triangle.

Mr. Bohman: Yeah. Sam's Club is very receptive to the idea and they've agreed to do whatever is necessary to take the safety issues.

Mrs. Boratyn: And I agree. It'll make the site – if people decide it's too dangerous to go in and out there, that's another reason why they'll avoid going.

Mr. Bohman: Understandable.

Mr. Domini: Okay. Thank you for that. We appreciate that you're willing to work with the City. Any comments on the color scheme change?

Mr. Beougher: The beige is not necessarily the same as the new beige on the Walmart next door then. You guys don't coordinate that or—

Mr. Bohman: No, we do not. Like the gentleman said previously, they are their own entities.

Mr. Comeaux: Any other questions for the applicant?

Mrs. Boratyn: I make a motion to accept.

Mr. Comeaux: We have a motion to accept it and can I get a second?

Mr. Beougher: Second.

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

6. 8079 EAST BROAD STREET:

Mr. Domini: All right. 8079 East Broad. This is the item added to the agenda?

Mr. Comeaux: Yes.

Mr. Domini: 5385DR, and the reason it was added I was waiting on drawings from the applicant and. This particular location did not – this is off Broad, Shoppes At East Broad, it's all new. They don't have any old pole signs but they are doing a panel on an existing brick monument which, again, matches the Reynoldsburg brick and our Streetscape theme. Basically switching out the channel letters here on this elevation. I don't have any issues with that. Again, channel letters switched out here. So, switching out channel letters and adding the panel on the monument sign is all we're doing.

Mr. Comeaux: Are there any questions or comments?

Mr. Beougher: I like the brick on the monument sign.

Mr. Domini: Okay. Monument – front elevation and the rear elevation.

Mr. Whitley: It would actually tie all three properties in together as the opposite property has brick around that base. This one has brick and then that would tie that one

in, so I think that's going to be much easier to sell. I just sent an e-mail to the bank. I was hoping they may even respond before the meeting ends.

Mr. Beougher: And there's – we have brick sign base across the street, right?

Mr. Whitley: Yeah. Main Street brick.

Mr. Beougher: That we built, part of the Streetscape, right?

Mr. Whitley: Um-um.

Mr. Comeaux: All right.

Mrs. Boratyn: Move to accept.

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

Mr. Beougher: I second.

Mr. Comeaux: Aaron, please call the roll.

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

D. OTHER BUSINESS

Mr. Comeaux: Okay. There is no Other Business is there, Aaron. Is that right?

Mr. Domini: No Other Business.

E. ADJOURNMENT

The meeting was adjourned at 7:21 p.m. o'clock.

James Comeaux, Chair

Aaron Domini, Planning Administrator

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