

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
September 2, 2010
6:34 P.M.

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF JULY 1, 2010 MEETING

(recording failed and accurate notes of the meeting record are below).

Mr. Comeaux asked if there were any corrections to the minutes from July 1, 2010. Since there were none, the minutes were approved as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux noted that there was to be an addition to the meeting agenda.

Mr. Hansen stated that item B – 8, an application for exterior building colors and a ground sign face change at 7332 East Main Street was added.

Mr. Comeaux asked for all those in favor of amending the agenda, do so by saying “aye.” The response was “aye” and the opposition was none. The revised agenda was accepted for the meeting.

4. PUBLIC COMMENT

Mr. Comeaux addressed the audience to see if there was anyone of the public to comment on the agenda or any other issues at hand. There was no response from the audience.

B. NEW BUSINESS

1. 6445 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT:
RICHARD D BIGHAM, JR (5447DR) GROUND SIGN FACE CHANGE

Mr. Comeaux noted that the applicant for this case as well as several other cases on the agenda was not able to attend the meeting.

Mr. Hansen stated that the applicant had a last minute health emergency but wanted the cases to be heard in his absence and decisions made.

Mr. Comeaux asked for any background information on this case.

Mr. Hansen gave the details of the ground sign face change stating that there had been a change in the partners at the law firm and a new ground sign face was needed to reflect this. The new sign face was to go from three background colors to one creating a sign that has much better composition and would enhance the attractiveness of the corridor. A recommendation of approval was stated and was based upon the considerations of the Staff Report.

Mr. Comeaux asked if there were any questions. Hearing none, he asked that a motion be made.

Mr. Hudson made a motion for approval and Mrs. Boratyn seconded the motion.

(Mr. Hansen called the roll. Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

2. 6475 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT:
ASHLEY D FISHER (5448DR) GROUND SIGN FACE CHANGE

Mr. Hansen gave a summary on the application stating the applicant's desire for better wayfinding to the Main Commerce Center which is located off of Main Street behind several businesses. The ground sign face change request is to add an address and an arrow pointing towards the Center's location. The background color would remain the same and white lettering would be used. A recommendation from Staff with the considerations listed in the Staff Report was noted.

Mr. Comeaux asked if there were other signs to be considered with this application.

Mr. Hansen explained that there were two small signs going on each of the buildings to indicated addresses. These met the directional sign requirements which do not require a permit or an approval from the Design Review Board.

Mr. Comeaux asked if there were any questions. Hearing none, he asked that a motion be made.

Mrs. Boratyn made a motion for approval and Mr. Hudson seconded the motion.

(Mr. Hansen called the roll. Mr. Beougher voted “yes.” Mrs. Boratyn voted “yes.” Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.”)

3. 1649 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: RICHARD D BIGHAM, JR (5449DR) NEW WALL SIGN

Mr. Comeaux noted that this was one of the applications where the applicant could not be present.

Mr. Hansen gave the background on this case describing the desired red channel letters to be placed on the Brice Road frontage above an entrance to the building. Concern was expressed regarding the placement of the letters in that they would cover some of the stone architectural details on that façade. An alternate location to the right of the proposed location was suggested. A recommendation of approval was made with a condition that the sign be placed to the right of the gabled roof end and centered above the window. The existing wall sign above the doorway on the west elevation was also to be removed as a condition of the approval.

Mr. Beougher commented that he did not completely agree with the proposed location nor did he believe that Staff’s alternate location was the right location either. He expressed some concern over having the sign located above a non-functioning entrance. If the sign were placed above the functioning entrance on the north side of the building, the sign would not have the same exposure and visibility to Brice Road. It was also commented that the lettering of the sign seemed large relative to the space and location proposed.

Mrs. Boratyn questioned the other signs that were on the property such a ground sign.

Mr. Hansen confirmed that there was a ground sign at that location but did not have the specific details of that sign.

Mr. Comeaux expressed concern over making a decision on the location of the sign without the applicant being present. He questioned if we should table this application until someone could be present to address the Board’s concerns.

With no further questions, Mr. Beougher made a motion to table the application with Mrs. Boratyn making a second to that motion.

(Mr. Hansen called the roll. Mr. Beougher voted “yes.” Mrs. Boratyn voted “yes.” Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.”)

4. 6326 LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT:
RICHARD D BIGHAM, JR (5450DR) NEW WALL SIGN

Mr. Hansen described that the proposed wall sign would consist of yellow and white channel letters on a raceway that would be mounted to the building façade. The proposed sign was designed in a way that was similar to other signs for that multi-tenant building and it met all applicable zoning regulations. A positive staff recommendation was made based upon the considerations in the Staff Report.

Mr. Beougher commented that neon lighting would be used for illumination.

Mr. Comeaux asked if there were any other questions and if a motion could be made.

Mr. Hudson made a motion to approve; Mr. Beougher seconded.

(Mr. Hansen called the roll. Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

5. 6989-6991 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT:
RICHARD D BIGHAM, JR (5451DR) NEW WALL SIGN

Mr. Hansen provided a background on the application for a new wall sign at a new furniture and bedding business. The proposed red channel letters were to be mounted on a raceway in a similar style as the existing signage for this multi-tenant building. It was explained that the wall sign met all zoning regulations and that a recommendation of approval was suggested based upon the considerations in the Staff Report.

Mr. Beougher questioned if this sign was to use LED or neon and noted that the application says LED.

Mr. Comeaux asked for any further questions on this case and if the Board had a motion.

Mrs. Boratyn made a motion to approve the application and Mr. Hudson seconded.

(Mr. Hansen called the roll. Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

6. 2087 BALTIMORE-REYNOLDSBURG ROAD, UNIT G, REYNOLDSBURG, OHIO: APPLICANT: PR SIGNS AND SERVICE (5452DR) NEW WALL SIGN

Mr. Hansen noted that the applicant could not appear for this case also, but if the Board was comfortable, a decision could be voted upon. A summary of the application was provided. A new wall sign was to be installed above the northern most storefront and the two existing wall mounted signs above each of the storefronts the restaurant occupied were to be removed. The proposed wall sign was to be constructed as channel letters mounted directly to the face of the building. This would bring the signage for this business in line with the sign types found at this shopping center. When an exterior facelift was executed on this shopping center, new signs were approved for the existing businesses. The design of these signs featured a sign board with routed lettering and exterior illumination. A second sign type was later approved by the Board consisting of channel letters with internal illumination. Approval of this sign would bring the signage for this business in conformance with one of these two sign types found at the center. Staff recommended approval of the sign, noting the considerations in the Staff Report.

Mr. Beougher explained that there was some debate regarding the signage at this center when the second sign design with channel lettering was approved.

Mr. Comeaux asked why there was not a way to require that any new signs follow the original sign design.

Mr. Hansen explained that the first sign design was approved as individual signs for each business. A comprehensive sign package was never approved for the entire center and that each new business sign was subject to the Board's review and approval on a case-by-case basis.

Mr. Beougher asked if the gooseneck lighting fixtures were to be removed as shown in the rendering and questioned if they should be removed.

The Board debated the implications of removing the gooseneck fixtures versus keeping them even with no sign being present to be illuminated. It was decided that the fixtures were to remain so as to keep a consistent design with other storefronts that had pediments and gooseneck lighting. The storefront without the pediment was to retain the strip lighting. Finally, it was recommended that since there would be no sign under the gooseneck fixtures, that the lights should not be utilized.

Mrs. Boratyn made a motion that the gooseneck fixtures remain on the storefront without a sign, but not be illuminated at night. Mr. Hudson seconded the motion.

(Mr. Hansen called the roll. Mr. Beougher voted "no." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

7. 7100 EAST LIVINGSTON AVE, REYNOLDSBURG, OHIO: APPLICANT: CHRYSTAL L KIDD (5453DR) NEW GROUND SIGN

Mr. Johnson was present to represent the applicant for the ground sign.

Mr. Hansen gave the background on the proposed ground sign. It was explained that the sign was permitted as a face change to an existing two-post ground sign. Since this property is not within the Community Commercial Overlay, only a sign permit needed to be secured and no Design Review Board approval was necessary. When the new sign face was constructed, the entire existing sign was clad by a sign board material, changing the design and character of the existing sign. The color of the sign was bright red. Staff recommended that in order for this sign to integrate better with the largely residential corridor, landscaping should be added to the base of the sign to help soften its appearance.

Mr. Johnson explained the construction of the sign and the graphics that were involved on the sign for the Board.

Mr. Comeaux asked if exterior lighting was planned for the sign.

Mr. Johnson stated that there was lighting already in place from the previous sign and that new fixtures will be added.

Mr. Hansen inquired about an old sign post that existed at the southeast corner of the lot. He asked Mr. Johnson if he knew if the post was on the property or if it belonged to the apartment complex to the rear.

Mr. Johnson explained that the post was on the property but belonged to the apartments behind. An easement was established on the property for their signage. He agreed that the post was unsightly and would help investigate how the post could be removed.

Mr. Comeaux asked if a motion could be made on the sign.

Mr. Beougher made a motion to approve with the condition that landscaping be added to the base of the sign. Mr. Comeaux seconded the motion.

(Mr. Hansen called the roll. Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

8. 7332 EAST MAIN ST, REYNOLDSBURG, OHIO: APPLICANT: JACK SUN (5454DR) EXTERIOR BUILDING COLORS, GROUND SIGN FACE CHANGE

Mr. Hansen explained the changes that already been done to the exterior of the building. These included painting of all the red trim, roof, and light fixtures on the building to a dark green. The appearance of the building had increased dramatically as the red that was previously on the building had faded to pink. It was also explained that the ground mounted sign that currently had a blue face with white lettering was desired to be updated by the applicant. The proposed sign face would have a dark green background to match the building color and white lettering. Staff recommended

approval of the proposed building colors and sign face as they improved the character of the Olde Reynoldsburg Historic District.

Mr. Sun explained the different parts of the building which would be painted dark green. One piece that would be painted green but was not being shown in the current pictures was a six inch cornice piece just below the gooseneck fixtures. The Board concurred that this piece should also be painted green.

Mr. Beougher asked about the base of the sign and what was Mr. Sun's intent on repairing or finishing-off the sign. He noted that the faux brick effect needed maintained, but preferred that another treatment was applied to the base instead like painting it green or black.

Mr. Sun suggested that if the Board would approve, he would build a real brick base for the sign.

Several members of the Board explained that the brick base would not be necessary and that if the base could match the sign using a dark color that would be sufficient.

Mr. Hansen suggested that if the applicant wanted to pursue a brick base for the sign, that it subject to Staff review and approval and conditioned with the Board's approval.

Mr. Beougher made a motion for approval with two conditions – that the applicant paint the base of the ground sign green, black, or construct a real brick base subject to Staff approval; and that the six inch cornice piece is also painted green.

Mr. Hudson seconded the motion.

(Mr. Hansen called the roll. Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

C. ADJOURNMENT

This meeting was adjourned at 7:23 o'clock, p.m.

Jim Comeaux, Chair

Matthew Hansen, Planning Administrator