



MINUTES

DESIGN REVIEW BOARD THURSDAY, SEPTEMBER 1, 2016 7:00 PM

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

A. CALL TO ORDER

PRESENT: Hudson, Bowman, Hicks, Carr, Cullinan
ABSENT: Zollars, Sampson

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – August 4, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Vice Chairman Bowman: If you are speaking tonight, please stand and we will swear you in. Raise your right hand. Do you swear or affirm that the testimony you give in front of the Board will be truthful? If so, please answer, "I do." (*Audible "I do's."*) Thank you, you may be seated.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **8119 E. Broad St.; Application #174080; Applicant: Adams Signs; Business: Sally's Beauty; Signage**

Mr. Snowden: Thank you, Mr. Chairman. Item one is 8119 E. Broad Street - Sally's Beauty - Signage. Application: #174080 - Certificate of Appropriateness. Location: Property is located on south side of E. Broad Street, east of Waggoner Road. Existing Zoning: CS - Community Services District. Request for certificate of appropriateness for new signage. Current Use: Retail Sales. Applicant: Adams Signs. I am not going to read through the Staff Report. It may look familiar to you from our last meeting. The applicant applied at the last meeting. The conditions applied at the last meeting of the Board were found to be unacceptable by the applicant. The applicant has submitted revised drawings to better reflect the actual conditions of installation, and is requesting the Board approve the sign as submitted. As you will recall, there were some issues with where the signage was being located. Staff supported conditions that the Board put on, but there was push back from the property owner and the tenant regarding a couple of issues. One was is that is they were to

center the signage as requested by the Board, that would have placed the signage into another tenants area, which was causing issues with lease agreements and so forth, for the tenant space. So, Staff can support their revised drawings. What happened here was, they took a photograph at an angle, and that rendering did not accurately describe how this is going to look. What has happened here is they have divided a tenant space in three, and they have further subdivided of those spaces in half. So, this is a sixth of an area that was designed to have three small shops. Basically, there are two things that the applicant would be satisfied with. One is what they submitted here. The other was placing the signage over the step backs and having a raceway that came out and went over that architectural detail. Staff did not support that because I feel it breaks down the architecture in a way that it was not intended to. And, it places signage in an area that signage was not intended to go. And, it would not look right because it would extend really far from the facade of the building. So, that being said, I can support the revised drawings because I feel when you look at it, it is not too close to that vertical belt course you see there, they just did a poor job of rendering what it was actually going to look like. At the next month's meeting, expect to see Pearl Vision, who has the tenant space immediately to the left, or east, of what you are looking at here, and they have signage centered over their two bays of this as well. Trying to give you a better idea of what they are proposing. They are just requesting that the Board approve it as submitted. I support it, and with that would be happy to answer any questions of the Board.

Vice Chairman Bowman: Thank you Mr. Snowden. Any comments or questions.

Mr. Hicks: Mr. Snowden, just from looking at the architectural details of the building and that space that they designed, it appears that would have been one tenant space and they sort of subdivided this into a sixth, and that is what is causing, it just doesn't look like the building facade is there to accommodate that full width of the store front. You have a vertical architectural element that is dividing it.

Mr. Snowden: It was not intended that way, Mr. Hicks. You are absolutely correct. It is a situation, and I am not saying I am right or wrong, the fact is, I am sure that the property owner did this because of the way that the leases were being signed with groups needing specific amounts of space. It is kind of like a jigsaw puzzle, trying to fit it together. That is why they did it. Whether you agree it is good architecturally or not. Again, I am in agreement with you that it is bad architecturally. But that is why they did it.

Mr. Hicks: What would be preventing them from further subdividing that space into another sixth, and then are they entitled to another sign if they further subdivide. I am just curious how that process works. If the store fronts were previously approved, and then they have the ability to subdivide. Or, how many subdivision can they do of each space?

Mr. Snowden: The answer to that is they are going to be bound by restrictions of the Building Code. They are not going to be bound by restrictions of the Zoning Code. They are being bound by Building Code requirements for access and egress, and so forth. That is going to determine how small a space can get. But if your question is, could they have additional spaces of this size? The answer is, that they could. The zoning code is written this

way. It says one sign per tenant for wall signs. That is what it says. I think we could all agree that makes sense in a majority of cases. It does not change the fact that additional subdivision and additional tenants being added could entitle them the additional signage.

Mr. Hicks: I guess my only comment then would be that the Design Review Board would then have the responsibility that if they did divide another space that really made a sign that does not benefit the area, that that would be something that we would have the authority to just reject. I think the way they are showing it works now. But if they continue to subdivide in ways that their architect is not prepared to accommodate, that we may have issues with further tenant signs. I don't know if you want to forward that on to the developer that they need to keep an eye on little details like this and that if they intend to just subdivide anything they want, and that no matter how bad the sign looks that that tenant is going to be entitled. And, if the sign does not fit, we may have issues.

Mr. Snowden: Mr. Hicks, I will pass that along to the property owner in a verbal conversation. The fact is that the Board is absolutely empowered to withhold a certificate of appropriateness for signage that is not consistent with the building architecture. Let's say the applicant was trying to place a raceway for that step back, the Board would be fully empowered to say it is not appropriate architecturally, therefore Certificate of Appropriateness not approved and zoning Sign Permit can not be issued. That is just a fact. Whether or not they are entitled to it by the code in terms of the area, and the number of signs, they still must go through this process. It does not entitle them to keep subdividing and put up signage in a way that is really harmful. And, my take-away from you just said would be that they are kind of at their limit right now.

Mr. Hicks: When you design the building to be able to accept that. I think they ran into here where they are right at the limit where they are almost out of wall space and they have an architectural element in the way of their tenant sign. They make it work on this particular tenant space, but it did not look like it worked the first time it came. And we are trying to give them common sense ways to overcome that. I would just remind them that they need to be paying attention to those details because we are.

Vice Chairman Bowman: I will entertain a motion,
(Vote)

Mr. Snowden: I will provide that information to them in writing, and I will also convey the consensus of the Board which is to be careful of these small signs in these small tenant spaces that are being used in a way that they were not designed. I will convey that to the property owner. They have not rented every space in that shopping center, so we will continue to monitor this going forward.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tyler Cullinan
SECONDER:	Steven Hicks, Board Member
AYES:	Hudson, Bowman, Hicks, Carr, Cullinan
ABSENT:	Zollars, Sampson

D. NEW BUSINESS

1. **7679 E. Main St.; Application #174463; Applicant: Chuck Kirk; Business: Rev Cafe; Minor/Exterior Modifications - Historic District**

Mr. Snowden: 7679 E. Main Street - REVCafe - Minor Site Plan - Historic District. Application: 174463 - Certificate of Appropriateness. The property is located along the south side of E. Main Street, east of Graham Road. Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay. The request for certificate of appropriateness for exterior modifications to a site in the Historic District. Current Use: Eating or Drinking Establishment. Applicant: Chuck Kirk. The applicant is requesting the Board review and approve a certificate of appropriateness to modify the site of an existing commercial building within the Historic District. Neighboring properties are developed with other commercial businesses also in the CC District. To the south, the property is adjacent to single family dwellings in the R-3 District. This lot and all neighboring lots are within the HD - Historic Overlay District. This item was referred to the Planning & Zoning Division from the Code Compliance Division. The fact that a patio was at this location. Following research, the Planning Administrator found evidence that the last site plan approval of this property in 2007 indicated that the current patio area was to be used as a drive aisle for vehicles. Staff made contact with the applicant to explain that this change would have to be approved by the Board and a new minor site plan review would be required by Staff. Although a minor site plan is required, Staff has already made preliminary contact with the City Engineer and Truro Township Fire Prevention Officer. Both are comfortable with the general location of the front patio. The applicant has also indicated they would like to use another concrete pad on the east side of the building as a patio. This area was approved as a dumpster location on previous site plan approvals, and Staff's position is that it should remain as a dumpster area. When the Planning Administrator and Code Compliance Officers first made contact with the applicant, the applicant was using shipping pallet material to mark the limits of the patio area. Staff felt that material was not consistent with the requirements of Historic District, and the applicant elected to remove those features prior to this application. Staff suggests enacting conditions to specifically prohibit this type material in the future. Staff is aware that the applicant has constructed a sand volleyball court at this location as an accessory use. This is not prohibited by the Zoning Code, but Staff would like to remind the applicant that any addition of structures such as bleachers, sheds, lighting poles, etc., would require specific approval of the Board. The Board should apply the standards for design review and determine if the proposed modification enhances the

characteristics of the Historic Overlay District. Staff's recommendation is that the Board approve the application for a certificate of appropriateness on the following conditions: That existing dumpster pad area on the east side of the main structure shall not be converted to patio use. That no railings or other similar features be constructed in the front patio without approval from the Board and/or Staff. That no other structures such as sheds, bleachers, or lighting poles be constructed in the area of the volleyball court or elsewhere on the site without approval of the Board and/or Staff. With that, I would be happy to answer any questions of the Board, and I think the applicant is in attendance tonight and I don't know if they have any comments that they would like to make when it is appropriate.

Vice Chairman Bowman: Is there something you would like to add to what Mr. Snowden said? Are you Mr. Kirk?

Mr. Kirk: Yes.

Vice Chairman Bowman: Welcome.

Mr. Kirk: Hi, how are you guys? When I bought that building, and I am sure you live in Reynoldsburg, that is how you are on this board, that building was in horrible condition. It was in a falling down status, almost. And yes, we checked with the Fire Marshall and such, because I was not comfortable at any level with a three year old kid or something running out of that front door, and that being a drive thru pad. This was all brought to my attention out of installing some pallets, if that makes sense. I was trying to make some perimeters, do some decorations on the patio. When I originally got the ok for the grand opening, I had that as a patio. So, I came back to find that I'm in violation of something. You know what I mean? I was open and I had chairs and tables out there, when I did the grand opening. So, I wanted to double check with the fire marshal. Lt. Posey did come out. I passed. He said this building is one of the safest building in Reynoldsburg. Gave me a compliment. And as he mentioned, agreed that I would not want to see a child running. That patio is located literally into the front door of the main entrance. What a lot of people think is that the main entrance is the porch, and it isn't. Actually, the main entrance is between the big silver cylinders. There's a couple of doors, and those cylinders actually wrap out about thirty inches, to almost three feet. So, a child could essentially run out there. This was all brought to my attention and I definitely do not want people to be able to drive through there. That is why I put tables there in the first place, to separate those parking lots, if that makes sense. The only addition I want to add is, I am very funny about fences, and I like stuff to be open, and I like stuff to look nice as you drive by. And, I remember when that was Mahomberry back in the day, because I owned the houses across the street. That dumpster on the side was probably the biggest eyesore that you could have with the opening that was on there. Any of you that have driven down Main Street at all, the fence was half rotten, we had to sit there and watch it deteriorate for five years, and a boarded up building. And so, what I wanted to do, for our activities, I moved the dumpster to the back. There is also a smaller concrete pad. I am not operating at the level Monhollen did. It is actually a church kitchen open to the public. Girl scouts have cookies and churches use the kitchen. Our mission is to help people that are struggling with

addiction. And, as anyone knows, heroine is now #2 in the nation for overdoses. We are losing a 19 - 27 year old every three to four hours now. The congregation is made up of folks in recovery that are indigent, as opposed to you dropping us money, we wanted to serve you. It also fits into the recovery guidelines of being self supporting. The more opportunity I have to entertain, the more opportunity I have to socialize, the more entertainment I have. And also you don't all see there is a tour on that side of where the dumpster is that goes out to a little pad. We made that a game room. That is a game room, babysitting room, and all that good stuff, and it has a little flat screen. I like that flow to eventually have that as a patio. I think it will set a beautiful stage to be able to put some flower pots over there, have some additional seating, also, there in the front so it kind of wraps around that side, and as you said, I put a volleyball court up. One of our top priorities in recovery is sand volleyball. We have three teams that actually play tonight. I would appreciate it if you would allow me the opportunity to make that old dumpster site a nice patio as well, with the same kind of materials that I used out front.

Vice Chairman Bowman: Any questions from the Board for Mr. Kirk.

Mr. Cullinan: My question is for Mr. Snowden. Changing the use from being a drive aisle to a patio, do they meet the applicable parking?

Mr. Snowden: They are not decreasing any of their parking spaces.

Mr. Cullinan: In Columbus, for example, having a patio...

Mr. Snowden: Ok, Mr. Cullinan, I think your question is, Does their patio increase their parking requirement? The answer is, the way parking is calculated, the patio does not count. The way it is phrased, you could argue that maybe it did.

Mr. Cullinan: Generally, the way it is interpreted.

Mr. Snowden: Well, I haven't because mainly we have not had any. But, it is something that needs to be considered in the future. It is an outdoor space. The fact of the matter is, the way the Code is written now, it is based off the square footage of the structure, and the patio is not meeting a definition of a structure or building, per the zoning code. It is something that should be considered, but I would not feel comfortable saying that he has a 24x24 and now I'm not going to approve his zoning certificate because he does not meet his parking requirements.

Mr. Cullinan: In other areas I know it would be a concern.

Mr. Hicks: The application is for two patio spaces, and one patio space has been used as a patio, as a practical means, and the other patio space was a former dumpster pad that now you want to use as a patio?

Mr. Kirk: Yeah, basically what I am trying to do with this is be efficient and kill two birds with one stone. As Eric brought it to my attention that this is actually zoned in 2007, as a pass thru. And I am into separating that because I do not want a kid to come running out of there. Well, as we went through what else was in that building, that is one of the things that I brought up, was is that acceptable, on the side, to beautify the side as well. I would like to landscape over there a little bit. And, once I get all of that repainted, I would like all of that

to flow. I have tucked the dumpster back against the neighbors garage. There is a nice little square pad and I have a smaller dumpster. They had a big dumpster and wood privacy fence with the gates that open. It also, I just learned, my storm drain that is there, because of that as a dumpster site, they actually used the wrong piping in the parking lot. They used the gutter piping to come from the yard over, and because of the heavy garbage trucks, they have softened that pavement and crushed that a little bit. I found out the hard way. I have an extra sub pump in the back and it shot all the way to that. And, if you look at the trail, which you can not see, it is from where those trucks were going in there and getting those dumpsters. So, it is not a very efficient spot, even for the parking lot. It is not a good location for a dumpster.

Mr. Hicks: So, your second patio space, is there a door that accesses that space directly?

Mr. Kirk: No, it does not have its own door. There is a side door that goes over to it, but you would literally walk over to it. Where the concrete butts up against the building, there is no door there.

Mr. Hicks: Where you at some point fencing off the front patio with pallets? I do not understand what the issue was with that.

Mr. Kirk: What happened was, I started, these pallet decorations are everywhere. I started making some decorations and getting ready for fall. You could build a house almost out of a pallet now. I saw that and I designed a couple of little corners and I screwed them together for decorations, set flower pots by them. I was doing a literal survey to any customers that stopped in, and I got a lot of compliments about them, to be honest. That is how I learned, from the pallets, that was really a pass thru from '07. In my mind, when Fred came out and gave me the thumbs up, the Occupancy Permits, you are good to go, start serving food. I never dreamed in a million years that that would ever be used to go across there. And, it is not safe, it really isn't. If you look at those big silver cylinders, like I said, a kid just comes blindly. I have five kids and I would love to tell you that none of them run off, but they do. And, if they shot out that front door, and that was able to go across, and you hit one of those kids, I definitely will transfer that liability to whoever told me I can't make that stop. You know what I mean?

Mr. Hicks: I'm starting to complete a circle here. So, you want to have that space be a patio space because you think as a drive through/drop-off space, like in front of a hotel or something like that, that it is unsafe because the door is right there.

Vice Chairman Bowman: Yes.

Mr. Hicks: And so someone passing from one parking lot to the other parking lot...

Mr. Kirk: Well, I am a church cafe, so I am very kid friendly. I could have six to ten kids there at any time. We also host the program "Young Life." I do not know if you guys are familiar with that. Young Life actually has their club night there. And so, I will have in the neighborhood of 50 high school kids there with their leaders, going in and out of those doors. Their parents pick them up on the side. That is another reason I want that side too. For like a little social area so that they do not have to feel like they are just sitting in front of the

building. We have the volleyball net up now. And that little old dumpster pad, that would look horrible with a dumpster.

Vice Chairman Bowman: On the east side of the building?

Mr. Kirk: yeah, that one would be nice just to have some additional seating so if you wanted to sit over there, talk privately, we could section the kids over there.

Mr. Hicks: It appears you have two parking areas. The smaller parking area, that is closer to the porch or something, to the west. So, my question is, why would there have been a drive lane in there in the first place, and those spaces are all full in that parking lot, how do they get to your second parking lot.

Mr. Kirk: They have to exit and go back out on Main St. If I get to that level, I would be efficient enough to have lot full signs. You know what I mean, if I am having an event, and that lot is full, I would tell them the lot is full and position them over there. You know what I mean?

Mr. Hicks: My only other question would be, where is the volleyball court and is that a use that was already permitted.

Mr. Kirk: Do you see where I have written "parking"? Ok, if you go to the edge of that "p", it is right there.

Mr. Cullinan: Right where he is showing us on screen.

Mr. Snowden: Mr Kirk, look at the screen, it is in this area.

Mr. Hicks: Is that volleyball court dug out with sand or anything?

Mr. Kirk: Yeah, we topped it with sand.

Mr. Hicks: You topped it with sand?

Mr. Kirk: Yeah. I did not dig it out or anything, I just topped it with sand to make it more recreational.

Mr. Snowden: Mr. Hicks, according to the site plan from 2007, with the previous Monhollen Brewery, was that they were using that front area, where the front patio is proposed to be located as a valley parking area. That is what they did. So, that may have been the rationale for it at the time.

Mr. Cullinan: It seems like it would have aligned with that.

Mr. Kirk: In addition for me, I thought it was a different material separating the two parking lots, that I never dreamed that it was a valet parking that would have been used for that. I just took for granite that that concrete was poured there as a patio, for that business.

Mr. Hicks: I do not have any more questions, Mr. Chairman.

Vice Chairman Bowman: Ok, thank you Mr. Hicks. Mr. Kirk, so the dumpster is currently in the back, correct?

Mr. Kirk: Correct. There is an entire alley that comes around. It goes all the way behind those buildings.

Vice Chairman Bowman: I have a question for Staff. You may have explained this, but can you elaborate a little bit more? Are you recommending that he move the dumpster back to where it was on the east side of the building?

Mr. Snowden: I think that the idea was to limit the amount of areas being used for patios, just so that we don't get carried away. I think that was the purpose of it. I have not been back to review the rear dumpster area. Again, anything that is back there needs to be screened. Although the fact that it is screened by the building, I did not go behind looking. It was not on my radar at the time, until I really sat down and looked at the plans again.

Mr. Kirk: You can see where the dumpster is if you look in the back there. It is that little square to the right, where you see that guys garage along the alley. I think Monhollen used that as a grease catcher. I don't need a grease catcher with what we are doing. We have met all of our Health Inspector, and all of that good stuff. So we are fine with the way that we transition our grease. We actually recycle it to someone who actually recycles it into go green products and stuff of that nature. So, I use that as the dumpster pad. I want my dumpster on the alley. I did not want it on the side of my building. I thought that would look trashy.

Vice Chairman Bowman: Is there anything else?

Mr. Hudson: I have a question. Mr. Kirk, the volleyball court, is there any back stop for the balls that might by chance get out onto Main St.?

Mr. Kirk: Not at the moment. I am looking into a possible net around three sides of it. But I'm not sure yet if I am going to be able to do that.

Mr. Hudson: That's the only thing I was concerned about. I saw it and drove by it. If a volleyball goes out on Main Street, now is it going to cause issues with traffic? Kids could go chasing after the ball.

Mr. Kirk: We monitor it. You can not just pull up and start playing at our building. It is like a league. You have to sign a waiver. You have to be educated on how to play volleyball. We ask if they know how to play and if they have played before. We are not going to just let somebody show up. If I caught somebody out there playing volleyball, I would ask them to leave.

Mr. Hudson: You take one kid that powers a ball over and it is missed, it ends up on Main Street.

Mr. Kirk: We are looking at some netting options, but I want it to look good. I do not want it to be an eyesore. I live here too. I have 27 houses. Twenty-five of them are in Reynoldsburg. I do care about the City. I remember when Lancaster to Waggoner looked like a stretched turn. Back in '06 I took 7480 and made it Little Rev Studio. I have the big white house next to it. I have the green house next to that. I have been slowly doing everything that I can to improve that area. Folks would have never came there, even back when I bought that little house. Believe me, if Rev Studio did not look like I did, the insurance guy across the street wouldn't have started fixing his up. I cleaned it. I did all of that trim at Connell's. I use to occupy that space above there before Monhollen's building was offered to me. I redone all of Charity's woodwork all across the front of that building. I painted the front windows. Made it look nice. Made it look like a building like it should. It is up to her, I have been for almost two years. I don't own that building.

Mr. Cullinan: I was wondering about the dumpster. Did the site plan that was approved in '07 have it in the current spot that is being proposed. If we are changing that location, do we need to approve that dumpster location, per the code?

Mr. Snowden: Mr. Cullinan, what you would want to do, if the Board was comfortable with allowing the pad there to be changed to patio use, simply ignore the condition that I stated there, and approve that as submitted. That is what Mr. Kirk has submitted for. He submitted to make the change for both. With regard to the back, I can look at it. If I believe that it needed to be fenced off at the back, we can work with Mr. Kirk. If you read the Code, it says it can be screened by a portion of the building. So, you do not have to put a fence around it and have the fence up against the building. That does not make a lot of sense. I would be happy to look at it. It would be something so minor, again I think Mr. Kirk is accurate. They probably had a second trash location, grease trap, or some other service structure back there.

Mr. Kirk: I just want my building to look nice. I am not a millionaire and so therefore I cannot make everything appear beautified in one summer. I would love to, and unfortunately every single thing that I tend to do gets scrutinized more than anyone that I have ever met in my life. All I am trying to do is address the issues up front. Because, as soon as I put a table out there I will be right back in front of you.

Unknown Speaker: I am trying to get the location of the volleyball court. Is it between the middle two lights?

Mr. Kirk: Centered between the second and the third light. You don't want to get crazy and spike. You could probably get that ball to Main Street, but if you are having a friendly game and you are trying to get out there and have some fun and get some exercise, and a few laughs, you are going to be fine.

Vice Chairman Bowman: Anything further?

Mr. Hicks: I guess I am unclear. Is the volleyball court part of this submission because it is not indicated. I guess Staff could answer, because it is a temporary basis?

Mr. Snowden: This is a great question. I have been asked this multiple times in the last few weeks. The fact is, the Code, in Chapter 1193 for the Historic District lists patios as a required review item for the Board. It lists landscape changes. It does not list recreational equipment. And so, the debate that I had between myself and our internal staff was, could we term that a structure? We felt that we could not. We felt that simply putting the posts in the ground, and putting the sand down, did not constitute a significant enough change to the site. The reason it was for patios is because patios are specifically called out in the Code. Sometimes, with this sort of thing, you are dealing with the gammit. You are going from someone who puts up a temporary post, and a net, all the way to something that could have a structural element with bleachers, benches, and so forth. My intent, in consultation with my team here was to limit it to what is there, and not go any further with bleachers, and sheds, and such, without board approval. Just so Mr. Kirk knows what the limitations are and we don't have to go back out and make contact with him, and all that stuff. Everybody knows that what is there is kind of the limitation. I don't like the design review process to be used as

a catch all for things that are no in the Code. I think it should be well defined, what it reviews, and what it doesn't review. I am working on Code changes to put a finer point on that. I don't think that it should be used in a way to say that anything that changes on a commercial site has to go to the Board, so that allows us to control everything. I dot think that was the intent to give our review process that wide. So, that is my interpretation and I am trying to apply this consistently across he Historic District.

Vice Chairman Bowman: Is there anything further? I will entertain a motion and will remind the Board that if you have any specific conditions that you should mention them.

Mr. Hicks: I would like to move that we table this issue so that the applicant could continue to work with Staff so that they could continue to resolve some of the issues or questions that I personally have with the application.

Vice Chairman Bowman: A motion has been made. Do we have a second to table?

Mr. Kirk: What are we tabling guys. What is the issue?

Vice Chairman Bowman: There has been a motion and a second and we have to vote.

Mr. Snowden: Hold on Mr. Bowman, I am sorry to interrupt you, Sir, but you should allow some discussion, I have a question. I think we should tell Mr. Kirk, and I want to know what issues you want to work through. Let's clarify that.

Vice Chairman Bowman: Mr. Hicks, do you mind clarifying your motion.

Mr. Hicks: I would like clarification. For starters, you have two parking areas, and the parking area to the west is very narrow, and those parking spaces are angled as if that was designed intentionally before to be a one way. And then, that parking traffic should have, it appears, based on this design, crossed over that drop off space where you have a patio now, so that if somebody cant find a parking spot, they make their way over to the larger parking lot, and they can park there. And so, at this point, I see that, and it is in the Design Standards at number 9, that the vehicle environment shall include those provisions which enhance vehicle movement, onto, within, and off the site. I don't like the idea, I have been in that parking lot before. It gets a little tight if you have to back up from and angled space like that, get back out onto Main Street, and turn right again to access your other parking lot. I just think there is an issue with that structurally. Secondly, I have an issue with having a patio, and then you are asking for a second patio. It is not entirely clear to me how that is accessed, or how that works with the rest of your site plan. Thirdly, I would just like to see a more comprehensive plan that accounts for some of these other things that you have eluded to in your comments, that you are interested in doing. Even if those things are phased, so that you do not have to keep coming back here every month to add an item to your site.

Mr. Kirk: I don't need to come back. I just want to have two patios. And, I want to decorate them during seasonal as needed, or on an as needed basis when I have 50-60 Young Life kids there, a place for them to socialize, a place for them to flow. If you have been in that parking lot, then you know that it easy to turn around. So that is not true at all. There is a big open space up in the front that allows you much flexibility, and I the front of both of them, along the sides of the porch. There is at least a two car interval at the front of those porches, on the

left and the right. So, there is ample space to turn around. Do you have to back up? Yes, you do. But, that is much more advantageous keeping those cars on each side of that lot, than someone traveling across the front of a pad that is a separate concrete structure, in a place that does not serve alcohol, and is kid friendly, than create a liability. I would rather you hit reverse, as a licensed Ohio driver, to find a new parking spot, than to risk a child's life.

Mr. Hicks: My other comment would be, it appears if you moved the former dumpster to what was a grease trap pad, it certainly appears to be a better placement of the dumpster. My final comment would be that I do have concerns with a temporary...

Mr. Kirk: What do you want me to do? What is your idea of a big concrete pad on the side of the building since you like my dumpster moved. What would you like to see there at my building?

Mr. Hicks: That is not for me to...

Mr. Kirks: Well, you are giving me a suggestion that you don't want a patio there, and you are ok with the dumpster move, that's awesome, what would you like to see on the side of my building where I have a big concrete pad just sitting there, open? You are taking away my flexibility design, the building that I purchased? My own building? That would be like me coming to your house, "Hey I like how you have moved your trash cans to the back of your house, but I would really like you to cut that tree on the side of your house. I do not really care for that." You think you are going to entertain that conversation.

Mr. Hicks: That is the point of this Board. And, I would like to continue my comments. My last comment would be the sand volleyball court, and I understand Staff has been reviewing this and it is not covered under the zoning, but it is a use. And, if it was somehow dealt with in some kind of comprehensive way where it was screened so there were no safety concerns of the balls traveling across the street. I know that the Middle School, Hannah Ashton, has a playground. It is fenced so that the balls do not make it out onto Jackson Street, for an example in the community. I just don't think that the application, as submitted, really gives me enough information to say that these changes that you are proposing, or may want to propose in the future, fit the character of the community, and deal with some of the issues that this property has. I understand you acquired this. You did not design this from the beginning, and you are trying to make the best of the property...

Mr. Kirk: It could have been another Dollar General for us.

Mr. Hicks: I am not trying to be offensive, but I am trying to say that I would like some of these issues to be thought out a little bit more, and I am not comfortable approving the application as submitted and that is why I recommended tabling the issue.

Mr. Snowden: From a procedural standpoint, Gentlemen, I would like to remind you, let's site a specific section as to why we are not approving it fully. If there is a specific thing you are not comfortable with, let's site one of the sub sections of either 1103, or 1193. Just a procedural thing when it comes to the voting portion.

Mr. Hicks: I am recommending tabling due to my concerns with it not meeting 1103,

specifically Item 9 with Vehicular Environment.

Vice Chairman Bowman: Is there any further discussion on this motion before we vote.

Mr. Carr: I would like to have a little discussion about that parking lot issue. I think, when you look at the overhead that we have on our printouts here, there is a car sitting in that parking lot, and I think you can get a better perspective about the amount of room that there is to turn around. I fully understand what you are saying about it being odd to have those parking spaces angled towards the entrance to get out. But, to Mr. Kirks point, when you do look at it from overhead, there does seem to be quite a bit of room there to turn around. I don't know that we need to table the issue because of the parking lot. I think, in my opinion, there is obviously some gray area there about the volleyball court. But that is not up to Design Review, I don't think. Really, what is before us is the two patios, right?

Mr. Kirk: I called before I put the volleyball court in. I asked because I knew. I sought permission. I said I am going to have sand delivered, I am going to have a beefier pole than a yard pole for stability. You guys know, if you ever had a weekend party, if you buy one of those ones from Target, they are laying in your yard within eight hours. I din no want something to just lay there. I wanted something that would be useful and ongoing, and look like a fun family friendly place. This was my goal, and to further my mission of letting people know what our cause is about, we are a cafe church. It is kind of new to the mid-west, it is a little bigger on the west coast or east coast. But here we are trying to table the issue of addiction, and that is what we do. So, your support is greatly appreciated and we are trying to have fun in our facilities. We have a little game room where you babysit with X-Box. We serve ice cream. If they can's afford it, we give them ice cream. That parking lot tends to be Young Life. Those kids and their parents get a lot of enjoyment over there. They pick them up. They drop them off. They hang out there until their parents show up. They all go out there with their leaders and stuff.

Vice Chairman Bowman: Mr. Hicks, does having the car there for scale and reviewing that, does that in any way influence or change what you want discussed with the applicant and staff?

Mr. Hicks: Those two areas with the parking lot were designed for cars to enter on the one side, near the monument sign, drop off a guest, and if you wanted to park there, that you would cross over that drive drop off, make it to the other side of the parking lot there, and park on that side.

Mr. Kirk: And you are right, it was designed for a bar that served and valet parked adults cars and served adult beverages. So, you are right, that was slated for that issue, for a bar. So, I am not a bar. But you are right, in '07, it was slated for a bar.

Mr. Hicks: But if you have enough people to fill two large patios like that, you are telling me that you are not going to have any traffic circulation issues?

Mr. Kirk: Young Life is a high school program, and most of their parents drive them and drop them off. And I left my car out there on purpose. That is my silver car.

Mr. Cullinan: I think you said on the north side there was some space before the first parking

stall, right? How far is that? I am just trying to visualize a truck making a turn.

Mr. Kirk: On the left side where my car is, the silver car, that would be the truck turn around. It is the largest. Probably two and a half to three cars could fit there. That sectioned off spot is the handicapped spot. When we did the Red Cross blood drive, a of people got dropped off. We had a lot of people walk up from local businesses. They signed up on line. And, they put the bus on this side. We have an event parking sign that we put out, so if our normal patrons come in, they come in that first parking lot. If there is an event, we put that down by the street so that people go where the event is. We are more of a social drop off, have a good time, get your life back on track, facility. With a big event, I could probably say it could get a little congested. In Young Life we have trained our parents.

Mr. Cullinan: What is on the west side of your building, to the right of where this image is? Can you drive through there?

Mr. Kirk: No. It is actually the HVAC. It should be a rooftop unit but it is on the ground. That would be nice, but it actually services the basement. That lower level holds 98 people, but that unit is big enough to serve that entire building.

Vice Chairman Bowman: Any other comments or questions before we have Mr. Snowden call the roll?

Mr. Snowden: Mr. Hicks made the motion to table, and Mr. Hudson with a second, is that correct?

Vice Chairman Bowman: That is correct.

Mr. Snowden: Mr. Carr.

Mr. Carr: No, I vote that we do not table it.

Mr. Snowden: Mr. Cullinan.

Mr. Cullinan: No.

Mr. Snowden: Mr. Hicks.

Mr. Hicks: Yes.

Mr. Snowden: Mr. Hudson.

Mr. Hudson: I am going to change mine to no.

Mr. Snowden: Mr. Bowman.

Mr. Bowman: No.

Mr. Snowden: One vote in favor, four votes to not table, with that the motion did not carry and I will turn things back over to Mr. Bowman.

Vice Chairman Bowman: I will entertain another motion at this time.

Mr. Carr: I understand all the issues at this place, but what is before us really is approval of the two patios. Personally, I have no problem with the second patio on the side. I understand Mr. Hicks concerns with the parking lot, but I motion that we approve as submitted.

Vice Chairman Bowman: Do I have a second?

Mr. Cullinan: I have a question. The staff recommendations for number two and three, are we carrying those as part of the motion?

Mr. Snowden: If you accept as submitted, number 1 is the main one that is a change from

what the applicant submitted. If you are submitting, you are not putting in there the specific requirements.

Mr. Carr: I will clarify my motion. Accept as submitted also taking into effect Staff recommendation number two and three.

Mr. Kirk: I have no intention of putting bleachers. I am not going to junk that side up. I want to keep it clean. I may look into some safety nets.

Vice Chairman Bowman: We have a motion to approve with the clarifications that Mr. Carr has spelled out for us. Do we have a second?

(Vote)

Mr. Snowden: Very well. Four votes in favor. The application is approved on conditions two and three listed in the Staff Report. I will provide Mr. Kirk with a Written Letter of Action. Mr. Kirk is going to need to submit for a Zoning Certificate and a Minor Site Plan, and I require two sets of plans to confer compliance for what you got approved for. That is an administrative permit that I am going to issue to you.

Mr. Kirk: For patios?

Mr. Snowden: For everything that was approved here tonight, I am going to issue a Zoning Certificate saying that you have zoning approval for what was approved here tonight by the Board.

RESULT:	APPROVED [4 TO 1]
MOVER:	Richard Carr
SECONDER:	Tyler Cullinan
AYES:	Hudson, Bowman, Carr, Cullinan
NAYS:	Hicks
ABSENT:	Zollars, Sampson

2. 6505 E. Livingston Ave.; Application #174364; Applicant: Jimmy Craig; Signage

Mr. Snowden: 6505 E. Livingston Ave. - Blacklick Plaza - Signage. Application: #174364 - Certificate of Appropriateness. The property is located on the south side of E. Livingston Avenue between Briceton Drive and Baldwin Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. Request for certificate of appropriateness for signage. Current Use: Commercial Shopping Center - Various. Applicant: Jimmy Craig. Some of you may remember that the applicant applied last Fall to reface that top sign there, and basically fix the tenant panels. The applicant is coming back to revise the tenant panels to a new design. However, they are not providing Staff with information on what the materials are, they are not providing a specific drawing on how big that is and whether it is increasing or decreasing over the illuminated panels, and they have given no indication on how it is illuminated. The application is from a previous submittal, but it does not reflect what is actually being shown in this image. With that information, if the applicant had been here tonight, they could have clarified what exactly they are proposing. I think if they are just proposing some brushed metal that has kind of a garage type feel to it, with unilluminated panels of vinyl, Staff could support that. Unfortunately, I do not have that information to get back it, and so I would have to change my

recommendation from what is in the report and state that I would recommend tabling and get in touch with the applicant and ask that they provide a written statement of what they are proposing, or at least attend the meeting. And they do receive a reminder of the meeting on the week of the meeting.

Vice Chairman Bowman: Any discussion? If not, I will entertain a motion.

Mr. Hudson: I move to table.

Mr. Cullinan: I will second and the reason being that we do not have clarification on what is happening.

Mr. Snowden: To clarify from Mr. Hudson, we are tabling to the next regular meeting?

Mr. Hudson: Yes.

Mr. Snowden: Very well, I will get in touch with the applicant and provide a written statement of the Board's feedback.

RESULT:	TABLED [UNANIMOUS]	Next: 10/6/2016 7:00 PM
MOVER:	Richard Hudson	
SECONDER:	Tyler Cullinan	
AYES:	Hudson, Bowman, Hicks, Carr, Cullinan	
ABSENT:	Zollars, Sampson	

3. **6830 E. Main St.; Application #174533; Applicant Bob Hoseus; Business: Fazoli's; Minor/Exterior Modifications**

Mr. Snowden: 6830 E. Main Street - Fazoli's Restaurant - Exterior Modifications. Application: #174533 - Certificate of Appropriateness. The property is located on the north side of E. Main Street between Briarcliff Road and Rosehill Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. Request for certificate of appropriateness for exterior modifications. Current Use: Eating or Drinking Establishment. Applicant: Bob Hoseus. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing commercial building. The site is developed with an existing commercial building used as a fast-casual style eating or drinking establishment. Neighboring uses include other commercial businesses in the CS and CC zoning districts, such as other eating or drinking establishments, a bank (business office) and an auto parts store (retail sales). To the north, the property abuts multi-family dwellings in the AR-2 district. All lots that front E. Main Street are within the Community Commercial Overlay. The applicant is proposing a complete refresh of the exterior with new paint. The proposed colors are shown on a provided illustrated plan. The colors accent the architectural features of the building in a manner Staff feels is appropriate. The brick water course has one color. The window frames have another color. They are not applying the paint colors in a manner that is not consistent with those details. Staff's only concern is that the "Fazoli's green" awning color may be too florescent for the location and would like to gauge the applicant's interest in another color.

The Board has been resistant to florescent colors in the past and felt that maybe they attracted undo attention. I would like to gauge the applicant's interest in another color. I do not see the applicant here. The applicant had indicated a hunter green awning. They are proposing to reface two existing cabinet signs and display the revised branding. The graphic logo shows minimal changes, with the main change being the black background. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn things back over to our chairman.

Vice Chairman Bowman: Any comments or discussion on this application.

Mr. Hudson: Awnings, you said he is going to change it to hunter green?

Mr. Snowden: Staff commented on that. We do not have a specific color requirement, so it is hard for me to turn to an applicant and suggest they do not submit for this problem. But, in this case, in noticing the colors, I did indicate to the applicant that they may need to come up with a plan B. I think they would be open to other colors if the Board is acceptable to staff choosing the color, I would suggest a condition of a non florescent color choice, example hunter green. I did not get a specific color to them. I just said non florescent and they said they were open to it.

Mr. Hudson: I would like to see a different color on that.

Mr. Snowden: One suggestion I could give would be to carry over the green color from their signage, or the Board could leave it up to Staff for a non florescent color. Both Dan and I feel that is a little too much.

Vice Chairman Bowman: I think so as well. Ok, any other comments? I will entertain a motion. Mr. Snowden, do you think in order to lend Staff this mighty duty of choosing a proper color, that we should approve with that condition?

Mr. Snowden: If the Board wanted to leave the choice up to me, I would suggest that the following motion be made... approve the application on the condition that a color be chosen to replace the florescent color on the awnings, and that color shall be non florescent. If the Board wanted to choose a specific color, the only suggestion I could give is if you want to take the complexity out of it, tell them to choose a green that matches the green in their logo. When folks don't attend the meeting, you do not know what they are acceptable to. What I am trying to say is that I have a problem with this, and I am trying to throw it back to them to propose a solution that is acceptable and see the Board's reaction, rather than always have a solution provided by Staff. But it is really difficult when applicants do not attend.

Unknown Speaker: So, we could conditionally approve this that you could mutually work out an alternative color for the awning with the applicant, and if you guys can not come to an agreement, then the applicant could come back.

Mr. Snowden: Sure. I could refer the application back.

Unknown Speaker: If they draw a line in the sand and say they have to have the green, then they could come back.

Mr. Hicks: Mr. Chairman, I would like to move that we approve the plans conditionally upon Staff working to reach a mutually agreeable color for the awning that is not florescent.

Mr. Snowden: Very well, Gentlemen. I will provide the written notification to the applicant, and contact them and provide that information, once a drawing is reached, I will send that out to the Board by email so that you know I am following up on my delegated duties.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Richard Hudson
AYES:	Hudson, Bowman, Hicks, Carr, Cullinan
ABSENT:	Zollars, Sampson

4. **7339 E. Main St.; Application #174572; Applicant: Andrea Ramsey; Business: Main Street Wellness Studio; Historic District - Awning**

Mr. Snowden: 7339 E. Main Street - Main Street Wellness Studio - Signage - Historic District. Application: #174572 - Certificate of Appropriateness. The property is located along the south side of E. Main Street between Davidson Drive and the south leg of Lancaster Ave. Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay. Request is for a certificate of appropriateness for signage in the Historic District. Current Use: Personal Services. Applicant: Andrea Ramsey. The applicant is requesting the Board review and approve a certificate of appropriateness to erect a new awning at an existing commercial building within the Historic District. The site is developed with a commercial building and related improvements. Neighboring properties are developed with other commercial businesses also in the CC District. To the south, the property is adjacent to single family dwellings in the R-3 District. This lot and all neighboring lots are within the HD - Historic Overlay District. The applicant is proposing to erect a new awning on the north, or front, facade of this existing commercial building. Staff's research has indicated an awning was previously present at this location. The proposed awning has 5FT project from the building façade. Staff does not have any specific concerns that the color is inappropriate to the Historic District, but would like the applicant to clarify the color of the vinyl text. I think the turquoise is not a color that we necessarily have to prohibit. I think the color and the rendering is bleeding over a little bit. I want to clarify with Ms. Ramsey that the lettering is white for that vinyl. It looks like it was bleeding a little bit and was hard to read. I think it was just the image. I do not have any other thoughts unless the Board has a problem with the color of the fabric. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

Vice Chairman Bowman: Thank you Mr. Snowden. Any comments or discussion. Ms.

Ramsey, do you have anything to add?

Ms. Ramsey: It is actually the same awning that is up there.

Mr. Snowden: So, it is the same structure? So it is really a reface?

Ms. Ramsey: Yes.

Mr. Hicks: Are you going to be placing it in the same location on the building? And, when it was there before, was there adequate clearance for those of us who may hit our heads on things? I just want to make sure that it is not set too low?

Ms. Ramsey: I don't have the height. It clears the step. So, there is nothing really to hit your head on.

Unknown Speaker: It goes to the end of the steps?

Ms. Ramsey: Yes.

Vice Chairman Bowman: The front off that awning covers all the steps? Is that too far out for the Historic Overlay?

Mr. Snowden: The answer is no. Let me tell you a little bit more about this. This building, according to our GIS, encroaches into the public street. The building has been existing for such a long time. Who knows when that encroachment was made. That is typical with historic structures to have a large awning. If you look back at historic photographs of the neighboring Connell property back in the 1880's, there were store front entrances in this location, and a large canvas awning that came down over all of that.

Mr. Hicks: Could I ask Staff if head clearance for entry steps like that would be a building code issue and if the Building Department would be able to iron any of that out.

Mr. Snowden: I would be more than happy to ask John, our CBO, and get back to the Board. I have to assume that it is, because it is the entry and exit of a main building. Since it was removed, a new building permit will be required, and you don't know what the regulations were when that was put up. It will be required, and a plan review will be done. Adequate clearance of everything is always reviewed. I would be happy to ask that specific question to John. I don't want to speak out of turn, because I simply don't know. I will say that if you look at the stairs for example, here you are not seeing anything on the stoop, but today, if you have got more than three, you must have railings there, so you see the addition of the railings to the location.

Mr. Hicks: It would just be my preference if the bottom of that awning was just a little bit higher. I think it would actually make the building look a lot nicer than what it was before.

Mr. Cullinan: Are there any awnings further down the road to see.

Mr. Carr: To clarify, the height of the awning, when it gets put back on will meet current code?

Mr. Snowden: It is going to have to meet the building code in terms of egress. We are out of my expertise here. There is going to be some sort of minimum clearance.

Mr. Carr: It will be put back on to Code, regardless?

Mr. Snowden For building, yes.

Vice Chairman Bowman: Any other questions or comments? With that, I will entertain a motion.

Mr. Carr: I will motion that we approve as submitted.

(Vote)

Mr. Snowden: Very well, that is five votes in favor so the application is approved. The applicant should contact the Planning Administrator, submit for a zoning sign permit, and Staff requires two sets of plans to confirm compliance. The applicant will need to contact the Building Division, at the number provided, to submit a application for a building permit, plans for a review, secure permits and complete the required inspections for the new awning, and I will provide that in a letter to you.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Carr
SECONDER:	Tyler Cullinan
AYES:	Hudson, Bowman, Hicks, Carr, Cullinan
ABSENT:	Zollars, Sampson

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman



Planning Administrator