

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
AUGUST 15, 2013
6:31 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. David Stoffel
Mr. Anthony Rettke
Ms. Bonnie Armintrout

Members Absent: Mr. Patrick Feeney

Others Present: Justin Robbins

2. APPROVAL OF MINUTES OF JULY 18, 2013

Mr. Robbins: None from staff.

Mr. Rettke: Hearing none, we'll go ahead and approve those.

3. APPROVAL OF AGENDA

Mr. Rettke: Are there any changes or corrections to the agenda as presented?

Mr. Robbins: None from staff.

Mr. Rettke: Hearing none, we'll go ahead and approve the agenda.

4. SWEARING IN OF SPEAKERS

(Mr. Rettke administers oath.)

5. PUBLIC COMMENT – None

B. UNFINISHED BUSINESS – None

C. NEW BUSINESS

Mr. Robbins: This is Application number 161117, Comprehensive Sign Plan Review. The property is 2644 Taylor Road. It's Gander Mountain, existing.

Just to give you a brief overview, they have existing signage on the building and they are basically adjusting what they're planning to do on the building. As you can see here, along I-70 they have Gander Mountain with the logo to the left and then on the front of the building, which is the northwest – the north side, they have basically the same sign with the logo above. This application has gone through Design Review in the previous month, it was approved. The existing signage had gone through comprehensive sign plan review originally back in 2001 and a variance was granted to allow a sign on the southern edge that faces I-70 as well as an increase in the total amount of allowable square footage to, I believe, 650 square feet. The sign that they are proposing to replace – or, excuse me, the sign replacement, the total square footage is roughly 605 square feet, so it's a little less than 50 square feet under what the variance allows for.

The reason this came before the Board is there's a part in the code that determines that all signage over 100 square feet requires comprehensive sign plan review and then all signage that abuts a major freeway, such as I-70, requires a comprehensive sign plan review. Staff recommends the Board approve the comprehensive sign plan as submitted. Staff finds the proposed signage satisfies the requirements in Section 1181.03(d)(1) as it does not represent a safety concern, is attractive and coordinates with the structure and adjacent properties.

Mr. Rettke: Any comments by the Board or would the applicant like to make a statement?

Mr. Gray: No, not unless you want me to say something.

Mr. Rettke: How do the new signs compare to the old signs as far as square footage-wise?

Mr. Gray: The square footage, the existing signs are around 215 and these are 302 with the new – their tagline, "Firearms Super Center" and these are just certain stores they've selected throughout the country to change over. That's basically all they are. They've gotten rid of all the other stuff in there. It's just a firearms store for the most part.

Mr. Robbins: I want to make sure that you got it, Mr. Rettke. I know there was some trouble getting you the packet.

Mr. Rettke: Yeah, I got it.

Mr. Robbins: Okay, the original minutes from 2001?

Mr. Rettke: I reviewed it. I was getting it confused because I thought they were talking about 650 and then I saw 302 and I just wanted to nail that down. Were they adding the two together then?

Mr. Robbins: Yeah, it's a combination of the square footage for the signage.

Mr. Gray: The existing is 211 per sign and the new ones, they'll be the same size, they're 302. I'm not sure about the square footage, but number of signs, they'll just have the two and the Best Buy and the Babies R Us, they each have three signs, for whatever that's worth.

Mr. Robbins: So, to the best of my knowledge, from what I can tell from these minutes, originally three signs were proposed. They put up two. The variance was still passed to basically allow the square footage and the extra sign, but the variance does stay with the property. So they do have the right to put up 650 square foot of signage on the building – or, excuse me, 649 square feet. So I believe this corner right here, basically where the little "A" is, I think this is what had intended to have another sign on this side and then it was, for some reason, left off and one these two, the front and the back, were placed.

Mr. Rettke: Any questions or comments by the Board? (No response.)

Mr. Stoffel: I'll go ahead and move we approve the comprehensive sign plan application, number 161117.

Mr. Rettke: Second.

(Mr. Robbins called the roll. Mr. Stoffel voted "yes." Mr. Rettke voted "yes." Ms. Armintrout voted "yes.")

Mr. Robbins: I believe I have sign plans from you guys. I'll go ahead and process those tomorrow. Two will be required, one for each sign. I believe we've been in contact with Bri Bailey who, I think, had all the paperwork in order. These do require building permits, so I would make sure to contact the Building Department to make sure all their requirements are met.

D. OTHER BUSINESS

Mr. Rettke: Do we have a fifth member in the forecast or any status on that?

Mr. Robbins: It's up to the Mayor or Council at this point.

Mr. Rettke: Okay. You've got somebody in mind possibly or do we have nobody in mind?

Mr. Robbins: It will be up to whoever's turn it is to select a member.

Any other business? (No response.)

E. ADJOURNMENT

Mr. Rettke: I'll adjourn the meeting at 6:38 p.m.

Anthony Rettke, Chair

Justin Robbins, Planning Adm.

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