



MINUTES

PLANNING COMMISSION THURSDAY, JULY 11, 2019 6:00 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Hicks, Bizjak, Furst
ABSENT: Cullinan

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – June 6, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda stands approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. NEW BUSINESS

1. Application #2019-5233; 1467 Lancaster Avenue; Applicant Philip Voss; Certificate of Appropriateness - Historic District

Mr. Zollars Let's go in to application number one 1467 Lancaster please.

Ms. Wheeler Thank you Mr. Chairman. First case this evening is for the property located at 1467 Lancaster Avenue. This property is zoned R3 it's also within the historic district overlay. The applicant is requesting Planning Commission approval to replace the siding and install new windows on the property, they are in the process of rehabbing it. Because it's within the historic district a certificate of appropriateness is required for any exterior modifications. I believe the applicant is here and then I also do have a material sample to pass along. Happy to answer any questions you have as well.

Mr. Zollars Would the applicant like to state anything? If you do please come up to the microphone. State your name and address. If you don't that's fine, no big deal. Very good. Okay. Thank you. Commissioner there's any question here?

Mr. Furst I'd just like to state that you're mighty brave for taking on that project.

Yeah I would not want to rehab a home that's been vacant except to raccoons for over a decade. So yeah.

Mr. Fleming Yeah that's interesting and funny. I didn't know there were so many raccoons in that place when we first got it, but that was raccoon haven there and it's taken a lot just to get the inside you know cleaned up and ready. So it's yeah you're right. Thank you.

Mr. Furst Yeah.

Mr. Fleming I might have run if I knew it was that bad. I'll be honest with you.

Mr. Furst I know I know. Like I said thank you for you know putting in the work. It definitely needs rehabbing and everything like that. My only request is would you be open to maybe changing the color of the siding? There's about. There's four homes in a one block radius that basically have the same thing. Yeah. And so I know picking something neutral works kind of best from a design perspective, but I just didn't know if you might be open to changing the color?

Mr. Fleming Is it okay? This is Phil. He's my guy for that.

Mr. Zollars Come up to the microphone please. We need to get this on the record please.

Mr. Fleming Just to be honest I mean, you're exactly right what you said was as far as the work. That was a lot more than we expected. We know that we found it was at a pretty good price and that's why we were trying to find a nice color at a good price. There's some lighter other ones that are comparable. Obviously with something a little lighter than that like in the more of the cream maybe.

Mr. Hicks Just been in the historic district and we almost encourage you know some more historic kind of colors. So if you wanted I mean I don't think that we would be afraid of having something with a little color in it. I know the darker colors and vinyl get expensive but if you guys could find something that has a red or blue or gray or something in there that.

Mr. Fleming Absolutely no problem.

Mr. Hicks A grey would really add some character.

Mr. Fleming Actually if I can't find it that's good. I think my honest that it sounds funny that I really am not as familiar. Emily did a really good job you know she can explain some things and I was just kind of.... I think we kind of thought that color because it was we saw a couple with ok that color must be approved. We didn't know. I wasn't trying to copy. We were just. Does that make sense? I mean we were thinking that we would really like a sort of a gray and white type color, if that's

acceptable.

Mr. Hicks Just a couple other comments. By the way I'm the next door neighbor right across the alley. We've been seeing each other every day for a while now. Appreciate you guys as investment the community is something that I did about seven almost eight years ago now in that house across the street and again it was in really really rough shape. So I understand that the labor of love that's involved in dealing with an old house and it's dealing with it now. Yeah. All the old problems and you know everything, but we are looking as we're rewriting our zoning code right now to strengthen the design standards in the historic district. You know we do want to have a more historically historic area. So your application is obviously pretty light on details but I'd like to see some things happen over there that I think would be reasonable that could really help the house. You're doing the windows on assuming that the windows that you're going to replacing are going to be larger than the little itty bitty ones that the previous owners put in there for example, maybe even in the general dimensions of what the windows were that you could see when you pulled all the vinyl siding off. You know something that size I think would be appropriate. There is some nice actually old detail some fish scaling in the gable out on the front on the roof. The gable of the front facade if you guys could retain that and paint that I think that would be a detail that you know.

Mr. Fleming And yeah I think we had actually thought about doing that.

Mr. Hicks Would be fantastic absolutely. And then my only other comment of significance would be around the windows to have some sort of brick mold or you can do a vinyl lineal. This has an integrated J channel in it. So that you're going around so we actually have window trim. I just don't want to see no window trim.

Mr. Fleming Yeah we're actually using that that second the ladder.

Mr. Hicks The vinyl the Neil?

Mr. Fleming Yeah. So they make it it's like a fake one by four basically. And it has a built in J channel. They work great. They look really nice and I think if you had that I think that would just make it look like you know it has a real window and door trim and not just a wall of vinyl.

Mr. Zollars Very good. OK. Any other comments up from here? All right. I'd entertain a motion.

Mr. Hicks How do we want to do color?

Mr. Zollars You want to. Do you want to think about this applicants or do you want us to; do you want to go with the gray? You want to go on the record? Or do you want to work with staff on the final? What's your preference?

Mr. Fleming Yeah I'm good with Gray. Yes. OK.

Mr. Hicks OK. If you don't mind Mr. Chairman I'll make a motion with some conditions. See if you guys are agreeable to the conditions as part of the motion but. I move that we approve the application under the following conditions that the applicant changed the color to a gray color as final determined by staff. That the applicant retain the existing detail in the gable in the front facade of the home. That the applicant include a three and a half inch vinyl lineal white vinyl trim around the doors and windows.

Mr. Furst I second.

Mr. Zollars Thank you. We have the first and second staff. Would you call the roll please?

Ms. Wheeler Mr. Bizjak. Yes. Mr. Furst. Yes. Mr. Hicks Yes. And Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSENT:	Cullinan

2. 7657 Farmsbury Drive (Pier 11 Seafood); Application #2019-5251; Applicant DaNite Sign Company; Certificate of Appropriateness - Signage

Ms. Wheeler Thank you Mr. Chairman. Second case this evening is for the property located at 7657 Farmsbury Dr. This is for what will be the pier eleven boiling seafood restaurant. This application is for the front wall signage and pretty much just conforms to zoning standards in terms of allowable sign area colors. Just requiring the certificate of appropriateness because it has over the 32 square feet requirement. I'm happy to answer any questions and I believe the applicant is here as well.

Mr. Zollars Is the applicant here? Do you have anything you'd like to add? If you do please. Good? Okay. Board, Mr. Bizjak, anyone have any questions for the applicant or comments for us?

Mr. Hicks Do you boil your own seafood there or is it just a market?

Unknown Inaudible

Mr. Zollars All right. Mr. Bizjak any comments or notions here?

Mr. Bizjak Thank you Mr. Chairman Mr. Bizjak here I move that we accept this application.

Mr. Zollars Alright I have a first how about a second?

Mr. Furst I'll second.

Mr. Zollars Thank you very much. Staff would you call the roll please?

Ms. Wheeler Mr. Bizjak. Yes. Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes. Thank you.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSENT:	Cullinan

3. 8231 E Broad Street (Valvoline); Application #2019-5245; Applicant DaNite Sign Company; Certificate of Appropriateness - Signage

Ms. Wheeler Third case this evening is for 8231 East Broad Street. This is for the new Valvoline site. This is a certificate of appropriateness for signage for the site. A total of five signs including the monument sign with brick based on East Broad Street and they've provided a full rendering of each of those signs. Happy to answer any questions, but we otherwise would recommend approval for this one as well.

Mr. Zollars Any comments from board?

Mr. Hicks Mr. Chairman I said one comment and appreciate that the monument bases got a brick that matches the building. Just seems like it's in line and in character with what we've been trying to get done on a lot of these applications and we've had some in the last couple of years that have wanted to do their own monument sign or pylon sign type deal and you know really pushing that brick monument that matches everything on Main Street. Just glad to see that detail on this application.

Mr. Zollars I agree Mr. Hicks. Anyone care to make a motion one way or the other on this one?

Mr. Bizjak Thank you Mr. Chairman move that we accept the application.

Mr. Bizjak Very good. We have a first how about a second?

Mr. Hicks I'll second.

Mr. Zollars Very good. We have a first and a second. Staff, would you call the roll?

Ms. Wheeler Mr. Bizjak. Yes Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes. Thank you.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSENT:	Cullinan

4. UNFINISHED BUSINESS

1. 7510-7550 E Main Street; Application #2019-5183; Applicant Tim Lai Architect; Certificate of Appropriateness - Exterior Modifications / Historic District

Mr. Zollars I don't want to waste anyone's time here. However no one is here to discuss East Main project. OH, ok.

Unknown Inaudible.

Mr. Zollars PLEASE SIGN AND WE'LL GIVE YOU A COUPLE OF MINUTES. Do you have any ETA on her?

Ms. Wheeler While we're waiting I can kind of fill in just a couple points. I know I send out the updated renderings to commissioners and then receive some comments back which I then forwarded to the architect. So she responded with one of the requests was the rendering showing the Dollar General next to the proposed changes. So that's what's up on your screen right now. So you should have all received that. The second request was regarding the signage and I just wanted to clarify that the signage would be submitted separately as a separate Certificate of Appropriateness. So what we're reviewing today would just before the actual exterior modifications, excluding the signage. Just wanted to clarify that point.

Mr. Zollars Maybe, do you have her phone number maybe you can't see where she is?

Ms. Wheeler I apologize. I did tell her she was last. I thought we would take a little more time than we took on some of those. That was partly my fault. Are there questions that perhaps the property owner could field I know there were some questions about maybe the scope of the project or the work. I don't know if that's something that you wanted to start the conversation but.

Mr. Hicks Mr. Chairman. I guess I wasn't in here for the first presentation, first meeting and apologize, but I guess I'll just go into the story. When the Dollar General was originally proposed we spent a lot of time going back and forth between Design Review Board and Planning Commission and had some variances that had to go to city council and it was a really long process because it was kind of odd. They were parceling out a part of like an unfinished part of the retail center to sell to Dollar General and try to fit the project in there. So the struggle while we're working with Dollar General was to try to find something that it's in the historic district that was going to meet our historic guidelines, but also fit in with a retail center that was built in the 70s. So we had to sort of strike a

compromise on that building. In the end I think for the most part it does fit in there, but we sort of made Dollar General do a lot of things to sort of match the other two buildings on either side of it the best we could and still kind of look historically. I guess the trouble now is it sounds as like your company purchased the retail center? So the previous owner who sold it to Dollar General, is not the applicant obviously. I think that's just what creates a real head scratcher here is that we're very excited about somebody wanting to purchase a retail center an old Reynoldsburg and invest in it. That's outstanding and that's what we need. We need reinvestment in our community. The head scratcher as we just stood on our heads to try to make a Dollar General fit either side of this retail center and now you won't change your retail center is no longer going to look like the Dollar General. I think you know as we get into this presentation that's going to be the biggest obstacle is trying to find some way that we can encourage the investment and into your pride and your property and to the community, but to try to find some way that also is consistent with all the time and effort that we put into this; what two years ago or year and a half ago or whatever it was on the dollar general. I guess that's where I'm at on it and you know I'd love to see something happen here. I just want to make sure that it doesn't look like we've got two different things and then you know this random dollar general sitting in the middle of it. Which was a problem from day one when we proposed it.

Mr. James Yeah I understand that and I wish we could go back in time and buy it before they did that because we don't love to use the metal to centers, but you know we're looking to upgrade it and whereas the Dollar General is a good national name and it brings in traffic. That's not who he'd pick to be on the middle of this. But you know. Nothing we can do about not about that.

Mr. Hicks Yeah that's a Dollar General anchored center at this point. It's in the middle just like a Kroger would be.

Mr. James Yeah. Yeah. So I mean you know our plan is really to try and kind of bring some life into the center. It's kind of operated with a lot of vacancy for a number of years and we think it's a tenant mix issue. Also previous ownership a little bit. And so you know we've got to do something with the facade and with landscaping and just kind of signage the whole image to really bring it up to get to get that tenant interest. So that's our main goal. You know we've made some color changes that I think you guys requested from the last meeting to you know kind of adapt. I don't know whether that was to your request with the Dollar General or really to get to that farmhouse. Yeah. So you know we made those changes, but you know we really need that catalyst to be able to get a good; like we've heard from a lot of people in Reynoldsburg that there's a lack of places to go in the evening. We want to have a great place with outdoor seating and kind of activate it, and some other restaurant. So we need that fresher look.

Mr. Furst You know I'm in agreements with your statements and I also want to thank you for investing in the community. You know I think really doing anything

to the center is a big step forward. I agree that it's staying the same is not good for anyone. The tenants, you know you as the new owner in the city. So I just want to thank you again for that. I hope that our discussion that we have here tonight we don't let the perfect be the enemy of the good. I think the vision that you've laid out is a very positive one. And I think in general we'd all like to you know to travel that road together. And so I'm hoping that we can you know get some forward progress and make that happen.

Mr. Bizjak Out of curiosity, how long do you plan to stay at the property if you've got a rough idea?

Mr. James From an ownership standpoint? We're long term owners so when we buy real estate we want to we want to be there. So we're looking out like at least a 10 year horizon. That's the great thing about real estate the tenants are your assets and if you take care of them and they do well then they're going to create income for us for a long time. So we plan to be there.

Mr. Zollars All right. Well out of respect for everyone's time I think we need to put a limit on how long we're going to wait. Any suggestions here from the board?

Mr. Hicks I don't know. I mean what would you be amenable to tabling again? Or do you want to have as much of a discussion as we can have?

Mr. Zollars I don't want... I really don't want to entertain having a conversation twice. So if you can answer some questions that we can make to some decisions otherwise we need to wait for the architect. Then do this again.

Mr. Hicks Well I just cut right to it. I mean I think the biggest gripe that I have with the very latest renderings we had like on the sides of each building it was like a mural type thing. It look like a solar eclipse or something on the side.

Mr. Furst That's no longer on the rendering. Those have been removed

Mr. Hicks So we no longer have a solar eclipse?

Mr. Furst Yeah. If you look there's no mural now.

Mr. Hicks I guess I mean I don't mind having some sort of mural or decorative element just that it would be in some on this modern farmhouse theme. We've got a gigantic mural on the side of Cotner's building there and Reynoldsburg is part of the most iconic thing in Reynoldsburg. They added some murals to the side of the living so high school and I think it looks great. If we could find something, encourage something, that doesn't just look like a solar eclipse. Something that may reflect a little bit more of the local character of Reynoldsburg that fits in with your theme. I think that would have my support.

Mr. Zollars Well we can't leave. I'm not interested in having that open, as open as they appear on the surface. So I suggest that we table this. We have another meeting in what three weeks. August 1st or something.

Mr. Furst Well that in the interest of time. Can we come to any firm decision this evening? I mean I'm willing to have a discussion and vote on the proposal as it's shown here in the renderings.

Mr. Zollars We could do that.

Mr. Hicks Could we make any type of mural be part of the signage package that he's got to come back for?

Mr. Zollars Let's just look at visual we have here. Yes or no this one and that's it. Then they can come back with improvements to that.

Mr. Furst I would like to make a motion that we approve the application here as shown on the condition that there also be a comprehensive sign plan for the entire unit at some later date.

Mr. Bizjak I second.

OK. Very good. All right we're the first and second now we are going with a two tone theme on this, is that right? Am I seeing this hue correctly?

Ms. Wheeler So there's kind of like two gray colors and then a white. The main change with this one was the addition of the lighting which you can see the goose neck lighting there.

Mr. Zollars Okay. Well then we have a first and the second.

Ms. Wheeler All right. I'll call the roll call. Mr. Bizjak. Yes Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes. Thank you.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSENT:	Cullinan

D. OTHER BUSINESS

None

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator