

**MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD**

**JULY 10, 2008
7:00 P.M.**

A. ROLL CALL

- | | | |
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| 1. | Members Present: | Mr. James Comeaux
Mrs. Stephanie McCloud
Mr. Richard Hudson
Mr. Kevin Bainter
Mr. Thomas Eller
Mrs. Pamela Boratyn |
| | Members Absent: | Mr. Mario Serraglio |
| | Others Present: | Mr. Aaron Domini, Planning Administrator |

2. APPROVAL OF MINUTES

Mr. Comeaux requested the minutes be changed to reflect that Mr. Eller did the swearing in, not Mr. Comeaux. Minutes were approved with the change.

3. APPROVAL OF AGENDA

Agenda was approved as submitted.

4. SWEARING IN OF SPEAKERS

Mrs. McCloud administered the oath.

5. PUBLIC COMMENT

B. NEW BUSINESS

1. 7439 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: DANIEL FERDELMAN (5325DR). GARAGE SIDING COLOR AND OFFICE EXTERIOR PAINT COLOR FOR VIPER PROTECTION SERVICES.

Mrs. McCloud: Is there anyone here tonight on the 7439 East Main Street project?

(voice inaudible)

Mrs. McCloud: Okay. Is there anyone else here to-- oh, okay, I'm sorry. When the presentations come you're just here in case we have questions?

(voice inaudible)

Mrs. McCloud: Okay, great. Well, then I'm going to let Mr. Domini start and go ahead and approach the podium, if you would and then we can go from there.

Mr. Domini: We just kind of re-visiting an application that was before you not too long ago which is 5319DR. What the applicant's requesting is basically just a change of the color scheme. The garage eaves, the fascia, gutters, and downspouts will be white. The garage siding and office exterior will be the slate color with the wood shingles. On the front and rear elevations being painted a sterling gray. All these colors meet the District's standards. There's no exterior changes other than the color and I do have the color palette _____ colors. Other than that, it's pretty straightforward _____. And those are – that's the current building as it is now with existing color scheme.

Mrs. McCloud: Will the siding be the same width as it is now?

Mr. Domini: We're just changing the paint color.

Mrs. McCloud: Yeah, just the color. Okay. Comments, questions from Board members? (No response.) It seems straightforward to me. I'm okay with it.

Mr. Eller: I'll move for approval.

Mrs. McCloud: Mr. Eller moves approval.

Mrs. Boratyn: I'll second.

Mrs. McCloud: Mrs. Boratyn seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

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

Mrs. McCloud: Item carries. Thank you.

2. 6006 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT: ENDLESS OPTIONS SIGNS (5326DR). WOODEN SIGN TO BE ATTACHED TO EXISTING POST ALONG LIVINGSTON AVENUE FOR EL MANJAR DE RESTAURANT.

Mrs. McCloud: If you would, please state your name for the record.

Mr. Ron Klock: Ron Klock.

Mrs. McCloud: Mr. Domini, if you'd like to begin.

Mr. Domini: This is a new Mexican restaurant and I think you've seen this before. The existing signage is a banner, the temporary sign, that's what you see on the two white posts there in the front yard and this was taken yesterday, as well as a temporary sign at the opening that's on the building. The applicant is proposing to construct a ground sign that's approximately 15 square feet. Again, this one's pretty straightforward. We just want to be sure that that ground sign is a minimum of 10' from the right-of-way. I did go out and take pictures yesterday but, due to some other time constraints I had, I did not get out and measure and we did not get a site plan, so we just want to be sure that that is a condition of the approval that that is 10' from the right-of-way. Other than that, I guess I'll turn it over to the applicant. So what you see there, is existing and then these images are the proposed signage. So basically that banner turned in from the applicant is eager to get something up at the opening and they have sign designed. So, in an effort to move things on, I recommended that they do a banner permit before they put the banner up and then come before the Design for the permanent sign.

Mrs. McCloud: Thank you, Mr. Domini. But before you start, if you would, the banner is erected on – are those posts temporary posts or just – what are those?

Mr. Domini: That was the existing post from the previous sign. What they've done is they've attached the banner to those posts, so it looks -- the way it is now, is very similar to what you will see with the permanent sign.

Mrs. McCloud: What is the height of the sign?

Mr. Klock: Seventy-three inches.

Mr. Comeaux: So the sign for the prior establishment was basically the same size as the sign that we have there with the banner and is the same size as you proposed to replace, is that correct?

Mr. Klock: Yeah, real close. The banner may be a little bit taller, but it's not shorter.

Mr. Comeaux: And so you're contemplating sticking with the two posts that are existing, using those?

Mr. Klock: Yeah, and using an MDO wood, MDO sign plywood on both sides of those 4 x 4 posts.

Mr. Comeaux: And then you're just going to paint it on or how is the lettering going to be?

Mr. Klock: The lettering is vinyl. It's the print and then painted wood.

Mr. Eller: I stopped by and took a look at that today too. I'm seeing – you may not have what we're seeing here, but it seems to be -- in the ground there were two, maybe steel pipes, 90°, 180, or 90° from your side. Is that -- was there an old sign there at one time?

Mr. Klock: That's an existing old sign. The pipes that you see are ground lighting. The lights aren't there, but that's wired for ground lighting.

Mr. Eller: Okay. So the—now are you authorized to commit to a setback that the City's concerned about, or is that beyond the scope of what you're authorized to do?

Mr. Klock: I'm not sure what you're asking. By setback, you mean as far as from the right-of-way, the 10' from the right-of-way?

Mr. Eller: Yes.

Mr. Klock: I can determine where it's at. I can move the posts if need be. I'm not sure where the right-of-way is.

Mr. Domini: That's something that I can (off mike – inaudible).

Mrs. McCloud: Mr. Domini, is there a sign height requirement in this area?

Mr. Domini: That's a type A ground sign so I think our _____.

Mrs. McCloud: Then wouldn't – if this considered a new sign wouldn't it be to also conform with that requirement and be no taller than 60"?

Mr. Domini: No taller than 10'.

Mrs. McCloud: I'm sorry.

Mr. Domini: As it is now it's not.

Mrs. McCloud: Right. Okay. All right. So we just need the setback. Has the applicant considered any other form of base for the sign other than these two posts?

Mr. Klock: We – actually Aaron suggested that, that maybe go to a brick base. We've discussed that with the owner of the restaurant. They'd like to avoid that if they can. If you guys recommend it, then they'll do it. They'd like to lower the height of the sign a little bit so they don't have to have so much brick underneath it. And I—did I give you a picture of the brick?

Mrs. Boratyn: Going in line with that, if – when you look to see if it's not within the 10 – outside of the 10' right-of-way, and you're going to have to move the posts, it

really would be maybe a good idea to consider a different kind of base, because you're going to be having to take them out of the ground anyway.

Mr. Klock: It sits pretty far back. I'm believing that it's probably 10' from the right-of-way as it is, but I can't guarantee that until I know where the right-of-way is.

Mrs. Boratyn: Right. But I think it would look better if you had a different kind of base.

(voice inaudible)

Mrs. Boratyn: We would look more as a permanent—

Mr. Klock: Yeah, we're—

Mrs. Boratyn: --entity, rather than sort of a temporary. It looks -- I mean a sign like that always seems sort of temporary.

Mr. Domini: This is why we have plans for this part of Livingston and Brice _____ improve the Streetscape. It's currently just functioning as a gateway for that side of town and there is no real clear distinction _____ as proposed _____ the brick base is much more design and the character _____ which would add to that gateway.

Mrs. McCloud: Thank you, Mr. Domini. How tall is the sign in the second submission that you just handed out?

Mr. Klock: I just took a picture of the brick and put in there, so that's a rough idea of what it'll look like. But it states 73" in that picture and, again, they would like to bring it down a foot. So it's 6' now. They'd like to bring it down to—

Mrs. McCloud: 5'.

Mr. Klock: 5' high and then you've got about 2' of brick underneath it.

Mrs. McCloud: Is there any intent to make it wider?

Mr. Klock: It's 60" wide now and that was what the original proposal was, to keep the 5'.

Mrs. McCloud: Okay. I would agree with Mr. Domini. I think that the brick is much more in keeping with the changes that we've tried to make, both in the Main Street area and what we've attempted to do on Brice and Livingston. My only concern -- I would prefer to see the brick just slightly wider to make it more of a base instead of a -- almost like a true monument. I would prefer to make it look as a base just slightly wider

on all four sides of the sign. It doesn't have to be a lot but just by a little bit, just to give it more of a base feel. Are there any other comments or questions by Board members?

Mr. Hudson: Is there going to be any landscaping around this?

Mr. Klock: If – well, yes. If we didn't go with brick that was their idea, was to put some bushes around it that weren't going to grow real high. They were going to redo that lighting so that they have indirect lighting or direct lighting, ground lighting to it. With the brick, I can't answer that question. They would probably do landscaping around the brick.

Mr. Hudson: Well, even if they didn't do the landscaping around the brick, the lighting would look – it would probably look great.

Mr. Klock: Oh, yeah.

Mr. Comeaux: Not to get into your business too much, but just generally, what's the cost, like a brick base?

Mr. Klock: He wants to do it himself, so I can't give you the cost as far as—

Mr. Comeaux: Okay.

Mr. Klock: It's not hard to do. You don't have to go very deep to get a footer underneath it and bring the brick above it, so. He was very concerned though. I talked to him tonight. He was very concerned about the expense, so that was his question. If you guys recommended the brick, how long would he have to be able to get it in and could he do it himself, so.

Mr. Domini: (Speaking off mike – inaudible)

Mr. Klock: We could do the new sign and take the top off the posts and – well, if I have to move the posts, I could move them and then he could build the brick up around the sign after the sign's up, if that helps at all. One more question. You recommended taking the brick out farther, which I think is a good idea, but we can still use the same 4 x 4 posts as long as we go bigger around? Okay.

Mrs. McCloud: Um-um. Mrs. Boratyn, did you have a question?

Mrs. Boratyn: Just something I would like to say. Yeah, we would like to recommend that he consider the brick and I'm not sure exactly what permits you might have to get.

Mr. Domini: You might need a building permit, I don't know.

Mr. Klock: Okay.

Mrs. Boratyn: But we can -- we can check.

Mrs. McCloud: It sounds like what I'm hearing from the Board is that we're prepared to approve the brick tonight and, if for some reason your client finds that it turns out to be not feasible, you can always come back and we can vote and see if we can pass the other sign. But I think we can approve the brick tonight.

Mr. Comeaux: I've done this a couple times. Can we go ahead and see how we do with the -- if he commits to landscaping and lighting and then, you know, go ahead with that now and then -- or as the case may be, and then vote the brick separately. Is that problem? I'll move that we approve it with the posts, the landscaping and the lighting. I'll make a motion to that effect and then see how the vote goes and then go from there. And my concern is this, it's just that the sign is apparently consistent in all manners with the prior signage and an improvement if you add landscaping and lighting. And as much as I'd like to see brick, and I definitely would like to see brick, like I said, the sign is consistent with what we previously had and improving upon that. So I guess that's where I'd like to make a motion just to see -- if it can't a second even, that's fine as well.

Mrs. McCloud: Thank you, Mr. Comeaux. There is a motion to approve the sign as submitted with lighting and landscaping. (No response.) I believe that the motion dies for lack of a second.

Mr. Klock: I shouldn't have given you the pictures of the brick.

Mrs. McCloud: We were already getting there whether you had the pictures or not. Okay, then let's go back to discussing the sign. The second proposal submitted with the brick base, as we've discussed, it would be -- applicant has indicated they'd like it a foot shorter and it would be slightly wider on all four sides to give more of the appearance of a base rather than just a straight monument. Is there a motion to that effect? And, of course, the motion just needs to include, if there's a setback he obviously has to follow that unless he has some-- I'm not sure we need a condition or motion on that because if it's not set back properly, he's got to make it a conforming sign. Is there a motion on the brick based sign?

Mrs. Boratyn: I'll move.

Mrs. McCloud: Mrs. Boratyn moves approval. Is there a second?

Mr. Eller: I'll second.

Mrs. McCloud: Mr. Eller seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Hudson voted “yes. Mr. Bainter voted “yes.” Mr. Eller voted “yes.” Mrs. Boratyn voted “yes.” Mr. Comeaux voted “yes.” Mrs. McCloud voted “yes.”)

Mrs. McCloud: Item passes unanimously.

Mr. Klock: Thank you very much. Appreciate it.

Mrs. McCloud: Thank you.

3. 7369 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT: PATRICK BRESNAHAN, MORRISON SIGN CO. (5327DR). WALL SIGN FOR BASEMENT DOCTORS.

Mrs. McCloud: While he’s coming down, Mr. Domini, would you like to start the presentation?

Mr. Dave Morrison: My name is—

Mrs. McCloud: Go ahead and state your name for the record.

Mr. Morrison: I’m Dave Morrison with Morrison Sign Company.

Mrs. McCloud: Great. We’re going to go ahead and let Mr. Domini kind of walk us through where this has been and then we will certainly come back to you for presentation. Mr. Domini.

Mr. Domini: What I have done is kind of rerun some of these numbers. In your staff report, colors – working off of an old drawing the applicant turned in to _____ and they are very similar. We’re – staff is proposing a cabinet sign with channel letters on – I guess that’d be the north and east elevations of the Basement Doctors. A couple issues that I’ve come across, one is on the north elevation. There’s a total of 79’ of _____ including the _____ corner for a total of 79’. The applicant has an existing signage which totals approximately 38 square feet. That’s my calculation. It’s not something that was turned in with the application. So with using the square footage that was turned in for the cabinet box and the new channel letters, which is 69½ square feet, adding them to additional 38 square feet is a total 175½ square feet which exceeds the permitted square footage for these types of wall signs, which is about a one-to-one ratio for that wall sign. So they’re a little bit over on what’s permitted there. That’s on the north elevation. On the east elevation, running into the same issue. The existing signage and the proposed signage total approximately 72½ square feet and it would be if the building was here, approximately 89’. And, again, other than 10 square feet were proposed on existing signage so we’re over by 18½ square feet on that elevation as well. It’s important to note that what is proposed is conforming without what’s existing, which is the Design Center channel letters that you see on the building now. So the –

here's a couple of pictures I took of the building the other day and you can see some of the channel letters that are up there now, New Home Center and Design Center. On the image on the right, it's kind of hidden behind that tree a little bit, but the rest of the building is blank and void of any signage. What you see on the top is proposed channel lettering for the side of the building and the bottom is the cabinet sign. And I believe that this faceplate in the existing ground sign is to remain.

Mr. Morrison: To remain, yes.

Mr. Domini: Okay. That's great. And that's pretty much all I have.

Mrs. McCloud: Thank you, Mr. Domini. If you would, sir, go ahead and tell us about what you desire to do and also responses that you may have to Mr. Domini's comments.

Mr. Morrison: On the letters on the cornice, they're not exact – they're not illuminated. Those are just going to be three-quarter inch thick PVC non-illuminated letters on the cornice. We'd like to put the illuminated sign on the building as shown in the drawing. That's what we'd like to do and the building has – my company did the sign for Dyanni, the Design Center was there. When they were building homes they sent all their clients over to this Design Center to pick out their colors and finishes for the home. My client would like to keep the Design Center lettering if possible. It is their Design Center, but without these other signs it truly doesn't tell what's going on in there. The Design Center could, of course, mean anything and we would—yeah, we need these graphics to let the public know what's going on in this building.

Mrs. McCloud: Thank you. As you may or may not know, this Board is not in the position to approve these signs as submit it if they exceed. We can approve conditionally on that you're able to obtain a variance from BZBA, or we can approve something unconditionally that is conforming. But we have no authority – this Board has no authority to allow you – to approve a variance to exceed the sign limit. So I'm not sure what you would like us to do. If you're interested-- Are you – were you planning on seeking a variance through BZBA?

Mr. Morrison: I'd have to consult with my client.

Mrs. McCloud: And that's-- we can approve it conditional on a BZBA variance or we can approve something less, but we don't have the authority to grant you that variance and the signs as currently submitted, combined with the signs currently on the building, do not meet the code.

Mr. Morrison: If we remove the Design Center channel letters, we would be conforming at that point?

Mrs. McCloud: I believe for that elevation—

Mr. Domini: Both elevations.

Mrs. McCloud: For both elevations? Okay. That appears to be correct, sir.

Mr. Morrison: Would this Board approve it if that was the condition?

Mrs. McCloud: We can – well, we have to take a vote to find out, but we have the authority to do it.

Mr. Morrison: All right. Well, the owner of the business is in the – is here tonight. Would you mind if I consulted with him for a second?

Mrs. McCloud: Absolutely not.

(Conversation off record.)

Mr. Morrison: Okay. Well, we'll agree to remove the old lettering if this Board will approve the new. That's fine with us.

Mrs. McCloud: Okay. Then, having addressed the square footage issue, I would open it to the Board for comments or questions about what has been submitted. The cabinet sign -- there is a cabinet backlit sign on the sides and then—

Mr. Morrison: They're non-illuminated PVC letters on the cornice.

Mrs. McCloud: What is the material of these blue signs that are in the window panels?

Mr. Morrison: Those are just vinyl decals put on the inside of the window.

Mrs. McCloud: Okay.

Mr. Comeaux: Those will be permanent, like permanently affixed to the windows?

Mr. Morrison: Yes.

Mrs. McCloud: Other comments, questions from Board members? Yes, Mrs. Boratyn.

Mrs. Boratyn: In the window signs, they don't cover more than one-quarter of the window area?

Mr. Morrison: No, they do not.

Mrs. Boratyn: Thank you.

Mr. Eller: I hate to see you having to jump through any more hoops than absolutely necessary. I would be willing to at least consider-- I can see why you might want to keep that Design Center sign in place, depending on whether or not you can get the proper City approval. I'd be willing to consider approving it as requested, subject to -- and not have to take the sign down until or unless it was determined that the City was not willing to allow you to keep that there. I don't know if that's an option the rest of the Board would be interested in looking at.

Mr. Morrison: Mr. Eller, would that allow us to go ahead and go forward and put the signs, the proposed signs on the building now?

Mrs. McCloud: You would need to receive, and I think we can. We can approve it, but you would need to seek a variance. Our approval would be condition on the variance.

Mr. Morrison: Right. We apply for the variance—

Mrs. McCloud: You would have to—

Mr. Morrison: So we wouldn't have to remove Design Center until we met with Council?

Mrs. McCloud: You would have to get the variance before you put the additional signage up because once you put the additional signage up, that's where you exceed the square footage and once -- you can't exceed the square footage without the variance.

Mr. Domini: We can approve what's proposed today but we will issue a sign permit for the new signage.

Mrs. McCloud: Right.

Mr. Domini: Unless they have the burden of proving that. They have exceeded that square footage or they can _____.

Mrs. McCloud: Right. Which is one of the couple options that I discussed. I think, yeah, if the Board wants to do that, that's certainly -- that is within our purview.

Mr. Morrison: So I could go forward, put the signs up or will we have to take down Design Center and the Home Center?

Mr. Domini: They can approve what's proposed today, but then I can't issue a sign permit unless those other signs come down and then you're compliant with the code.

Mrs. McCloud: Or you receive a variance.

Mr. Domini: Or you receive a variance.

Mrs. McCloud: It is just as simple as to have everything that you submitted up, you need a variance. Other than that, something has to come down.

Mr. Hudson?: But to get on the docket, it'd be another probably 30, 60 days before we could get that taken care of, I would think.

Mrs. McCloud: To get on the BZBA? What is the—

Mr. Domini: I believe it's August 21st.

Mr. : We do not meet in August.

Mrs. McCloud: We don't but they do—

Mr. : _____

Mrs. McCloud: Right. I think they do. So that would be – in order to seek a variance you would need to get it by August 21st and obviously I don't know what the BZBA's purview would be on this particular issue.

Mr. Morrison: Okay. So if we took these down and put them in storage, went for a variance, we could put them back up if they agreed to it?

Mrs. McCloud: Absolutely.

Mr. Morrison: Okay. We'll probably handle it that way.

Mrs. McCloud: Okay.

Mr. Morrison: All right.

Mrs. McCloud: Any other discussion on this item?

Mr. Comeaux: If you'll articulate a motion, I'll make the motion.

Mrs. McCloud: I believe, at this point, the motion is to approve what has been submitted with the understanding that letters Design Center will be coming down. You may seek a variance at a later point to have that back up. Is that correct?

Mr. Morrison: That's correct.

Mr. Comeaux: I'll move.

Mrs. McCloud: Mr. Comeaux moves approval. Is there a second?

Mr. Bainter: I second.

Mrs. McCloud: Mr. Bainter seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

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

Mrs. McCloud: Item passes. Thank you very much.

Mr. Morrison: Very much, thank you.

4. 7151 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: DANITE SIGN COMPANY (5328DR). RECOVER EXISTING AWNING FOR LITTLE CAESAR'S PIZZA.

Mrs. McCloud: Mr. Domini, would you care to -- if you would, please give us the summary?

Mr. Domini: Not much summary on this application. It's very straightforward. What I've done is provided you with a couple of pictures of what is existing now. That's the building is right across the street from us here and here's a proposed rendering submitted by the applicant, so this will be between the Spy Depot and Daily Bread. And they just kind of put that _____ there so you can see what's existing and then _____.

Mrs. McCloud: The actual color is going to be the Little Caesar's orange?

Mr. Tad Lamb: Yes, good evening. My name is Tad Lamb. I'm with Danite Sign Company and, yes, these are the Little Caesar's national colors, the orange and then the other two colors are black and white as you see in the photo there.

Mrs. McCloud: Thank you, Mr. Lamb. Are there comments, questions for the applicant?

Mrs. Boratyn: I have a comment for Mr. Domini. Just that, does everything meet the standards in Design code?

Mr. Domini: Yeah. Pretty much just replacing the existing awning. We don't have any restrictions on color in the code.

Mrs. Boratyn: But the awning, as replacement meets the code.

Mrs. McCloud: Thank you, Mrs. Boratyn, Mr. Domini. Any other questions or comments for Mr. Lamb, motions?

Mr. Eller: I move we approve as submitted.

Mrs. McCloud: Thank you, Mr. Eller. Mr. Eller moves approval. Is there a second?

Mrs. Boratyn: I'll second.

Mrs. McCloud: Mrs. Boratyn seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

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

Mrs. McCloud: Thank you. Motion carries. If you want to stay right there, Mr. Lamb, I believe you're up next again for Courtney's Tanning.

5. 6754 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: DANITE SIGN COMPANY (5332DR). NEW CHANNEL LETTERSON STORE FRONT FOR COURTNEY'S TANNING.

Mrs. McCloud: Mr. Domini.

Mr. Domini: Again, I don't have much to present on this application. I'm providing you with pictures of the existing which were taken yesterday. I think this is going to be a nice improvement from the existing signage that's there now. Previously, I believe, the channel letters were Hottie Bodies on there_____. This is a much more toned-down color scheme and signage. We don't -- I don't believe we have an application for a face change on the outside. We do? So here are the proposed channel letters.

Mrs. McCloud: Are those illuminated, Mr. Lamb?

Mr. Lamb: Yes, they are illuminated.

Mrs. McCloud: They are? Thank you.

Mr. Lamb: They're currently illuminated in the _____.

Mrs. McCloud: Okay. So you'll just be changing the color from the yellow to the blue?

Mr. Lamb: Yes. Actually, we're – there you see there's a banner up there now for Courtney's and we'll be matching the existing letter style of Tanning, changing Tanning to blue and then Courtney's will be blue also.

Mrs. McCloud: Okay.

Mr. Lamb: And then the face change on the monument sign-- (background voice inaudible). No? Oh, okay, thanks.

Mr. : Okay. Very good.

Mrs. McCloud: Comments, questions for Mr. Lamb, Mr. Domini? Questions for Mr. Domini?

Mr. Eller: On the little sheet we have shows it says 12" upper case letters. They're not all upper case, I don't believe.

Mr. Lamb: That gives you a scale reference. If you look at the "T" in Tanning it's a 12" "T."

Mr. Eller: Okay.

Mr. Lamb: They're not very big, this is true, but there's no need for them to real big here.

Mrs. McCloud: Thank you, Mr. Eller. Any other comments or questions, motions?

Mrs. Boratyn: I'll move.

Mrs. McCloud: Mrs. Boratyn moves approval. Is there a second?

Mr. Bainter: I second.

Mrs. McCloud: Mr. Bainter seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Boratyn voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes.")

Mrs. McCloud: Item passes. Thank you very much, Mr. Lamb.

6. 2412 TAYLOR PARK, REYNOLDSBURG, OHIO: APPLICANT: EMH&T (5331DR). CONSTRUCTION OF A + / - 10,500 S.F. RESTAURANT/RETAIL BUILDING FOR NORTHSTAR REALTY.

Mrs. McCloud: Mr. Domini, while they're setting up, if you would get us started.

Mr. Domini: This has gone through BZBA and they've been granted two variances for front and rear yard setback. We have worked with the applicant throughout the process. We had an initial sketch plan meeting, at which time, myself and Mr. Haire were present and we discussed the importance of the aesthetic _____ building _____ and the fact that it's fronted by Taylor Park Drive and 256. At that time, some changes were made to the building based on my request and Mr. Haire's request to try to improve the appearance of the back side of the building, so the utilities now are on the side of the building. I think that would be the north elevation. So those were moved over as well as a couple of other façade treatments were made to improve the aesthetics of the rear side of the building. From that and the conversations that we've had, the applicants noted and I'm sure he'll reiterate the colors and materials they're using. They're trying to match appearance of the Target building as well as the signage. So they're trying to _____, that whole _____. Other than that I'll just turn it over to the applicant, because that's all I have. I do have a number of drawings that are in your packet of _____ and all the elevations and site _____.

(Voice inaudible – speaking off mike.)

Mr. Jamie Oberschlake: Good evening. I'm Jamie Oberschlake with Ford & Associates Architects. We're – as you're aware, we're submitting a 10,500 square foot multi-tenant retail building. We've come in with the idea to keep similar to Target's materials and colors and actually we've picked the brick and eaves colors based on conversations with Target. The brick veneer is a quick brick. It's a 4" high by 16" long structural masonry product. We have an accent color that you can see for the cornice which is the lighter color on the board. We'll have multi-colored awnings. We've represent a deep burgundy and the black. The hollow metal doors will be the paint color on the right side of the board which ties in with the quick brick blend.

(voice inaudible – speaking off mike)

Mrs. McCloud: We're approving tonight, Mr. Domini, landscaping _____ (voice not on mike).

Mr. Domini: Correct. They've turned in-- well, you can see the channel lettering on the building. Then they've turned in a rendering of the ground sign _____ and _____ the ground sign to, kind of part of the parking and the reason for that was when this site plan was approved through BZBA, we kind of shifted the site towards 256 so the ground sign kind of _____ the parking lot which BZBA has seen before and recently approved at the Astor Center the signs there recently, so I don't think that should be an issue _____. That location is where it is.

Mr. Oberschake: One thing I would like to point out, that is in Northstar's discussions with Target, because they do review the elevations, the colors, the site plan since it is technically at this point in time on their parcel. They did have an issue with the site, with the -- I'm sorry, the monument sign and they want it to look more like theirs and, unfortunately, I did not have that and was able to put that in the packet. But from what I understand what Target is wishing for, you see the blue banner on top. There'd be another blue banner underneath the last panel and then the columns on the side, rather than the brick went all the way across. It would be brick at the pillars.
_____ I'm sorry it's round _____ round base, but it's meant to look identical to the Target signs that are out there in the parking lot.

Mr. Domini: We did talk a little bit about this at BZBA, the signage. Had a very similar discussion which they were okay with the signage. These changes
_____.

Mrs. McCloud: Thank you, Mr. Domini (voice not on mike)

Mr. Jason _____: Good evening. Jason _____, Northstar Realty. There's two pylons out there currently, one on 256 and one that fronts the highway. If you can maybe jog your memory to the one that fronts 70, what they have -- they cannot have a brick base. The -- I guess you have to think of the scale sort of a miniature version. The first couple of feet will be a wider, metal base with a blue ribbon, whereas along their highway takes it up about 10' and there's a blue ribbon that rounds it and then further a blue piece of the top would be _____ on the bottom _____. What we essentially tried to do was take their sign, without the architectural peak because of height, took that off and tried to re-create the same thing on a smaller scale. We originally had that a quick brick base. Target came back and said, "No, we want it to look like the one near, closer to our store."

Mrs. McCloud: (off mike)

Mr. _____: Yes, _____.

Mrs. McCloud: Mr. Eller.

Mr. Eller: Is the sign base quick brick? The note I have says it's brick. But it will be quick brick?

Mr. Oberschake: No. I think that is what Mr. _____ has discussed, was that the bricks would not be there. It would be metal to emulate the pylon sign that's out on 70. Again, I apologize. This is not that updated sign.

Mr. Eller: Okay. So--

Mr. Oberschake: Correct. Aaron, if the Board would prefer to have us come back, we could always update that and _____ just the sign.

Mrs. McCloud: Thank you. Mr. Domini, you indicated that the sign that's in the parking area, the monument sign, is that correct?

Mr. Domini: _____

Mrs. McCloud: And I apologize. I just don't see it. Where are the— oh, I got it right here. Is there going to be anything around it to protect it from being hit?

Mr. : _____

Mrs. McCloud: Okay. That's what I've heard. That's what I want to know. Thank you.

Mr. Comeaux: So, the total sign is 10' tall, I think. Is that correct? And so there will be parking around it? I mean, at what level do you think the tenants' names will be? Will they be obscured by the parking? Not that I – I don't know why I'd be concerned with that, but—

Mr. Oberschake: No. You can envision when you're driving down 256, there's the white horse rail fence that currently exists and the reason we're taking up to 10' which is maximum allowed by code is so that tenant panels would be able to be seen through the fence.

Mr. Comeaux: Okay.

Mr. Oberschake: I believe it's – yeah, it's around two, 4½' would be your first bottom panel. See, as with cars around it there is that potential but that's one of the reasons why the sign has been elevated and the panel is held at the top _____.

Mr. Domini: This is _____. Some comments were submitted by the City engineers _____ and two of those _____ but I got it from _____. Two of those are comments and concerns for the Board either to probably addressed as the plot grade utility. One of the comments was about the conservation easement, that there's some type of signage that notes that that's a conservation easement so it's a _____ area. So that may need some _____. And the conversation I had with the engineer just before this meeting, for lack of a better analogy, like the signs to a golf course that are low, maybe white with black lettering, just say conservation area _____.

Mr. : _____ sign up?

Mr. Domini: Yeah. _____ conservation.

Mr. : Um, I mean, that's a good idea, but I think it's something that we would need to address with Target. I'll be honest with you, _____.

Mrs. Boratyn: Yes. The second issue that the engineer raised was the traffic flow when you come down existing Taylor Park Drive. The plan that we're looking at for this major site plan, when you come down the existing Taylor Park Road, there is an entranceway, the first one that you come to and stop by there, is that a one way only?

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: It's a right out only.

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: Okay. Is that one that you just – when they're coming in, is it also an out or an in only? No, the other one.

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: So it's two-way. So you've got on this – on the major plan we have here and what the engineer's concern was that it will probably come up in your plot grade utility is you have three entrances and exits fairly close to each other and I think he has a concern of why you would have three if you only – maybe you should get rid of one in the middle and just have two.

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: Not two.

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: Will people enter and exit on the second?

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: Okay. So it's not just a flow of traffic, internal flow. It's a flow of traffic exiting out of your lot. So there's two on that end and one on the other. And what's the distance between the two?

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: Why?

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: All right. So on this plan the third one is not _____?
Okay. Thank you.

Mrs. McCloud: Thank you, Mrs. Boratyn. Mr. Domini.

Mr. Domini: A minor issue, on this discussion that kept coming up at BZBA was whether or not they considered this more part of the parking lot or an extension of Taylor Park Drive _____. They were concerned about that. _____ part of the parking lot or do you _____ -

Mrs. McCloud: Thank you, Mr. Domini. Are there other comments, questions?

Mrs. Boratyn: Well, there's just a couple other-- I'm sorry. There's still a couple other things I'm just going to raise, because the engineer did bring them up. So I thought I'd tell you now and you'll have a heads up on them when you go for the plot grade utility. He had some questions about the fence. Who owns that fence _____ others and he also was concerned about the future storm sewer and knowing that by the time you construct that future storm sewer is going to be in place.

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: Okay. Those are two things. So you're saying, yes, it will be in place?

Mr. Oberschake: It is in place actually now.

Mrs. Boratyn: Oh, okay.

Mr. Oberschake: The one benefit here is there's a counterpart of mine in our office who is engineering the Target site, so we would have that collaboration and make sure that everything is _____, that the storm is in place, fences _____.

Mrs. Boratyn: Does the fence belong to Target?

Mr. Oberschaker: I know that Target was responsible for putting the fence in. It's actually, I believe, in the right-of-way.

Mr. Domini: (Inaudible – off mike.)

Mr. Oberschaker: Yeah. I can't speak to—

Mrs. Boratyn: Okay.

Mr. Oberschaker: I really can't speak to that. That's not part of the applicant's parcel.

Mr. Eller: The location of the dumpster area site, any logic behind that as opposed to-- to me, I kind of consider the 256 area the front of where -- if that's the case then the dumpster sign would be more prominent than if it were back toward the south and west corner of the site there. Any particular reason why the dumpster site is where it is?

Mr. Domini: When we first met with the applicant, the loading area, I believe, if I recall, was kind of _____.

Mr. Oberschaker: Correct.

Mr. Domini: So we asked them to remove one of those curb cuts so now, as you see, it kind of dead ends where the landscaping ends and, at that point, the dumpster moved. We were trying to reduce a number of cuts on the Taylor Park Drive. The idea is that when a truck pulls in and comes around and kind of backs in there and then pulls out. Originally, the dumpster was proposed on that side of the building, which I guess would be the west elevation--

Mr. : (Inaudible -- off mike.)

Mr. Domini: --west elevation? And that was also, in part, to dress up the left elevation. It was felt by staff that there's going to be a significant amount of traffic _____ elevation. That's why the utilities are moved also _____.

Mrs. McCloud: Thank you, Mr. Domini. Mr. Eller, thank you. Are there any other questions, comments? Any questions on the landscape plan that is also before us?

Mr. Oberschaker: I apologize. Just one last thing, and this has occurred since we submitted. (speaking off mike) back here and we made sure the transformer path around the north but the gas service _____.

Mrs. McCloud: Thank you.

Mr. Eller: I think I saw somewhere where the awnings are the responsibility of the tenants and does that mean that until each area is leased then there will be no awning? Who chooses the color? How is it determined what awning is going to be black and what awning is going to be maroon? And when will they be on the building?

Mr. Oberschaker: The awnings will be put on as tenants fill the spaces up. We have a signage criteria which I believe we submitted with this submittal that dictates what the color is going to be for the awnings and the awnings will go up as soon as the tenant's construction begins and completes.

Mrs. McCloud: Do you already have tenants for all of these locations or are you still seeking tenants?

Mr. Oberschaker: There are tenants, yes.

Mrs. McCloud: So you do have tenants?

Mr. Oberschaker:

Mrs. McCloud: Okay.

Mr. Eller: Do you have -- how many -- my concern is that the building may not look really complete until the awnings are in place. That's just my view. And if you have half of it leased now, then maybe half of it is not going to have the awnings until it's leased. If it's fully leased that'd be great, but I haven't heard that.

Mrs. McCloud: I think it is.

Mr. Oberschaker: Our plan is to come in with the construction documents that all tenants _____. No problem.

Mrs. McCloud: Thank you, Mr. Eller. Mr. Domini.

Mr. Domini: Was there a note on the exit only? Are you _____ or striping the concrete area _____?

Mrs. Boratyn: You might want to consider striping just because, you know, it will make people more aware that they don't _____. When it's striped a certain way it's clear that's out only, no going in. You might save yourself some accidents.

Mrs. McCloud: Thank you. Any other comments or questions? Lighting? Mr. Eller, did you have a question about lighting?

Mr. Eller: Are we to approve lighting this evening or -- I don't recall hearing any description on -- but we have a plan here for some lighting.

Mrs. McCloud: Decorative—

Mr. Domini: You have lighting details on your sheets.

Mrs. McCloud: Fixtures—

Mr. Domini: Did we talk about this at the scheduled plan meeting, matching colors?

Mr. Oberschaker: Right. Same pictures that Target's using only opposite

--

Mrs. McCloud: Right.

Mr. Oberschaker: -- (Inaudible – off mike.)

Mrs. McCloud: Are they the same color as Target's? Thank you, Mr. Eller.

Mrs. Boratyn: That was a yes, they are.

Mr. Oberschaker: Yes.

Mrs. McCloud: Can you tell us who some of your tenants are?

Mr. Oberschaker: I'm just an engineer.

Mrs. McCloud: I know you are, but he knows.

Mr. Comeaux: I started to get _____ you.

Mrs. McCloud: Any other comments or questions? Do we want to approve the monument sign tonight or do Board members want to see it as it will be built. It's been explained to us it will be very similar to the Target with the exception of the top being flat.

Mr. Oberschaker: If possible, it would be great to put that as a condition to work with staff.

Mrs. Boratyn: To ensure that—

Mr. Oberschaker: Yes.

Mrs. McCloud: It certainly is up to the Board's pleasure. Are there any comments about it? Are we prepared to approve it tonight?

Mrs. Boratyn: I move to approve it with the condition that the monument sign be in compliance with staff determination.

Mrs. McCloud: Yeah. We can certainly move, and especially if it's going to be – if it's similar to, we can approve that not as submitted but close to – with the changes that you have described and looking very similar to the Target sign, we'll rely on staff to ensure that those drawings are in conformity with that. Is there a second?

Mr. Eller: I'll second.

Mr. Domini: There are a couple of other conditions.

Mrs. McCloud: Thank you, Mr. Domini. What are those?

Mr. Domini: One was the signage for delineating the conservation area.

Mrs. McCloud: Okay.

Mr. Domini: And on-site signage for the out only, the exit only and whether or not you wanted to make a determination on striping for that and _____.

Mrs. McCloud: Is the striping really an aesthetics issue for us or is that an issue—

Mr. Domini: Well, part of your – part of what you are supposed to look at are _____.

Mrs. McCloud: Thank you, Mr. Domini.

Mr. Oberschaker: _____ unclear. Can you show _____.

Mrs. Boratyn: Yes. Right.

Mrs. McCloud: A big fat arrow that points that way?

Mr. : (Inaudible – off mike.)

Mrs. Boratyn: _____ think it's easier to put _____

Mr. : (Inaudible – off mike.)

Mrs. McCloud: Right. Thank you, Mr. Domini. Okay. Then we have a motion and second based on those conditions. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes.")

Mrs. McCloud: Item passes. I believe—did you-- Mr. Bainter.

Mr. Domini: I'm sorry. Mr. Bainter.

Mr. Bainter: Yes.

Mr. Domini: I apologize. I forgot about you.

Mr. Oberschaker: Thank you very much. Thank you. Appreciate it.

Mrs. McCloud: Thank you. Have a good evening, gentlemen.

C. OTHER BUSINESS

Mrs. McCloud: Item C is Other Business. I don't believe we have any other business.

D. DISCUSSION OF COMMERCIAL DESIGN STANDARDS

Mrs. McCloud: Item D is Discussion of Commercial Design Standards. Any update, Mr. Domini?

Mr. Domini: No. We didn't have the last meeting due to people being out from the holiday.

Mrs. McCloud: All right.

Mr. Domini: And I think we're still on track. We have that proposed by September.

Mrs. McCloud: Great.

Mr. Domini: So really it's just Lucas and I tugging away at it, doing definitions _____. We pretty much have all the language done. We're just putting in illustrations at this point, but we're feeling the pressure because, for example, where the old BP was on Brice and Main, it's been sitting vacant for a long time. There's going to be a new strip center that's coming in there and so we want to be sure that's done right. And our approach would be that if we don't have those guidelines adopted by then, we're going to ask that applicant to try to work through those guidelines with us and that they're in the pipeline and that those will be things that the Board will want to see because of – it's just something that we're working towards. So hopefully we can get them to work with us if we're not done by then. But that's just a new development as of today, because I got a temporary sign permit for that site. It's good news that the site is being redeveloped and they got something better than nothing, but I can't think of another use other than maybe a small box store that would work on that site. So we just hope that we get the parking, landscaping, everything done right on that site and, unfortunately, to developing it right now and the current code will require a lot of variances and we just don't want to do that. And I know that there has been discussion in my office about Mr. Serraglio and whether or not we should be looking for a new appointment due to his absences. I don't know if that's something that we can discuss because with this absence or _____ agenda but I think it's probably becoming a concern, because I've heard it from other members of the Board that we'd like to be -- have – find a more active Board member.

Mrs. McCloud: Let's start with-- Mr. Serraglio – it may be difficult for him to attend meetings if he may not desire reappointment. So let's maybe start there and if he doesn't desire reappointment, then that issue takes care of itself. If he desires reappointment, then we maybe need to discuss whether we're going to have kind of minimum attendance to remain on the Board. Part of the problem in the past, just so you have a historic view Mr. Domini, was we had a difficult time finding volunteers. Obviously, we don't get paid for our time and we had a difficult time finding volunteers, so people were not – we – attendance standards were discussed before, but if we kicked them off, begin to kick people off, there really weren't bodies to replace them, so some attendance was better than now. If, in fact we have other people who would like to serve and the Board or Council, for that matter, would like to impose attendance standards, we can do that, but let's start by seeking Mr. Serraglio's intentions with regard to reappointment.

Mr. Domini: Is that something that you would proceed with or will that be a staff to contact him?

Mrs. McCloud: Yes, Mr. Comeaux.

Mr. Comeaux: Who is he appointed by, you know, the Mayor of the City, I mean _____ Council _____?

Mr. Domini: I think it's the Mayor.

Mr. : Yeah, it's the Mayor.

Mrs. McCloud: I think he's the Mayoral appointment, yeah, so it should probably be staff to talk to him about whether or not he's going to seek reappointment.

Mr. Domini: _____ recommendation to the Mayor based on what staff finds out in terms of interest?

Mrs. McCloud: Yeah. And then let the Board discuss it. If Mr. Serraglio is not interested in being reappointed, then we move on with a candidate search for the position. If he is interested in being reappointed, then we discuss whether or not we want to – if it's a concern for Board members, then we discuss whether or not we want to have attendance standards and minimum attendance. We have time next month. It's a off month for us, so the next meeting will be September and there'll be a little time between here and there. Do you know when his appointment is up?

Mr. Domini: I talked to Luke about that the other day. I want to say it's late December.

Mrs. McCloud: Okay. All right. Is there any other business discussion? (No response.) Thank you, Mr. Domini. We stand adjourned.

E. ADJOURNMENT

Meeting adjourned at _____ p.m.

Stephanie McCloud, Chair

Aaron Domini, Planning Administrator

This document was prepared by:
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