



MINUTES

DESIGN REVIEW BOARD THURSDAY, JULY 9, 2015 6:30 PM

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

A. CALL TO ORDER

PRESENT: Comeaux, Hudson, Zollars, Burd
ABSENT:

2. APPROVAL OF MINUTES

Minutes of June 4th, 2015 stand approved.

3. APPROVAL OF AGENDA

Chairman Comeaux: Approval of the Agenda: There is one addition to the agenda this evening. Under D., we are going to make a 2., and we are going to approve the 5/7/15 Supplemental Minutes for some changes that were made. So, we will address that when we get down to it. Ok? Are there any other changes to the agenda this evening? Hearing none, we will proceed with the amended agenda.

4. SWEARING IN OF SPEAKERS

Chairman Comeaux: The next item on the agenda is the Swearing in of Speakers. If you are here tonight to speak on a matter, and you are going to speak before us, if you could please just raise your right hand and swear or affirm that the testimony you give us will be truthful. Fantastic, thank you.

5. PUBLIC COMMENT

Chairman Comeaux: This an opportunity for the public to comment on things that are not before us this evening. I see no one here for Public Comment, so we will move on.

B. UNFINISHED BUSINESS

There is no Unfinished Business.

C. NEW BUSINESS

1. **6949 E. Main St.; Application #169968; Minor Exterior Modifications; Signage**

Chairman Comeaux: This is 6949 E. Main St.; Application #169968; Minor Exterior Modifications and Signage. This is for the Arby's I believe, correct?

Mr. Snowden: That's correct. Thank you Mr. Chairman.

Chairman Comeaux: Is there a representative from Arby's here this evening? Ok, if you could come up here and state your name for the record. Mr Snowden will give us a brief presentation.

Mr. Althouse: My name is Matthew Althouse, Red Architectural Planning.

Chairman Comeaux: Fantastic, thank you. Mr. Snowden.

Mr. Snowden: You may want to make yourself comfortable in that front row there, Mr. Althouse. We are talking about new Business Item #1, 6949 E. Main St.; Application #169968; for Certificate of Appropriateness. For the property located on the southwest corner of E. Main St. And Briarcliff Rd. Existing zoning district is CC, Community Commerce, and CCO, Community Commercial Overlay. The request is for the Board to review and approve a Certificate of Appropriateness for exterior modifications to an existing single tenant commercial building. The applicant is also requesting review of the building mounted signage. Current use is eating and drinking establishment, with drive thru service, and the applicant was Matthew Althouse, on behalf of Red Architecture and Planning, who is with us this evening. The site is an existing commercial, single use commercial building. It is a very typical prototype for a fast food restaurant, with an attached drive thru. You can see that the drive thru entry lane is along the west side of the property. The drive thru exit is on the east side of the property. Adjacent uses are, Other Commercial Uses. I think we have two banks. Directly behind is a very small bar, restaurant. To the north we have another bank and another fast food restaurant. So we have financial and fast food in this location. Staff review: what you are looking at in front of you, Mr. Chairman and Members of the Board, are examples of a similar prototype by this organization recently. And a rebranding of existing restaurants. As we all know, fast food restaurants will periodically go through nationwide rebrandings, and exterior facade improvements of their prototype restaurants. Our prototype appears to be in the mid 1980's, so we are going back a ways with the existing prototype. What you are looking at, in front of you as an example, is a similar branding that was done in the Sunbury, Ohio location. The main difference here is that the extended overhang is not present in what is proposed here in Reynoldsburg. The main architectural change is the proposed modifications and removal of the mansard roof that extends toward E. Main St., and its replaced with a flat facade that extends to the point of the current roof line and is parallel to the street. It's a fancy way of saying they are taking off the pointed roof that goes towards the street and putting in a flat facade, which is what you see here in this example. Our flat facade looks like it was a couple of feet higher than what is shown in this. I think that is based on the height of the existing building. Staff's review of that particular modification is that a flat front facade is much more typical of a traditional commercial building rather than a fast food prototype. So staff was comfortable with this portion of the change. This type of facade is also a very typical location to mount signage, which the applicant is also proposing, as you can see on the plan in front of you. Like the example here, we also have the red accent band that you see. This restaurant will not maintain the red roof, the existing metal roof will be repainted. Some red detailing is kept in the eave from the roof line. Staff is generally comfortable with a reduction in the bright coloring accent material, and the adoption of gray as a more traditional roof color. The applicant is proposing to paint and retain much of the existing EIFS clad material. Generally speaking,

the Community Commercial Overlay and Design Guidelines, for commercial corridors, require that new or redeveloped facades have 40% natural materials. Now, as the Board members probably recall, we have discussed this on several occasions, and the question has always arisen, "Should the Board prevent the applicant from retaining a stucco facade that is still in good condition, and prevent them from repainting because they are not adding natural material?" In the past the board has said no to that statement and has agreed that the stucco and existing EIFS can be retained if it is being repainted in colors that are consistent with what we like to see in the commercial corridors. That is what the applicant is proposing. So staff was comfortable with this change, as there are no other prohibited materials or bright colors being added. Building mounted signage: the applicant has proposed signage consistent with the colors of the structure and requirements of the overlay. The applicant is permitted 38 sq. ft. Of signage on the north, or front, facade of the building, and 60 sq. ft. Of signage on the east facade. The proposed wall sign to be mounted on the building, consists of a 12.8 sq. ft. Internally illuminated logo with text, and it extends 4.7 inches from the building. The applicant is also proposing to mount a 7.6 sq. ft. Logo on the east facade. This applicant, as you can see from the site plan, is permitted two wall signs because they are on the corner of two public streets. And, the take away is, they are below the amount of signage they are permitted there with the two signs they have proposed. With that, staff's recommendation is for the Board to apply the guidelines and determine if the modifications enhance the characteristics of the overlay district. It was my view, and Dan's view, that the proposed facade more closely matches the requirements of the overlay district, than the current facade. Thank you. Mr. Chairman.

Chairman Comeaux: Mr. Althouse, is there anything that you would like to add, or do you think that pretty much covers the front? If you could step up to the podium? We may have a couple of questions as follow-up. Are there any questions or comments from the board. I just have a couple of things. I was able to see it from the google street view. The mechanicals, will you have the same kind of coverage, and will they still be hidden in the same kind of way?

Mr. Althouse: Yes, there is no additional height to the building and we have maintained the existing parapet height.

Chairman Comeaux: So, the two signs you had us look at, one would be on Main St., and the other one is on Briarcliff?

Mr. Althouse: Correct.

Chairman Comeaux: Are you doing anything to the monument sign, or is that going to stay the way it is? I know that is not an architect question.

Mr. Althouse: I have not seen the shop drawings, but I believe they are going to be refacing that sign.

Mr. Snowden: Excuse me Mr. Chairman, staff was contacted by a sign contractor, that was also working with this organization, who said they may be bringing signage, but this is the

only signage that was included with this package. The issue with their ground mounted signage is that they have copy change there, which is no longer a permitted sign type in the overlay district. So if we start doing a lot of changes there, they are going to lose their current non-conforming sign, which a lot of the businesses like. Staff has not met with them, but there may be some back and forth there, with staff looking at options.

Chairman Comeaux: Just from eye balling it there, it looks like the Arbys's "hat" type thing is still pretty consistent with what they have on the front of Main St. I just encourage you to have that conversation with them and explain that they may lose the ability to advertise shakes to me if I drive by.

Mr. Snowden: I have covered that with them and I have not had any more specific comments from them.

Chairman Comeaux: And so you will basically retain the materials on the lower part and just do some painting?

Mr. Althouse: Correct.

Chairman Comeaux: And on the top, you are going to replace the roof with a flat roof?

Mr. Althouse: Correct.

Chairman Comeaux: Any other questions? Hearing no further comments from the board, if I could have a motion.

Mr. Burd: I will make a motion that we approve this item as submitted.

Chairman Comeaux: So, Mr. Burd made a motion. If I could get a second.

Mr. Zollars: I will second.

Mr. Snowden: Mr. Althouse, following the meeting, you should submit for a zoning sign permit for the signage. That will require two copies of the plans that confirm compliance with what you were approved for. You should contact the building division at the number listed on the Staff report, and get your plans in for review so you can get building permits and begin construction. I will provide both of those things in a letter that is typically generated the day following our meeting, and mailed to the address listed on your application. That's it. Have a great day.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Pat Zollars
AYES:	Comeaux, Hudson, Zollars, Burd

2. **6308 E. Livingston Ave.; Application #170101; Minor Exterior Modifications**

Chairman Comeaux: Next item on the agenda is C.2.; 6305 E. Livingston Ave.; Application #170101; Minor Exterior Modifications; Save-A-Lot Food Stores. Is there a representative for the applicant here today? Please state your name for the record and Mr. Snowden will give us a brief presentation.

Mr. Baumgartner: I'm Dean Baumgartner with Ford and Associates.

Mr. Snowden: 6305 E. Livingston Ave.; for the proposed Save-A-Lot; it's Application #170101; for Certificate of Appropriateness; for the property located on the North side of Livingston Ave, just East of Brice Rd. The existing zoning is CC, Community Commerce. And it is also in the Community Commercial Overlay. Request is for the Board to review and approve a Certificate of Appropriateness to make exterior modifications to an existing commercial building. Current use is Retail Grocery Store. The applicant is Mr. Dean Baumgartner from Ford and Associates, who is with us this evening. Existing site and Context: on your screen in front of you is an aerial showing the property in question. It was originally a single use commercial building. Long time Reynoldsburg residents remember this as the Big Bear/Hart's building. Adjacent, and appearing to be connected, are two multi-tenant commercial buildings. There is also a free standing commercial building. Both on the southeast and southwest corners of the property. Neighboring uses are typically retail, personal services, and there is a very good amount of vacant retail space in this immediate area, as many of you know. Staff's review: the proposed Save-A-Lot has properly obtained a zoning certificate for a retail sales business at the subject location. They have also submitted building plans for interior modifications only to the structure. The entrance to the existing structure, as you can see in the example on the screen in front of you, has an extended mansard roof. The Big Lots extended fascia, was added when the tenant prior to Big Lots entered the structure, and the whole thing was sort of reconfigured. The entrance is articulated with vertical building fascia, to which, wall signs are mounted. The building entrance is defined with glass. This is very typical for commercial buildings. The existing mansard roof extends between the existing fascia and the proposed fascia that you see on the plans there in front of you. The applicant is proposing to mirror the existing entrance detailing, for the new tenant space. If you look on the screen in front of you, the corresponding area is going to be this location here. Materials: the south facade of the structure is clad in natural brick, and an EIFS cladding system that gives a stucco appearance. Glass and aluminum store front systems, brick and masonry detailing is typical of commercial structures, and is consistent with the overlay regulations. Unlike what we were just talking about, Mr. Zollars, in this case, they are meeting the minimum qualifications that the overlay requires. Staff is comfortable with the materials that are existing, and notes that they are being consistently applied to the remainder of the structure. We have an existing entrance we are mirroring for a second tenant space. With that, staff would just recommend that the Board applies the standard, that the exterior modifications enhance the quality of the overlay district. Staff's view is that the proposed materials are consistent with the existing tenant space and are being extended to the proposed location in a logical, appropriate manner. Staff did not have any outstanding concerns for this particular proposal. And with that I will turn it over to the Chairman. Thank you, Sir.

Chairman Comeaux: Mr. Baumgartner, is there anything you would like to add?

Mr. Baumgartner: Do you have it in front of you?

Chairman Comeaux: Any questions from Board Members? A couple of things, on the image that is up there, you can see that there is brown awning, is that going to be the length of the red awning you have?

Mr. Baumgartner: Yeah, they are just painting it.

Chairman Comeaux: A minor thing, it looks like they are showing six ballads in front of the store?

Mr. Baumgartner: There are existing ballads there.

Chairman Comeaux: You will maintain those?

Mr. Baumgartner: Yes.

Mr. Snowden: Mr. Chairman, staff visited the site and the Big Lots has a zero step entry so if you are handicapped or need assistance, or need to find a wheelchair ramp, the entire front of the store is at grade. And that is very typical in those type of situations to prevent errant vehicles from entering the glass facade. And, those of us who have been around Reynoldsburg, know that something like that happened recently at the Senior Center, so it does happen. It is common with commercial buildings. Mr. Chairman, staff was contacted by a different signage contractor who is going to be coming back to get approvals for all the signs. The signage they are showing there is conceptual, and the statement I will make is, building fascia is a very logical location to locate signage. So, from a conceptual standpoint, this is a good idea.

Chairman Comeaux: Other than the Save-A-Lot food stores that is going to appear on the facade, we do not have any other signage?

Mr. Snowden: Mr. Chairman, staff was contacted by a different signage contractor who is going to be coming back to get approvals for all the signs. The signage they are showing there is conceptual, and the statement I will make is, building fascia is a very logical location to locate signage. So, from a conceptual standpoint, this is a good idea.

Chairman Comeaux: I know there is some confusion as to where the signs go on that property.

Mr. Snowden: Staff has been addressing that with the property owners. At one time there were some cross agreements with the neighboring properties, when they had one ownership group, to have signs in different location. That is pretty much over now. Staff's view is that the signage for the structure needs to be on the property in which that structure is. They have a monument sign directly in front, adjacent to Livingston, which will probably be presented to the Board for an amendment.

Chairman Comeaux: Fantastic. Ok, if there are no further questions, can I get a motion on the item?

Mr. Hudson: I will move to approve as presented.

Chairman Comeaux: So, we have a motion from Mr. Hudson, can I get a second?

Mr. Zollars: I'll second that.

Mr. Snowden: Mr. Baumgartner, I will provide a letter stating all of the follow ups to this. The main thing you are going to want to do is contact the building division as quickly as possible to submit plans for the exterior, and secure all the permits and inspections. And the sign representative should contact me so we can meet and discuss the details of signage, and when it will be presented to the Board. I will present that in a letter mailed to your address, that you can put on the application.

Mr. Baumgartner: Thank you.

Mr. Snowden: Thank you Mr. Chairman.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Hudson
SECONDER:	Pat Zollars
AYES:	Comeaux, Hudson, Zollars, Burd

D. OTHER BUSINESS

1. **Bibibop; Stonecreek Plaza; Informal Review**

Chairman Comeaux: We are going to discuss briefly here, in an informal manner, the proposed Bibibop. Are you a representative? If you would come forward, and say your name for the record. And Mr. Snowden, do you have a presentation?

Mr. Snowden: I have a short one.

Ms. Candella: Hello, my name is Tanaya Candella. I work for Bibibop.

Chairman Comeaux: In house? Ok.

Mr. Snowden: Ok. Mr. Chairman, thank you very much. The address is 2087 Balitmore-Reynoldsborg Rd. We have had a request from this applicant for an informal review of a proposed Bibibop location. Within this existing multi-tenant commercial building, the existing zoning is CS, Community Services, that means eating and drinking establishments. The proposed use is a permitted use. The property is located on the west side of Balitmore-Reynoldsborg Rd., between Stonetrail Way and Taylor Park Dr. The applicant was Bibibop, and their representative, Tanaya Candella, is with us this evening. Applicant is proposing to make exterior modifications to a portion of an existing multi-tenant commercial building.

The applicant is requesting that the Board review the proposed elevation and provide informational recommendations. This is an existing multi-tenant commercial building, and the subject tenant space is an existing eating and drinking establishment. It is actually a bar known as Heritage Lounge. Neighboring uses, are other retail uses in the same zoning district. The property immediately behind it is a closed cemetery that is owned and maintained by the city. Directly behind that, backs up to multi-family. In front of you is the proposed elevation. Design guidelines require the use of natural material. We have covered the natural material here, with the wood and the proposed stone. The height of the fascia, which is the raised portions here, are very close to matching the existing peaks on this commercial structure. The applicant has shown, in this diagram, three signs. They would be permitted one sign by code, so any signage beyond that will need to have variances secured from the BZBA. You can also see they are proposing a patio area. I don't have a tremendous amount to add because I wanted to leave this open to the Board members, but this is a very important question. The Board has two things that they have tried to balance over the years. One, is having buildings be architecturally beautiful individually. And, the other is having structures relate to one another and be consistent across the entire structure. So what we have here at this commercial center is, the entire center has one architectural style, and it was redone in 2006 or 2007. I am sure they were at the board at the time, getting approval for the exterior materials, and having the signs be all roughly the same. Now we have a proposal which individually has a lot of good features architecturally, but it is changing from everything else in this commercial center. So the question really comes down to how does the Board view that? So, I will turn it back over to the Chairman, and you have your representative from the applicant here. Thank you, Sir.

Chairman Comeaux: Ms. Candella, do you have anything to add to what Mr. Snowden has said?

Ms. Candella: I would actually like to show you something.

Chairman Comeaux: Yeah, please.

Ms. Candella: So, that is a floor plan that we are working on that shows how the inside of the store represents some of the elements that we are proposing on the inside of the store. I don't know if you guys have a picture of this, but I went ahead and showed what the center looks like now, and what we are proposing to do. The elevation actually looks a little bit gray, so I wanted to bring some materials to show you that the existing structure has a little bit more brown tones. This would be the stone that we would be using so it actually ties in a little bit better than what it looks like in the photos. This is the cedar plank we would be using. We buy it raw and we can actually stain it. So, we could make the stain match better to the existing. Again it looks a little bit more red toned in the picture, so there is a little bit more flexibility to make it tie into the building. This is an example of the EIFS that we use. And, this is the orange metal that we would be proposing to use on the front of the building. This board actually represents the materials that we are using on the inside, so you can see how they all tie together, so that once you go inside the building, it is a cohesive theme, and it feels natural and healthy. The reason that we like this property is, great parking, we love the patio, the patio is definitely our favorite thing. We are right at a light. It's a great area.

We are very excited. We just really feel that if we do not make it our own, we will blend in with everything else.

Chairman Comeaux: Mr. Snowden, is there anyway you can bring this up on google for us?

Mr. Snowden: I will try to Mr. Chairman, but due to that age of the software on this computer, I have had trouble with that. That is something we are working with IT. The long and short of that is, that this computer has an older system due to the audio requirements. So, give me a moment, and I will try.

Chairman Comeaux: Are there any other questions from other members of the Board for Ms. Candella?

Mr. Zollars: Yeah, I have a question, and Eric, I do not know if you know this. Five Bean, is that the same complex, or a different complex.

Mr. Snowden: Mr. Zollars, I do not have every tenant in there committed to memory, but there are two structures. There is an original structure, and an addition which is the northern one. This is the original structure, here. And then, this was an addition here. But all of these have the same architectural style on the front. They did not when they were built, but they do today.

Chairman Comeaux: Do you understand his point about the signage? There are things that we can and cannot be flexible with. And, one of the things we can't be flexible with is letting you have signs...particularly the sign facing the south. There is a section in the code that says you can have a sign facing the road you are on, since you are not on a road, and not on a corner, we can't approve that sign at all. The other one where it says, "Well Being", that's where you said there were two signs, correct?

Mr. Snowden: Staff counted three in total. Staff would count the signs on the front as two separate signs.

Chairman Comeaux: So you have "Bibibop Asian Grill", and then you have "Well Being". We can only approve one sign per tenant. And so, if you wanted that sign, and you wanted the sign that is southward facing, you would have to go through the BZBA approval process, which would be a variance. And, Mr. Snowden can talk to you about that. Again, I look at it... if you walked in here and said, "let's put aside all concerns as to what is to the right of this picture...". I think this is beautiful and I know what is there now, and I don't mean to denigrate what is there now in any shape or form, and this is great. But then we have to take into other things like, how many signs can you have? Again, there are things we can do and things we can not. I'm particularly interested in... you have those two pointy peaks, and I do not remember if they are on the right hand side of that as well. Or whether they are just on that side. They are matched. They are mirrored.

Mr. Snowden: They are matched. They are mirrored. But again, Mr. Chairman, they are not exactly mirrored. So there are two there in a pair on the other side. And then a third one, offset there. On the other side, there is only one, at the side.

Ms. Candella: Our understanding is, these were actually added when they renovated. So our thought was, if we pull this down, to match the rest of the height, we were trying to eliminate having that... We understand we are making major changes. But we figured if we could at least keep the height consistent, that may help with some of the concern.

Chairman Comeaux: My vague recollection is that, when the landlord first did this, there was some sense that the landlord was very particular about how the architecture of the building looked, how the signage on the building looked, and stuff like that. I take it the landlord has seen these drawings?

Ms. Candella: Yes, the landlord has actually opened the door for us to make whatever changes you are willing to approve.

Chairman Comeaux: Any other questions or comments? Mr Snowden, this is for you. Can you refresh my memory? We talk about how we like to see consistency among these. What is in the code that addresses that? Are we bound to keep that by anything in the code or is it just a preference?

Mr. Snowden: Mr. Chairman, I would have to review, but there is a standard which states, "Consistency of the building and adjacent buildings." So, that is kind of a murky standard, but what it really means is, how does it feel? When you look at it, is it something that feels out of character with what is there on the existing structure, and what is next to it. There are different levels of this. This change to the materials is different. The architectural masking is not drastically different. I could go back and forth with pros and cons. Another pro could be that it is an end unit, so it is anchoring one end of the structure, and the rest of the structure is still consistent with itself. It is not at the center, changing the character of the entire thing. The Board does have flexibility. It is not to say that because this looks different from the remainder of the structure, the board could not approve it.

Chairman Comeaux: Is this a national look for all of your facilities?

Ms. Candella: We have gone to this look. Our first location was on Fifth Ave. It was brick with a sign. When we went to Henderson, that building had the EIFS, so we incorporated some other signage elements. As we have grown, we have started bringing more of these in. If you have an opportunity, I would love for you to go by and see our newest location, which we just opened on E. Broad St.

Mr. Burd: I am there quite often, I love that place. I was just curious if you had much flexibility to tweak this, or if this was the accepted look for all of your locations? I think it is great. I would tend to error on the side of not being super concerned that it may not match perfectly because I think it is such a dramatic upgrade to the look.

Ms. Candella: One thing we did in Cincinnati, on a site we are looking at currently, we found that the stone was competing against some of the natural elements, because they already had a lot of brick. So, instead of trying to find something that competed, instead of using the stone, we tied in the brick. So there are definitely some things there that we can look at. Again, the reason I wanted to bring the finishes, I feel those finishes give you a better feel for what it might look like, versus what you are seeing on the paper.

Chairman Comeaux: My last thought would be, if there are little things that can be done, maybe in terms of things like stain color to maybe match what is existing, I would be fine with that. But, I certainly would not want to push any dramatic changes on them. I just think this is a really nice look.

Mr. Zollars: I attend to agree with you. If this was a mom and pop shop, we might take advantage of our position, versus the corporate look. I don't see a whole lot of deviation, aside from maybe staining to match a little closer.

Chairman Comeaux: I can't commit myself to anything, but I think one, it is at the end of the unit. So, it is not like you are plopping this down and you have beige to the left, and beige to the right. And the other thing is, you eluded to the fact that the plaza had been renovated ten years ago. I think the next generation of an upgrade is going to natural materials. They are going to peek their tenants, with those locales.

Mr. Snowden: Mr. Chairman, and members of the Board, there certainly are phases that these sort of commercial centers go through. There was a big push back in the early eighties to the early nineties to get the whole center to look the same. The signage had to look the same, all of the material was consistent throughout. Then there was some push back from some communities saying, "We want differentiation." They want the grocery to look different from the barber shop. You could tell from the architecture what was actually going on in there. Ultimately the decision is up to the Board. My view of this would be, if the Board were comfortable with something like this, it may need to entertain requests from a similar center, to do individualized looks. That is something we will have to look at one on one. That is a lot harder than simply saying, "You have a nice look now, you need to stick with it and maintain it." With that being said, it could look great with each one with some sort of differentiation, but it will be a lot harder. But, as we know, we are always up to the challenge.

Mr. Hudson: With that thought, isn't the strip mall across the street on Broad St., the Kroger/Milano's, didn't they individualize each space?

Mr. Snowden: That is right Mr. Hudson, they went through and added individual color detailing. Again, you are always finding differences. They differentiate through color, but they had some materials there that tied the whole thing together. They have some banding, cornice, and stonework that ties that whole corner together, but, each tenant space has individual color signage and each space has individual fascia. An opposite example would be the Brice/270 Centre on either side of Main St. in Columbus, where every single tenant space looks exactly the same, and even the signage is the same color. The chiropractic sign

looks the same as Outback Steakhouse, it is a very similar metal cut that is internally illuminated. So, that is the antithesis of what we are talking about. So, it is definitely something for the Board to think about. Nathan, to answer your question, ultimately there is flexibility.

Mr. Burd: I wanted to have clarity on that, before I made my comments.

Chairman Comeaux: I don't know what to leave you with, other than to say, there are some things we, as a board, can not do. Signage is the most notable one. I think you have heard from our comments that we all like the design very much. We think we can get our heads around how to make it consistent with the other things. So, without telling you yes, I think if you look at the minutes, or talk to Mr. Snowden about what we talked about here, I think you will get some good guidance on where to go from here.

Ms. Candella: Absolutely, I appreciate it. Thank you very much.

Chairman Comeaux: any other questions for Ms. Candella? Well thank you very much for your time. I look forward to this opening, and I look forward to seeing you more formally next time, you or someone else. And again, I would encourage you to talk to Mr. Snowden. He has a pretty good sense of where we are going. Thank you very much for your time. The other item under "Other Business", which we added this evening was, we need to approve minutes from 05/07. These were some supplemental minutes. This is where there was a recording issue I believe. Mr. Snowden, is that right?

Mr. Snowden: Mr. Chairman, not to get too deep into the technology issue, but we have had some issues with the recording system. For whatever reason, at our March meeting, the system just sort of took a nap for about half of the meeting. I have provided, in front of you, a minutes addendum that are Summary Minutes for the items that did not get recorded. If the Board would approve those as amended, Rochelle will add those to the minutes that are posted on the web site.

Chairman Comeaux: You have the added amended Minutes in front of you, are there any questions, corrections, deletions?

Mr. Snowden: Excuse me Mr. Chairman, that information was taken directly from the role call sheets that I write during the meeting, so I know the information is correct.

Chairman Comeaux: Ok, we will approve those minutes as per distributed. As there are no further minutes before us, I move that we adjourn.

E. ADJOURNMENT

Chairman



Planning Administrator

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****phone****Memo**

DATE: July 9, 2015**TO: Design Review Board****CC:****RE: 6949 E. Main St.; Application #169968; Minor Exterior
Modifications; Signage**

See Attached Materials



CITY OF REYNOLDSBURG

Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 101100

Permit #:

Date Submitted: 6/11/15

Fee Amount: \$275.00

☒ Paid: 11255 + A1

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION

Design Review Board

I. PROPERTY INFORMATION

Property Address:

6949 EAST MAIN STREET

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

ARBY'S RESTAURANT GROUP

Contact Email:

thuch@arby's.com

Contact Phone Number:

214-695-8761

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

ARBY'S RESTAURANT

Contact Name:

TOM HUCH

Contact Phone Number:

214-695-8761

Contact Email:

thuch@arby's.com

Description of Use:

FAST FOOD RESTAURANT WITH DRIVE THRU

IV. APPLICANT INFORMATION

Applicant Name:

MATTHEW ALTHOUSE

Applicant Address:

855 GRANDVIEW AVE, STE 295 43215

Applicant Phone Number:

614-487-8770

Applicant Email:

matthouse@redarchitects.com

☐ Property Owner☐ Business Owner☐ Contractor☒ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan Review (\$400):☒ Minor/Exterior Modifications (\$200): FRONT ELEVATION RENOVATION, PAINT OTHER (3) SIDES☒ Signage (\$75):☐ Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature:

Date: 6.11.15

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: CC

☐ Historic District☒ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: 7/2/15

Meeting Results

☐ Approved as Submitted☐ Tabled☐ Approved w/ Conditions☐ Denied

Planner Initials: _____ Date: _____



Design Review Board

July 02, 2015 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the
City of Reynoldsburg Building
Department

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****phone****Memo**

DATE: July 9, 2015**TO: Design Review Board****CC:****RE: 6308 E. Livingston Ave.; Application #170101; Minor Exterior
Modifications**

See Attached Materials



Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 170101
Permit #:
Date Submitted: 6/19/15
Fee Amount: \$200.00
☒ Paid: 5071

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

6308 EAST LIVINGSTON AVE.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

STAVROFF INTERESTS, LTD.

Contact Email:

jett@stavroff.com

Contact Phone Number:

(614) 764-9981

(CONTACT: JEFF STAVROFF)

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:

FORD & ASSOCS. ARCHITECTS

Applicant Address:

150 W. FIRST AVE.
COLUMBUS, OHIO 43212

Applicant Phone Number:

(614) 488-6252

Applicant Email:

dbaumgartner@fordarchitects.com



Property Owner



Business Owner



Contractor



Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☒ Major Site Plan Review (\$400):

PARTIAL BUILDING FACADE RENOVATION FOR FUTURE TENANT (SARE-A-LOT)
TO MATCH EXIST. ADJACENT BIG LOTS PORTION OF BUILDING

☒ Minor/Exterior Modifications (\$200):

☐ Signage (\$75):

☐ Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature]

Date: 6/19/2015

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: CC

☐ Historic District

☒ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: 7/2/15

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

Planner Initials: _____ Date: _____

map 1

Boundary

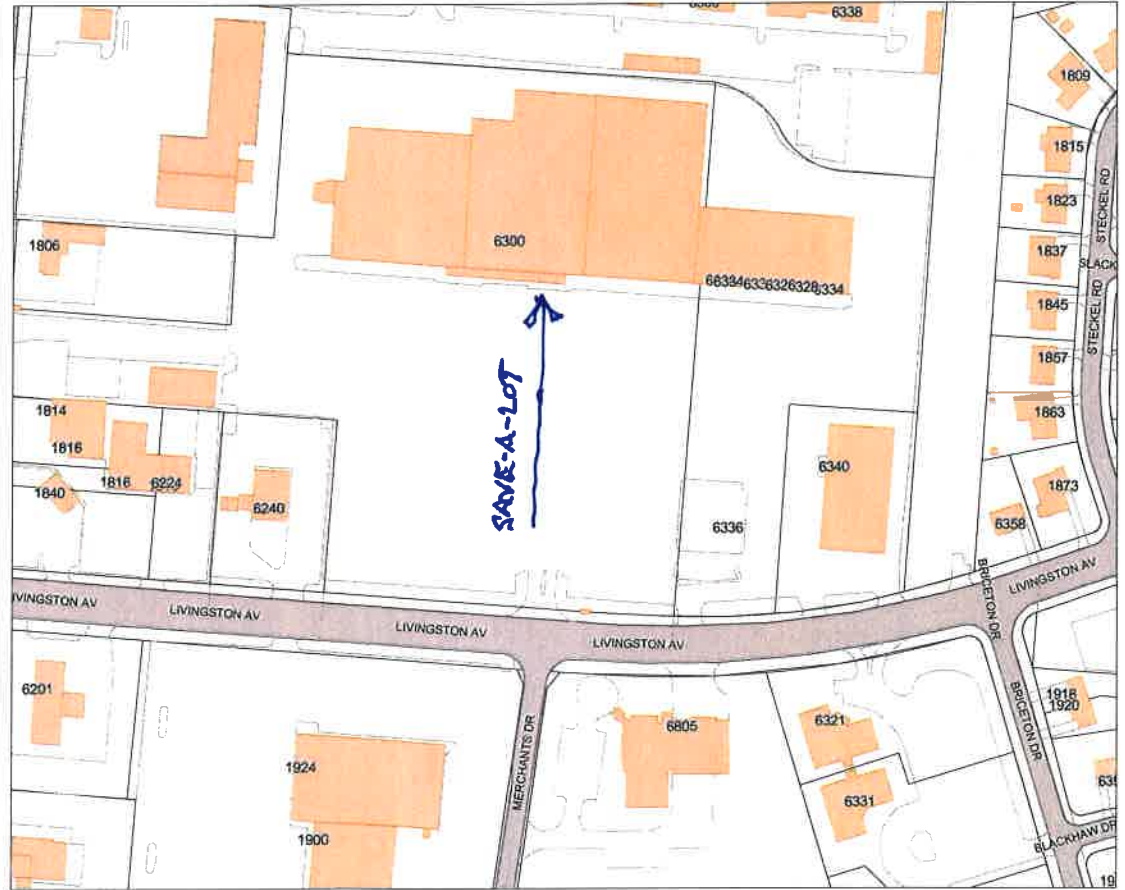
- County Lines
- Corporate Boundary
- Historic District

Cadastral

- Abc House Number
- Street Names
- Private Streets
- Right of Way
- Lot Line
- Parcels

Planimetric

- Buildings
- Driveways
- + + + Railroad
- Drainage
- Pavement
- Waterway_line
- Waterway



SCALE 1 : 3,029





Design Review Board

July 02, 2015 Meeting

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of the plans,
plans pertaining
to this packet
may be viewed
at the
City of Reynoldsburg Building
Department

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****phone****Memo**

DATE: **July 9, 2015**

TO: **Design Review Board**

CC:

RE: **Bibibop; Stonecreek Plaza; Informal Review**

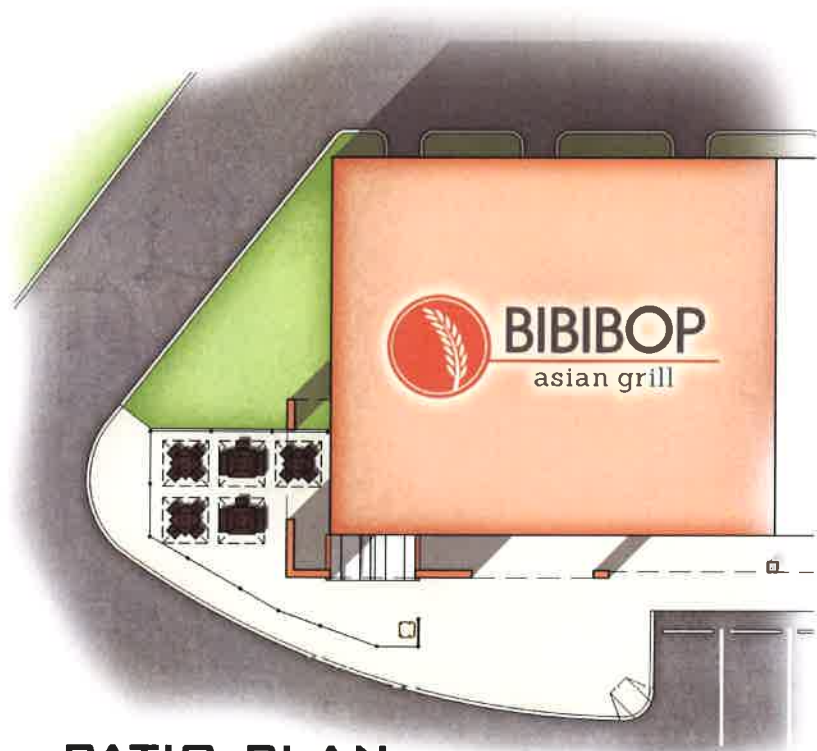
See Attached Materials



FRONT ELEVATION



SIDE ELEVATION



PATIO PLAN



BIBIBOP - STONE CREEK PLAZA

2087 OH 256 #T
Reynoldsburg, OH 43068

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS, BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

