



MINUTES

PLANNING COMMISSION THURSDAY, JULY 7, 2022 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Zollars, Furst, Benner
ABSENT: Alabi (Excused)

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – June 2, 2022

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. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 7467 E Main St.; App# 2022-5201; Applicant Columbus Awning; Certificate of Appropriateness

Below is the staff review of the above referenced application.

1. **Project Summary**

- a. The property is located at the 7457 E. Main Street. The site is located on parcel 060-000216-00.
- b. The applicant, Columbus Awning Company, is requesting Planning Commission approval of a Certificate of Appropriateness to recover five (5) awnings of the Salite Meheret Ethiopian Orthodox Church with red fabric and a black graphic.
- c. Two of the five proposed awning recovers will feature the street address, while the remaining awnings will not include graphics.

2. **Zoning Review**

- a. The property is in the Old Reynoldsburg Commercial zoning district in which modifications to the exterior of any building is subject to a Certificate of Appropriateness. Per Section 1105.03, this proposal is a removal and replacement of the awning material and shall be considered a sign face change.
- b. The proposed sign face change is compliant with signage regulations of Section 1105.03 in terms of materials. The proposed awning fabric is compiled of 100% solution dyed red "outdoor" acrylic fiber. The existing awnings are blue and with a white graphic depicting the street address. The proposed recover is a durable outdoor fabric that is easily maintained with periodic cleaning.
- c. The proposed sign face change is compliant and in accordance with signage regulations of Section 1103.05 in terms of lettering and color. The proposed graphic is a non-illuminated black Arial text depicting the street address. The proposed graphic is minimal in design and complements the exterior façade.
- d. The proposed sign face change is compliant and in accordance with signage regulations of Section 1103.05 in terms of graphic size. Awning lettering may not exceed sixteen inches in height (16"). The proposed graphic is six inches in height (6").
- e. The existing awning structure maintains its integrity and can be used to support the proposed alterations.

Staff Recommendation

- a. Per Section 1109.21, any modification to properties within the ORD-C are required to enhance the attractiveness and desirability of the zoning district. This alteration will replace an unappealing awning set which will support and bolster the overall character of the district. The proposed modifications are consistent with the uniformity of other properties in the Old Reynoldsburg Commercial Zoning District.
- b. Staff is supportive of this motion to grant a Certificate of Appropriateness to the applicant.
- c. In considering whether to grant the proposed Certificate of Appropriateness, Planning Commission shall determine whether the application is consistent with the standards contained in the City's zoning ordinance and Certificate of Appropriateness

Mr. Giangardella: To what you are saying about the structural support, they are going into the same place they were previously hung. We just took them down to re fabric them. The graphics were already on them, we are just changing the color to look better.

Mr. Furst: Are the structural supports in good shape?

Mr. Giangardella: Yes, it's brick and a wood block in there and we have all the attachments at our shop.

Mr. Furst: I just ask if there is any rotting or anything that you replace that.

Mr. Giangardella: The awnings are in fine shape, they don't rust. Structurally they are fine.

Mr. Furst: I move that we submit this application as submitted.

Mr. Benner: I'll second.

Mr. Benner. Yes. Mr. Furst. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Furst, Benner
EXCUSED:	Alabi

E. OTHER BUSINESS

Reminder that we will have a special Planning Commission at 6:30 PM on July 21st. Additionally, the August meeting is moved to the 11th at 6pm due to the Tomato Festival.

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator