

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JULY 5, 2012
7:00 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Scott Baker Mr. Lane Beougher Mr. Richard Hudson Mr. Marshall Spalding Mr. Bill Smith
Members Absent:	Mr. Kevin Bainter Mr. James Comeaux
Others Present:	Mr. Aaron Domini

2. APPROVAL OF MINUTES OF JUNE 7, 2012 MEETING

Chairman Beougher: Are there any corrections or additions to the minutes? (No response.) I noted that we were all identified but I failed to say what time we started and what time we adjourned so I'm going to try to correct that tonight. And I will try to recognize you when you raise your hand and if I forget please say your name before we start. And also to the speakers, if you could make sure you're behind the microphone and stay there. We've had some problems with people moving away from the mic; so that we get all the minutes transcribed correctly. I would appreciate it. Hearing and seeing no additions, unless anybody remembers what time we adjourned, the minutes will stand as distributed.

3. APPROVAL OF AGENDA

Mr. Beougher: Are there any additions to tonight's agenda, Mr. Robbins?

Mr. Robbins: No.

Mr. Beougher: Okay. It stands approved as distributed.

4. PUBLIC COMMENT

Mr. Beougher: Is there anyone here that would like to make any comments on an item that is not on tonight's agenda? (No response.) Seeing none, we'll move on to A5 swearing in of speakers.

5. SWEARING IN OF SPEAKERS

(Mr. Beougher administers the oath.)

B. NEW BUSINESS

1. 2949 TAYLOR ROAD SW EXTENSION, REYNOLDSBURG, OHIO:
APPLICANT: DINA CHERNY, CODE RED WIRELESS REPAIR (5554-DR). SIGN.

Mr. Beougher: Would you please state your name for the minutes and we'll ask Mr. Robbins to review the--.

Mr. Mike Ligator: Mike Ligator.

Mr. Beougher: I'm sorry.

Mr. Ligator: Mike Ligator.

Mr. Beougher: Mr. Robbins, you want to go over this item?

Mr. Robbins: Yeah. The applicant has proposed a new channel sign for his storefront that's at 2949 Taylor Road. That's in the Walmart Shopping Center. Just a standard channel sign. It's acrylic set in aluminum, backlit, and they also want to do a pylon sign re-facing as well for the signage out front. That is not included in the staff report but I have some pictures I'll be showing here as well. This is an example of the sign for the pylon and I have a photo of the pylon itself.

Mr. Beougher: Okay. And which space – would it go in the for leasing information?

Mr. Robbins: Yeah, bottom left.

Mr. Beougher: I don't suppose you could superimpose the two? I'm just kidding. Okay. Any other background information?

Mr. Robbins: The sign meets code, 12 feet by 26 tall.

Mr. Beougher: And we did receive the staff report. Mr. Ligator, do you have anything you'd like to add or any comments?

Mr. Ligator: No. We pretty much followed the landlord's requirements for the sign.

Mr. Beougher: Okay. Any questions from the members? (No response.) I'll entertain a motion.

Mr. Hudson: I move to approve.

Mr. Spalding: I'll second.

Mr. Beougher: Any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes.")

Mr. Beougher: The sign passes. And they say we are hard to get along with.

Mr. Ligator: Great. Thank you.

Mr. Beougher: That one was easy. Thank you very much.

2. 6321 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: EDWARD FEHER, GLAVAN FEHER ARCHITECTS, CHARLEY'S PHILLY STEAKS (5555-DR). NEW RESTAURANT SITE PLAN AND BUILDING.

Mr. Beougher: Could you please state your name for the record and we'll have Mr. Robbins introduce the item.

Mr. Edward Feher: Good evening. My name is Edward Feher, Glavan Feher Architects, 2 Miranova Place, Columbus, Ohio. We also have Joe Holbrook here with Charley's, 2500 Frunners Drive and we'll both be talking on this.

Mr. Beougher: Great. Thank you. Mr. Robbins, would you please introduce the item.

Mr. Robbins: Yeah, just a bit of background on this project. This is the site at the BP station on the corner of Brice Road and E. Main Street. The applicant is proposing to put a Charley's Grilled Subs building there. This area is within the Community Commercial Overlay. They have previously gone through the BZBA and got two variances, one to allow parking and circulation in between the building and right-of-way and another to allow the building to be built off of the build-to line. The applicant stated that they had trouble operating a fast food restaurant without having access around the building to operate a drive-thru and they did work with us. They went through many revisions on the site plan to figure out the best layout for this site. The applicant, like I say, has worked with us throughout the whole process. They were very gracious in bringing down a lot of the street trees onto the Brice Road and extending the pavement and providing better access to the site. I think Mr. Feher has a nice presentation for us, if you want to go ahead and get started.

Mr. Beougher: Before he does, Mr. Robbins, there is some attention brought to the stamps, the wall signs, and one of the things we need to determine is, are they signs or are they not signs?

Mr. Robbins: Yes. That is one thing that I would request from the Board to consider—

Mr. Beougher: We're setting some precedence here.

Mr. Robbins: Yes. We didn't know exactly where to go with that one, so we're deferring to you guys to see what we can come up with with that. There are stamps on the side of the building kind of like you would see on a side of the meat, like USDA Prime or something like that and we're trying to determine whether or not that signage. If it is signage, we run into some issues there, and, if it's not, it sets a precedence, so it's up to you.

Mr. Beougher: Okay, Mr. Feher.

Mr. Feher: Thank you. Thanks for having us this evening. Let's start off with the site plan and we'll try to get you oriented, then I'll take you to the floor plan to get you more oriented with the building itself, then we can go to the interior. Hopefully all of you are familiar with the site and I'm going to try not to wander too much. I tend to wander around—

Mr. Beougher: Thank you. It's hard to do.

Mr. Feher: This drawing is oriented with north being at the top of the sheet and this is East Main Street running across Brice Road and coming down the side. We tried to move the building as forward to the north and as far to the left as we could by minimizing the drive around the building at this point nearest the corner as to a one-way direction, so that's counterclockwise. People can enter the site off of Brice and on the east side is where the drive-thru is so you would approach this way coming through the drive-thru, place your order; then you can either come out and take a right turn only, that's one of the stipulations we have, or you can circle around the building and come out back onto Brice Road to exit the site.

Our guest parking is on the west and on the south corner of the site for guests coming in to have a seat. There's an outdoor covered patio along the west edge along Brice Road and that's just outside the main dining room. Of course, on this corner there are city improvements. There's a low brick wall that's concave at this point and there's a sign plan for the brick wall that runs at an angle to the corner. I believe it was used as a sign previously by the previous owner. This owner would like to use that as well, the signage. The signage that we're representing tonight is more or less for concept approval. The actual signage will be brought to you by Charley's and their sign company once we've gotten through that process.

We have taken the landscaping concept that you've got along Main Street but we're wrapping it all the way down south along Brice Road to the end of our property which consists of the street trees and the little brick paver detail at the curb and across the entry. We are maintaining a curb cut on Brice Road at East Main and-- Are we still working, Joe, with Walmart in gaining access across their property as well? There is access across the front of the property, across through McDonald's, so we're trying to be as friendly as we can to all the traffic and all the neighbors adjacent to us.

Our dumpster enclosure is located as you wrap around the building for the drive-thru. It's landscaped along the west edge very heavily with evergreens. We are taking existing landscaping that's between us and McDonald's enhancing that area as well, taking some of the pavement out and putting green and replace turf and trees. We will be enhancing the landscaping at the corner. There is currently some there. We'll enhance that as well. I hope in your packet you have a full landscape plan and that goes into more detail of what we're using, the plant material. We're trying to be consistent with what you have. I see you have on the screen already the floor plan which, in this case, gets reversed, it's north is down, so that means E. Main Street is down at the bottom of the drawing you can see. And what it delineates is the exterior covered patio, the entrance into the dining room and the dining room into the kitchen, the drive-thru comes up, there is an 18-foot wide window at the drive-thru so when you drive up, you'll be well aware of what's going on in the kitchen, cause they cook everything fresh right there in front of you and that's very important to their operation.

We'll move on to – let's see, can you put the exterior elevations up? There you go. The exterior of the building consists primarily of brick and glass. The dining room is essentially all glass. There's metal trim around the windows and then we have the balance of the building is brick. We have two accent areas, one is the main entrance for the customer to come up to. There's a red metal clad wall that supports the logo colors of Charley's and then on the drive-thru you can see it on the north elevation facing Main out from the street, you can see the east elevation facing McDonald's, the large red rectangle that's metal cladding and frames the big wall and the 18 foot window that looks into the restaurant over the kitchen area.

Mr. Beougher: Can I ask what the metal cladding is? Is it a—

Mr. Feher: It's aluminum.

Mr. Beougher: Aluminum?

Mr. Feher: Yes.

Mr. Beougher: Okay. And is it a – just a flat panel or is it like a—

Mr. Feher: Yeah. It's a flat panel, right.

Mr. Beougher: Thank you.

Mr. Feher: In the south elevation you can see that wall comes out perpendicular to the front of the building, or the patio, that guides you into the front entrance. Regarding the wall graphics, the wall graphics are not repeating the name of the business; it's more or less pointing out the main ingredients that they use in their product and that is paint applied to the brick. Okay. Kind of like old wall graphics you would see in turn-of-the-century buildings. Is that the palette we used the last time?

Mr. Robbins: Yes.

Mr. Feher: Excuse me. I only come up here and get the palette. So just for clarity— I like to run back and forth to the table here. This is the brick that we intend to use on the building. We'll have a bronze border. We'll have a Low E clear glazing around the dining room. We want it to be as transparent as possible because the whole idea in the branding here is to be able to see inside and see the activity, see the color of the furnishings, so we're using a Low E glass. The metal cladding on the building, around the windows, on the trim, will be the dark bronze color and you can see a sample of – virtually the color of the metal panel that we're using in the two accent areas. I think that's all I have to share with you right now. I'll answer any questions you might have.

Mr. Beougher: I just want to start by asking you about the wall graphics since that's one of the focuses of tonight's discussion. Is that or is that not part of the package for signage that will come back before us later? Be careful how you answer that.

Mr. Feher: It can be. I don't consider it signage.

Mr. Beougher: It depends. Okay. Very good answer. And I would just point out that the graphics are, one, the Philly Steaks graphic is facing the east which is the McDonald's side of the property and the other one is the USDA Choice Steak which is facing south, but it's close to the west edge so you would see that driving up Brice Road from south to north.

Mr. Feher: That is correct.

Mr. Beougher: So it's a little more obvious to a passerby?

Mr. Feher: Right. There is another graphic that might be difficult to read up there. It may be difficult at a distance – if you have the packet of information. We also have the USDA graphic at the north face at that entry wall so as you come in the front door on your right-hand side, yes, there's a wall graphic on there and it's--

Mr. Beougher: Is it a different color or is it just because it's in shade?

Mr. Feher: It's in shadow. In this drawing it's depicted in shadow.

Mr. Beougher: Okay. But it would still be an off-white or gray, light gray?

Mr. Feher: Yes.

Mr. Beougher: Okay. Thank you. Do the members have any questions?

Mr. Baker: In regards to signs or in regards to the building?

Mr. Beougher: What's your pleasure?

Mr. Baker: I don't know if we can move off past signs yet or not.

Mr. Beougher: Well, you can focus on signs, that's fine.

Mr. Baker: I'm past signs.

Mr. Beougher: Okay.

Mr. Baker: I note in the – I see in the staff report it says that the building is supposed to be 18 feet tall. I see that the lower parapet here is 16 foot 8. In previous discussions, it might have been discussed that only maybe a portion needs to be 18 foot tall and I'm not sure if there's been any discussion on what percentage needs to be 18 foot tall. The building looks good. The building looks really good. I'm just curious about the 18 foot tall.

Mr. Beougher: Mr. Feher, would you perhaps like to discuss how you accommodated the height requirement or how you addressed the height requirement?

Mr. Feher: Can you restate the question for me?

Mr. Baker: Sure. I see in the staff report it notes that our code says that the buildings need to be 18 foot tall from grade.

Mr. Feher: Need to be or maximum?

Mr. Baker: Minimum of?

Mr. Feher: A minimum of?

Mr. Baker: Minimum of. It looks like the brick portion of your building meets or even exceeds that.

Mr. Feher: Yeah. The brick portion of the building is 18 feet or a little more and now we're going to be using that to accommodate screening equipment on top, rooftop units.

Mr. Baker: I think the height of the building looks great. I mean, proportionately it looks really good.

Mr. Feher: In proportion to its footprint, we didn't feel that we needed to make everything at least 18 feet.

Mr. Baker: I was just curious if there's been any discussion on what percentage of the building needed to be 18 feet or just any portion needed to be 18 feet. I can certainly respect the building not being of the same height all the way across.

Mr. Feher: If I could point out on the site plan for you, roughly the area surrounding the kitchen _____ house is the 18 feet, so that's where we're going to have the majority of our rooftop units that should be screened. The dining room roof is lower. It's 16'8", so it's probably half-and-half if you want to look at it that way.

Mr. Baker: It looks like it might even be more than half, above 18.

Mr. Feher: Right.

Mr. Beougher: And the north elevation shows probably two-thirds of the brick extending across and actually more if I'm not looking at the patio area.

Mr. Feher: Yes.

Mr. Beougher: Let me ask – that patio area, that graphic, is that on the back wall or where's the graphic appear?

Mr. Fehera: The graphic appears – can we flip to the floor plan? So on the floor plan, as you enter, there will be a wall graphic on the right and there's one on the south side of that.

Mr. Beoughe: So that's on the opposite-- Okay, so it's the same wall.

Mr. Feher: Right.

Mr. Beougher: That's why it's dark. Okay. I apologize. Continue.

Mr. Baker: That's all I have.

Mr. Beougher: Well, and I think certainly if it were 18 feet all the way around it wouldn't be as visually interesting as it is with the varying heights and so forth.

Mr. Baker: I agree.

Mr. Beougehr: And, you know, sometimes the requirements are to show a building that's substantial and we had, last month, a project that came in and was struggling to meet that height requirement and it didn't appear substantial without some additional enforcement on our part or encouragement on our part, but I think this one is certainly well designed and pleasing.

Mr. Baker: Agreed.

Mr. Beougher: Mr. Robbins, did you have a comment you wanted to make?

Mr. Robbins: Yes. There is one more issue with the signage. The wall signs – you guys have wall signs proposed on all four sides of the building. The code does stipulate that within a corner lot you are only allowed wall signage on the frontages that actually abut a major roadway.

Mr. Feher: Joe do you want to speak to that?

Mr. Holbrook: If you're coming from Brice, when you're going north on Brice Road, we would like to have the signage on the south side to pick up the visibility of the individuals driving north on Brice Road. Same situation coming west on Main Street, the way that our sign sits out at the corner, it's almost not visible until you're up to the side of the building. We would like for there to be the visibility of signage on the east side for those driving west.

Mr. Beougher: I would just point out that they will see the sign on the north elevation obliquely as they approach and depending on whether the graphics are approved or not, I don't know, it's an interesting quandary, but obviously you want to be seen and attract business. Any questions on this? And the signage is not part of tonight's packet, right? Signage is coming back later?

Mr. Feher: Yes. That is correct.

Mr. Beougher: So, we should probably maybe indicate that we need to address the four-side issue when the signage comes back, but tonight we're just looking at the overall design of the structure and the landscaping.

Mr. Feher: Does this body review the signage package in detail?

Mr. Beougher: We do. I joke with my wife that we're the sign review board but we do review the signage package, yes, as well as the design. Any other questions?

Mr. Smith: Sorry, that was ratcheted behind the screen of the _____. Mr. Beougher, I just wanted to comment I participated with Aaron Domini and these gentlemen in a kind of a design review session regarding the site plan and the distribution of landscaping and parking and so forth, and good job. I really like what you came up with. It really fits the site. I think it has the right kind of screening where it's

appropriate. The relocation of the trash dumpsters, I think, even though it's central to the site, it's a great spot. It's kind of hidden nicely. I think you did a great job with it, so kudos.

Mr. Holbrook: I mentioned to the – when we met for the signage that—Let me make you a little more familiar with Charley's Philly Steaks. we are part of Charley's Grilled Subs, if you're familiar with Charley's Grilled Subs. We have approximately 450 stores throughout the United States. We are based here in Columbus. It was started in 1989 by our founder at OSU campus. We are a local company. We're going to be here for awhile. This is our first prototype drive-thru. We have other drive-thrus, but they were conversions of existing buildings. This is really important to us. We'll make sure we take the right steps to make it look very nice.

Mr. Beougher: So, your subs resemble more closely Patch or Gino's?

Mr. Holbrook: _____.

Mr. Beougher: Do you use real Whiz?

Mr. Holbrook: I can't answer that. I can tell you how we build the building.

Mr. Beougher: All right. Well, I like a good cheese steak. All right. Speaking about the design structure only, I'll entertain a motion.

Mr. Bainter: I'll move for approval. I think it's really nice.

Mr. Baker: I'll second.

Mr. Beougher: Any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes.")

Mr. Beougher: Thank you very much. The design of the building and landscaping is approved and we look forward to seeing your signage package and having a discussion about four sides.

3. 2409 TAYLOR PARK DRIVE, REYNOLDSBURG, OHIO: APPLICANT: DANITE SIGN, JILL WADDELL, OLD NAVY, (5556-DR). NEW SIGN PACKAGE.

Mr. Beougher: Good afternoon.

Mr. Robert Schorr: Good afternoon. I'm Robert Schorr from DaNite.

Mr. Beougher: Thank you and Mr. Robbins, would you please introduce the item?

Mr. Robbins: Certainly. As previously mentioned, it was at 2409 Taylor Park Road. It's for an Old Navy building. They are requesting signage for a large front wall sign, an entryway sign or corridor sign that runs across, a blade sign that extends over the sidewalk, and one pylon sign refacing. The space is currently vacant, as I understand. The one issue that I did find was the blade sign. The code stipulates that it can be no more than 48 inches above the sidewalk. It can also not be illuminated. I had talked to Jill previously and let her know that so, from what she told me, that you might be coming with more material to show that those have been updated.

Mr. Schorr: Yes.

Mr. Robbins: So if you wanted to pass that around.

Mr. Schorr: Yeah.

Mr. Robbins: And just for clarification, where exactly – I had a little bit of trouble finding the site. Is it near the Target building?

Mr. Schorr: Yeah. I've got an overview.

Mr. Beougher: Which building is this in? Is it part of the new construction adjacent to Target?

Mr. Robbins: This is what I'm unclear of. On the site plan, it does label it. It is shown adjacent to I-70, but it's on the opposite side from where I thought the site was, and where Target is.

Mr. Beougher: Mr. Smith may have some clarity here.

Mr. Smith: It is on the north elevation of the Target store. They are actually going to be two additional stores located there with this being one of them.

Mr. Beougher: Okay. So, it's north—

Mr. Smith: So, as you would be going north on 256, it'd be on the left hand side of the road.

Mr. Beougher: Yes.

Mr. Smith: This would be to the north side of that building.

Mr. Hudson: Right next to Target.

Mr. Beougher: So as you're facing Target and you're going into the parking lot—

Mr. Smith: It'll be on the right hand side.

Mr. Beougher: --it's on the right hand side and there are two--

Mr. Smith: Two storefronts there.

Mr. Beougher: --storefronts being constructed now or are done?

Mr. Smith: Pretty close to done.

Mr. Beougher: Okay. And this is closest or farthest away from the Target?

Mr. Smith: It's one or the other.

Mr. Beougher: That's fine.

Mr. Smith: I'm trying to remember where this location is specifically. It's not in this information.

Mr. Robbins: So, if I'm not mistaken, I believe this is the Target. Is that correct, Mr. Smith?

Mr. Smith: Yes.

Mr. Schorr: That is correct. That's the Target there.

Mr. Beougher: And I suspect it's probably the open space to the north?

Mr. Schorr: Yes.

Mr. Beougher: Okay. So any questions from the members or would you like to – anything else you'd like to say before we start?

Mr. Schorr: No, go ahead.

Mr. Baker: Is there a new proposed sign for the one that hangs off the building? This one here?

Mr. Schorr: You mean to change that from what it is. To tell you the truth, it could be adjusted to that 4 foot whether the beam gets cut down shorter allowing that length or whether they shrink that. If that's what you require – 4 foot – it couldn't be any more than that then that's what they'll make it at.

Mr. Baker: Yeah. It looks like it might be a combination of shortening the beam and shrinking it a little bit.

Mr. Schorr: The LED – you know, they were asking and they were hoping, for that matter.

Mr. Baker: Sure.

Mr. Beougher: So, the idea would be, someone going into Target would see the Old Navy blade sign—

Mr. Schorr: Correct.

Mr. Beougher: --when they're viewing the main sign obliquely and could what it is even though it's very large. That brings me to my next question. The channel letters themselves are what we're counting as the square footage of the sign?

Mr. Robbins: Yeah. They had dimension on the sign at 5 by 30 feet.

Mr. Beougher: So we're not counting the colored panel behind it.

Mr. Robbins: In the calculations that are in the staff report, that is correct. So it'd be up to the Board to interpret to what extent is considered a sign.

Mr. Beougher: Whether the rainbow is part of the sign. Okay. Any questions from the members?

Mr. Smith: Mr. Beougher, I think, in looking at the detail, it appears to me that the white letters are three dimensionally forward of the background, so I think, in my opinion, I would view the background as part of the building façade and the letters would constitute then the signage. And I think that's the intent of the submitter as well. I don't necessarily believe, even though the blue is part of the logo type, I don't see any problem with that being incorporated into the façade of the building as a design element.

Mr. Beougher: Okay. And that is one way to interpret it and I'm not saying which way I'm interpreting it. I'm listening to the members at this point. So, anyone who would argue with that interpretation? It's kind of like the USDA Prime Steak, right? Is that a sign or is that background.

Mr. Baker: I kind of liked it myself.

Mr. Beougher: Okay. Enough of that. All right. Any other questions on this application? (No response.) So, the criteria would be that we'd ask that the blade design meet the 4 foot dimension and not be illuminated, I believe. So, having stated that, is there a motion?

Mr. Spalding: Yes. I'll make the motion that we approve the signs as submitted according to the provisions that Mr. Beougher just described.

Mr. Smith: I'll second the motion.

Mr. Beougher: Okay. And just looking at the staff recommendations again, what is the extension from the building face of the main sign? The 5 foot tall Old Navy sign. Is it more than 14 inches?

Mr. Schorr: I'm sorry. I have to get my drawing back, if I may.

Mr. Smith: Mr. Beougher?

Mr. Beougher: Yes.

Mr. Smith: According to the page that we have in our packets, they would extend 5 inches from the fence.

Mr. Beougher: In that case, it would comply and we don't need to amend the motion. Okay. Any further discussion? (No response.) We have a motion and a second.

(Mr. Robbins called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes.")

4. 1952 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO:
APPLICANT: CENTURY 21 EXCELLENCE REALTY, SIGNARAMA, (5557-DR). NEW WALL SIGN.

Mr. Beougher: Can you please state your name for the transcription?

Mr. Sam Cimilluca: My name is Sam Cimilluca.

Mr. Beougher: Okay. I'm not going to try to spell that. If I can call you Sam, that'll be good.

Mr. Cimilluca: Yes.

Mr. Beougher: All right. Thank you.

Mr. Robbins: The property is located within a commercial strip center on the east side of 256, about three properties down from the Livingston intersection. The applicant is proposing an 8 foot 7 by 5 foot tall wall sign. It'll be backlit acrylic, basically a channel letter sign and we found no issues code-wise with the sign.

Mr. Beougher: Is this space that was – this is one of the spaces that face the access street to the east. Is that correct?

Mr. Robbins: I believe it faces 256.

Mr. Cimilluca: It faces Baltimore-Reynoldsburg Road.

Mr. Beougher: But I think there's more glass on the other side.

Mr. Cimilluca: Yes. The access is on the other side where the parking lot is.

Mr. Beougher: So I assume this is the first occupant of the space?

Mr. Cimilluca: Yes, it is.

Mr. Beougher: Okay. Sometimes we have to worry about patching the stone

Mr. Cimilluca: There was another occupant before.

Mr. Beougher: Okay. Has the stone been patched?

Mr. Cimilluca: Yes. It's all been patched, same color brick.

Mr. Beougher: Okay. Anything you'd like to add to Mr. Robbins' comments?

Mr. Cimilluca: No.

Mr. Beougher: Any questions from the members? (No response.) Is there a motion.

Mr. Hudson: I'll move to approve.

Mr. Spalding: I'll second.

Mr. Beougher: Is there any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes.")

Mr. Beougher: Thank you, Mr. Cimilluca.

Mr. Cimilluca: Thank you.

Mr. Beougher: You're approved.

5. 6895 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: JIM GRAY, SIGN VISION CO., ROMINE CPA & ASSOCIATES, (5558-DR). GROUND SIGN FACE CHANGE AND NEW GROUND SIGN.

Mr. Beougher: This is for a ground sign face change and a new ground sign, but I think we approved the face change at the last meeting and this is just for the new ground sign with the tenants identified on the signage, correct?

Mr. Robbins: That is correct. The Board had looked up this project previously and found no fault with the sign that they had presented. They did go through the BZBA and they got a variance for their second sign, for the ground sign. We told the applicant that he didn't have to show up today since it had already been partially approved, that we could just do so based on the re-submittal of what he had.

Mr. Beougher: Okay. I drove past the property the other day and the sign is back behind Johnson's Realty and it's difficult to see from Main Street. You're not going to be able to read it until you get into the parking lot or close to the parking lot. Any comments from the members since there's no one here to interrogate?

Mr. Smith: I only have one question if I may, Mr. Chairman.

Mr. Beougher: Who are you asking the question to?

Mr. Smith: I'm just asking it to the staff. Is this main entrance sign part of the submittal as well, the one that sits to the left in the graphic?

Mr. Robbins: Yes.

Mr. Smith: Okay. We have a directional sign and we have an informational sign both. That's all I needed.

Mr. Beougher: Any other questions or comments? Any heartburn over the directional sign? And I see something in the window that says, "Please Use Main Entrance." Is that existing or is that—

Mr. Robbins: I believe that is existing.

Mr. Beougher: Okay. So, assuming we would approve both signs, that graphic in the window might go away, one would conceive?

Mr. Robbins: I believe so, yes.

Mr. Beougher: Any other questions or comments? (No response.) Is there a motion?

Mr. Baker: I have a question. Would our motion then include to remove the lettering on the door?

Mr. Beougher: Depends on how you make the motion, Mr. Baker?

Mr. Baker: Because I have a feeling that that's probably not going to get removed.

Mr. Beougher: Well, make it part of your motion, Mr. Baker.

Mr. Baker: I can see the argument for wanting to keep it.

Mr. Beougher: Well—

Mr. Baker: Nobody here to argue.

Mr. Beougher: I think we could possibly make our approval contingent on removal of the vinyl graphics in the window, which I think are not as good as they could be and they're redundant once the sign goes up.

Mr. Baker: Then I will make a motion to approve the signage as submitted with the contingent of the lettering on the window/door being removed.

Mr. Beougher: Okay. Is there a second?

Mr. Bainter: I'll second that.

Mr. Beougher: Second by Mr. Bainter and I'm going to re-state the motion. The motion was to approve the signage package contingent upon the removal of the vinyl window graphics that become redundant with the main entrance sign, the directional sign. Does that accurately reflect your motion?

Mr. Baker: Perfect.

Mr. Beougher: Thank you. Any further discussion? (No response.)

(Mr. Robbins call the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes.")

Mr. Beougher: Sir, your application is approved.

6. 1765 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: MOHAMMED MUBASKET, THE SULTAN RESTAURANT, (5559-DR). SIGN CHANGE.

Mr. Beougher: Applicant, Mohammed Mubasket?

Mr. Mohammed Mubaslet: That should be Mohammed M-u-b-a-s-l-a-t. I just noticed that.

Mr. Beougher: M-u-b-a-s-l-a-t. Musbaslat. Our apologies.

Mr. Mubaslet: It's okay.

Mr. Beougher: And the business is the Sultan Restaurant?

Mr. Mubaslat: Correct.

Mr. Beougher: Application number 5559-DR and this is for a sign change. Could you please – we've already stated your name.

Mr. Mubaslat: Yes.

Mr. Beougher: Would your associate like to state his name for the record, please?

Mr. Keshawn Garrett: I'm Keshawn Garrett. I'm the graphic designer on the project.

Mr. Beougher: Okay. Thank you. Mr. Robbins.

Mr. Robbins: The property is located on the southwest corner of Brice Road and Retton. It's currently operated as Peppers. Is that correct?

Mr. Mubaslat: Yes, Peppers. _____.

Mr. Robbins: Okay. The applicant is changing the nature of his business and is renaming it The Sultan. The signage consists of a new wall sign. Is that correct?

Mr. Garrett: The front sign on the front building where the traffic passes by and then also a sign that would be mounted to the canopy.

Mr. Robbins: So it'll be a new wall sign and then a re-facing of the pole sign--

Mr. Garrett: Yes.

Mr. Robbins: --in the front? As far as the code goes, there are no concerns. The size is within limits.

Mr. Beougher: Okay. Mr. Mubaslat.

Mr. Mubaslat: Yes, sir.

Mr. Beougher: Would you like to add anything to Mr. Robbins' introduction?

Mr. Mubaslat: No, sir.

Mr. Beougher: Okay. Are there any questions from the members? (No response.) Okay. I have questions.

Mr. Mubaslat: Yes, sir.

Mr. Beougher: So, Mr. Mubaslat.

Mr. Mubaslat: Yes, sir.

Mr. Beougher: You are of Turkish descent, I assume.

Mr. Mubaslat: Mediterranean.

Mr. Beougher: Mediterranean.

Mr. Mubaslat: Yes. Jordan.

Mr. Beougher: The Jordan. Okay.

Mr. Mubaslat: So we're trying to bring something new and good to the area. The business we're operating right now is not doing too good, then, again, the area is always asking us for more stuff, so we're going to add a Turkish/Mediterranean kind of taste to it and hopefully it'll work fine.

Mr. Beougher: When I first opened the package earlier this week, I was struck by the graphic design of the sultan himself. It occurred to me that it was a bit of a caricature and that there might be those who don't perceive it as warmly as we do. Have you thought about that?

Mr. Mubaslat: Actually yes. I was actually too much into making sure that nobody gets an idea of anything else other than food. The actual logo itself had a little Aladdin lamp in his hand, but we changed it to a plate. Then, again, we're trying to get it to where it has that Mediterranean look to it.

(Inaudible)

Mr. Beougher: Well, you know we live in very different times than we did in the past and ball teams can't call themselves Indian names, Native American names and things like that, and political correctness is the watchword of the day, so I just thought I'd ask the question, if you'd considered it. I don't want to see a line of protestors from the good country of Turkey lining up in front of your place of business to protest.

Mr. Mubaslat: That's why I try to get into the cartoonish look where it has the Sinbad, the Aladdin kind of, just-- I've been living here about 23 years, lived over there about 20-some years. I didn't think about it as much, but I wanted it to be a cartoonish character.

Mr. Beougher: And the food item on the platter is a pita sandwich of some kind?

Mr. Mubaslat: Like a falafel wrap kind of sandwich.

Mr. Beougher: Any questions from the members now that I've started the floodgates? (No response.) Is there a motion?

Mr. Hudson: I'll move to approve.

Mr. Spalding: I'll second.

Mr. Beougher: Any further discussion? (No response.) Mr. Robbins?

(Mr. Robbins called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes.")

Mr. Beougher: All right, you are approved and, hopefully, we will enjoy your pita sandwiches and not any protest signs. Good luck with your business.

C. ADJOURNMENT

Having no further business before us, we stand adjourned at 7:56 p.m.

Lane Beougher, Chair

Aaron Domini, Acting Planning Administrator

This document was transcribed by:
Area East Secretarial Service
7668 Slate Ridge Blvd.
Reynoldsburg OH 43068