

MINUTES

CITY OF REYNOLDSBURG DESIGN REVIEW BOARD JULY 2, 2009 7:00 PM

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mr. Lane Beougher Mr. Richard Hudson Mr. Kevin Bainter Mr. Scott Baker Mr. Thomas Eller Mrs. Pamela Boratyn
Others Present:	Mr. Aaron Domini, Planning Administrator

2. APPROVAL OF MINUTES OF JUNE 4, 2009 MEETING

Chairman Comeaux: Everyone received, I believe, the minutes from the June 4th meeting in their packets. Are there any additions, deletions, corrections, or other comments on the minutes? (No response.) Hearing none, we'll just approve them as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: Aaron, are you aware of any changes to the agenda this evening?

Mr. Domini: Yes. We do have one addition. This will be Item B-4, 7088 East Main Street for graphics for the New True Value store.

Mr. Comeaux: Okay. With those changes we'll approve the agenda.

4. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers the oath.)

5. PUBLIC COMMENT

Mr. Comeaux: If there's anyone here for public comments that's not on one of the four agenda items, and I don't see anyone, so we will proceed to New Business.

B. NEW BUSINESS

1. 7369 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: BARTH COTNER, COTNER FUNERAL HOME (5371DR). CHANGING THE EXTERNAL FAÇADE MATERIALS.

Mr. Comeaux: Aaron will give us a quick presentation. Mr. Cotner, if you'd like to go ahead and stand up here, say your name for the record, sign in, and then Aaron will give us the presentation and you can add to it.

Mr. Barth Cotner: Very good. Barth Cotner with Cotner Funeral Home, 7369 East Main Street.

Mr. Domini: Mr. Cotner is proposing to resurface his existing funeral home. Because this property is in the Historic Overlay District, any change to the exterior is required to come before the Board, as you're aware. I will note that this property is in the Historic Commercial Overlay, but because he's not applying any change to the primary frontage, he does not have to meet the requirements of the overlay but he does have to meet the requirements of the Historic Overlay District, the original District which is still applicable.

Here's some images provided by Mr. Cotner showing the west, east and south elevations. I believe – I'm sorry, yes, the west, east and south elevations which are the elevations Mr. Cotner's proposing to re-stucco with, I believe, a synthetic type of material. And there are some other details of this application in regards to color and the future use of the site of this particular west elevation in regards to it being a mural. And we may discuss the details of the mural tonight but the Board should be aware that is down the pipeline. I believe the color palette Mr. Cotner is going to share with you tonight is more of a neutral tone to allow that side of the building to be used as a mural in the near future.

I asked Mr. Cotner to bring the material sample for you as well as a color sample that you can pass around before the Board to give you an idea of the type of material he'll be using. I guess I'll let him share with you the ins and outs of how he came to the type of material being selected and we'll have a discussion from there. Mr. Cotner, is this the color as well?

Mr. Cotner: Yes, it is. And that's the – it's actually the existing color that's there now, so it makes it kind of simple there. Okay, thank you. I'll try to cover a little bit and Steve Friece is with us also and Richard came back in, too. The part also that you mentioned, Aaron, about the potential of the mural is a – something that we're considering in partnering with the Leadership Reynoldsburg Group, so there is the long term possibility – not so much long term. There is the possibility that we'd like to do a mural on that west wall as well. And, depending on what you all would like to see tonight, we have some potential submissions for that as well. But we've partnered with Leadership Reynoldsburg to, again, use that west wall to create a mural in the old part

of Reynoldsburg to kind of give a revitalization effort in that area. That, however, had nothing to do with the necessity to resurface the building. It is an old building. We do use it. It's connected all into our property and it is something that we needed to make sure we protected. My contractor for years had been telling me we needed to stucco it. We needed to have something be done to it to preserve and protect the building. So in the process, I started by speaking with an architect, Monica DeBrock, asking her advice/opinion as to what she felt we should do. She called in a professional mason who had had some history of revitalization and restoration of old churches and some properties. And, finally, she also called a structural engineer who came and looked at the building and did a survey to kind of give his input as well. So I've had three different people really look at the building in addition to my contractor, who's done all of our work for us, that really looked at the building to determine is it worth investing the money into, is it stable, is it sound and, you know, what – if we determine those factors, what are we going to do to restore it and help it?

The idea of traditional stucco was advised against by each of those three – by the engineer, the architect and the mason. They felt that the new EFIS system would be more appropriate for that building. They felt that it'll allow the building as it shifts so that the stucco will not crack. So we are looking at a – it's an EFIS application that is provided by a synergy class PB, EFIS situation with a synergy applicator. And I apologize, I am not a construction person by any means, so I'm simply reading what the proposal from our company said and I'd be more than happy to read these through to you or let you look at their specifications that they've submitted to me. But basically this is – the main part of this was preserve this building. The mural portion of it came into play out of timing and, I don't know, some divine intervention perhaps, but my family for years talked about how nice it would be to have some type of mural on that building, never feeling that it was something we would be able to accomplish on our own or something that maybe the City would really want in that area. But things have changed a little bit and about the time that I had got my first quote from this, Leadership Reynoldsburg approached me saying, "We've come up with a plan for our project that we'd like to see about doing a mural on that building. What would you think?" And I said, "Well, it couldn't be better timing, so let's talk about it." So that's the basis of it and, as I said, the main part, it needs to be preserved to protect it. The mural is something we would like to see also in the old part to help and, again, bring some new look and new flavor to that area as well.

Mr. Domini: Mr. Cotner, just to be clear. The only elevation that would not be getting this treatment is the north elevation that faces Main Street?

Mr. Cotner: That's correct. The part facing Main Street, the north will – it will be cleaned up. There are some wooden steps that are on there that we're going to keep them wood, but they will be definitely cleaned up, painted. There's some, again, on that front part it's more brick and there's some – I think it's called tuckpointing. Cleaning that area up a little bit that I'd had a couple quotes given on so, again, it was more – that was more an issue of just making sure the building was – get preserved, protected but nothing really being refinished on the front part of it.

Mr. Domini: I guess I'd recommend to the Board that we discuss the applicant's change of material to the building first and then we can discuss the mural. And I'll propose perhaps a suggestion or resolution for how to move Mr. Cotner's request to resurface the building along while keeping the application open. And they can come back and get approval on this application without having to resubmit for the mural.

Mr. Cotner: Do you care to see some – one of the submissions for the mural? I brought some copies of a potential for that as well, if that's something and, again, we get to as well. Or again, the Leadership Reynoldsburg can speak on that as well.

Mr. Comeaux: I think Aaron's idea, that first, just take care of the façade change and then we'll move on to something kind of at least broad enough so that we can approve it broadly and even in conjunction with Aaron going forward, or something like that. Are there any questions from the Board with regard to either the old façade or the new façade or anything about the façade?

Mr. Beougher: I just have a couple questions, Mr. Cotner, about the parapet wall. There's—

Mr. Cotner: I'm sorry, about what?

Mr. Beougher: The parapet wall—

Mr. Cotner: Okay.

Mr. Beougher: --where the roof joins the wall. There's some concrete parging that's been applied to the structural glazed tile and other materials. Looks like you've got quite an interesting blend of materials on that wall. How much of that are you going to repair and tuckpoint or finish before you apply the EFIS?

Mr. Cotner: From my understanding, and again, I wasn't certain whether my contractor needed to be here tonight and obviously he's not, so I will do my best to answer some of those things. The tuckpointing, as I understand, is the front part where the brick is. That's where they're going to be doing that part. The patching, as we've tried our best to do for the last quite a few years – my understanding is they're going to get all of that off of there because it's been patched because birds have got in and it's crumbling down, so we tried to patch it and color it back in as best possible which, as I said, and that's a big reason that we finally said, "You know, we're going to keep doing this year after year. It's going to continue to fall and cause problems, so we're going to continue to invest money for something that's only barely a band aid. So my understanding is, they're -- on both the west and east elevations -- they're going to -- which is where the major problems of that are. They're going to be scraping all of that off. They've told me, again, in one of their parts here is they want to fasten studs to the wall so that they have a better foundation to connect to and then they're going to fill in

the voids with the PS foam. And, as I said, if you want to look through this specifically, you're more than welcome. Then attaching 1½ inches of the EPS to the studs.

Mr. Beougher: So there will be studs against the wall, the existing wall, and then they're going to put the extruded, expanded polystyrene probably, on top of the studs?

Mr. Cotner: I believe they're filling it – again, it says to fill in the voids.

Mr. Beougher: Okay. So—

Mr. Cotner: So my understanding is the studs that are – this 1 inch, 1½ inches will go in between to fill those voids.

Mr. Beougher: The framing is to help stabilize the wall.

Mr. Cotner: Yes.

Mr. Comeaux: Are there any other questions about the façade?

Mr. Baker: Yeah. If you're going to thicken the wall – I mean, do you have plans to replace the coping on top of the parapet?

Mr. Cotner: I don't know what coping is. Coping is – I know we have a roofer who's coming as well. I know there's been a lot of different things talked about and, again, I do apologize that I don't know some of the terminology.

Mr. Baker: Yeah. You can see it at the very, very top of the walls. It actually caps the walls and it looks like you've got a clay tile type cap there now—

Mr. Cotner: Yes.

Mr. Baker: --and with a thickened wall that clearly won't go to cover it.

Mr. Cotner: That – okay, like I said, once you explain a little bit – yes, we talked about that and that is from our initial estimate that was given – I had hoped to have been here a month ago to do this and my contractor and I kind of had some just communication trying to figure out what we were doing. We just weren't on the same page. So the initial estimate from our roofer was involved based on regular stucco and now then with this, the roofer has had to come back and my contractor's name is Steve, so Mr. Hager was back and he says, "Yeah, now we're going to have come out over it." And, again, the theory of protecting so the water doesn't get back down in behind it, so as I understand it, yes, that's being addressed in that manner.

Mr. Baker: Is it just a new metal coping?

Mr. Cotner: Um—

Mr. Baker: They going to remove what's there?

Mr. Cotner: --material. I don't know. Yeah. They're going to remove so that every – so again, they're starting with a – from – as again I understand, yeah, starting with good – I've told them repeatedly I'm tired of temporarily fixing things. Let's get it done right. As you can see, we've done our best to get by as best we could for awhile but we're at the point that I – investing a few dollars now. So it's like, let's get it all done and do it the right way.

Mr. Baker: So I would imagine then the coping would just match the color of the stucco?

Mr. Cotner: Yes.

Mr. Beougher : There's a note on the pictures that you may fill in that window in the upper right of the west elevation?

Mr. Cotner: The plan is to simply replace the window, to not fill it in.

Mr. Beougher: You're removing the wood—

Mr. Cotner: Yes.

Mr. Beougher: --antique fire shutter.

Mr. Cotner: Yeah. That's the only window in that apartment up there that, again, faces west. There really isn't any reason to remove it all together other than cosmetically, but – so the plan is to simply replace it and, yeah, get the old out.

Mr. Beougher: And the other two windows will remain on the lower level?

Mr. Cotner: The – no, the other parts will be filled.

Mr. Beougher: There? Okay.

Mr. Cotner: Yeah. Those are not used for anything so they would be completely filled out.

Mr. Comeaux: What's the existing façade?

Mr. Cotner: It's a clay tile. It's a clay tile that was designed, as I understand it from various people, it was designed so many years ago to be more of an interior tile and there used to be another building immediately on that west side there. There was – in the parking lot there was another building right beside it and they were very close

together, so built that close together they used a much cheaper tile to build it and it wasn't designed to withstand the exterior elements that it's faced over the last 80, 90 years, whatever it's been there.

Mr. Comeaux: And then I guess I would ask is a question of the people on Board in terms of when you see redesigns in Historic areas, this kind of façade, the EFIS product, is that something that either is consistent with those kinds of renovations or it could substitute when—

Mr. Beougher: In my opinion, it's going to be an improvement. The clay tile is joined in some areas where the chimneys are with brick and I think there's some concrete block thrown in for good measure and nothing really fits together well and the mortar between the joints is coming out and the barging in falling off and it's, like I said, it's going to be an improvement. And by using a synthetic stucco with foam insulation underneath it, you're going to provide it with some ability to move. If it was just plain stucco – I mean, I've lived in a stucco house. In the winter you hear the pinging of it freezing and contracting and cracking and synthetic stucco has a little more resiliency and there's a mesh underneath to reinforce it. And so, if this were the front of the building an exterior insulation and finish system probably wouldn't be the first choice, but as it's a sidewall and back and it is an improvement, I don't have a problem with it and I've heard some good reports about the graphics that are planned for it as well, so. The EFIS will make a good substrate for that.

Mr. Cotner: And I appreciate hearing that, too, Mr. Beougher, because like I said, it'd been several people who said the stucco is just not best for this building. I mean, stucco would be cheaper for me and if I could have got it to work out I'd have been happy to do that rather than the EFIS, but that's the same advice that I've been getting from multiple people in almost word-for-word what they're saying to me, so that makes me feel a little better, too.

Mr. Comeaux: Are there any other comments about the façade? Mr. Eller.

Mr. Eller: Could you tell us about the trees and the vegetation there, of what might happen to that along that west wall and any other landscaping ideas or plans you might have?

Mr. Cotner: And, if I jump the gun I do apologize on this part of it, but knowing that it was an improvement regardless, the trees are already gone. They are not there anymore, so if you've driven by in the last 24 hours, it's a simply bare wall. I did that in no sense of disrespect or downplaying this process, but it's something that when I had the people to do the work, he said, "Hey, we can get this done. I've got, you know, my friend who's got his truck here. We can get it all loaded up and done." They started in the process and the trees are gone. They are cut down to the blacktop. So the cleanup has already begun. As far as whether -- what steps I need to take next, it is already cleaned up as far as the existing trees. Long term, truly this, to me, can take on a lot of different potential. If the mural moves forward, either in one of the proposed fashions or

in any new fashion, it may either go all the way to the ground or it may stop approximately 6 feet from the ground. We're not positive of those details yet. Again, I think that's another step, but depending on what happens there, I've considered the possibility of putting some shrubbery or something in front to try to, again, give it a little better look. My mother's always liked plants and flowers and shrubs and so if there's something like that we could plant there, I think that's a definite possibility. And I'm just so excited about the potential of this mural and what could happen in Olde Reynoldsburg. There's even the possibility in my mind of – this would be a much further project given the expense of it, but possibly removing some or all of that parking lot and even turning it into more of a green space with some grassy area and some benches and so forth. I don't use that parking a lot, but I do rely on it some so I'm not ready to completely do that yet; but, given the potential I guess, I'd like to that if I could work it out then that's something that long term I might even be doing and hoping to do. So vegetation – definitely I want something in there, but to give you the answer right now, I think depends largely on what the mural will be, what process we take with the artist in that process.

Mr. Beougher: I would just comment that it would be very difficult to restore that wall with the mature plant material that's there. I think you had to take out the trees regardless of whether you put in—

Mr. Cotner: Exactly.

Mr. Beougher: --or not, so.

Mr. Cotner: Yeah, that's the thing. They were causing more damage to the building as well so, as I said, that was not done in any disrespect to this. It was done of – we have to get this building cared for.

Mr. Beougher: And roots were probably pushing hard on the foundation as well.

Mr. Cotner: Yeah.

Mr. Comeaux: Okay. Any other questions or comments about the façade? (No response.) Can I have a motion regarding the façade?

Mr. Domini: May I suggest that we hold off on the motion of—

Mr. Comeaux: You want to do it together with the mural?

Mr. Domini: My suggestion would be, after we hear about the mural—

Mr. Cotner: That's fine.

Mr. Domini: --the Leadership Reynoldsburg, as a way of motion to be respectful of Leadership Reynoldsburg's time, the Board can make a motion to approve the façade

changes as proposed, if that's what the Board wants to do and approve a mural that's designed by Leadership Reynoldsburg with the approval of the Mayor. I wouldn't think that if Leadership Reynoldsburg comes up with a design and the Mayor approves it, that this Board's going to deny that mural. But I just offer it as a way of suggestion to move the process along and not make them come back here.

Mr. Comeaux: Yeah. And I was going to do that. I was going to have one motion relating to the façade and then another relating to the other, but we can certainly have a discussion regarding the mural. I don't know.

Mr. Domini: I think – yeah, we should hear from Leadership Reynoldsburg.

Mr. Comeaux: Are they here as well?

Mr. Domini: Yes.

Mr. Comeaux: Oh, they are? Okay. I was unaware of that. I apologize. Yeah. Why don't we have somebody from them come up and give us a brief presentation with Mr. Cotner and give us a sense of what's going on. And, again, if you'd just state your name for the record, for those of us who don't know you.

Mr. Steve Friece: My name's Steve Friece. I'm one of Reynoldsburg – Leadership Reynoldsburg panel this year.

Mr. Rick Donovan: I'm Rick Donovan. I'm on Leadership Reynoldsburg also.

Mr. Friece: I really wasn't prepared to speak tonight, so I'll be glad to try to respond to any questions.

Mr. Comeaux: If you could just tell us briefly about how the idea came about for a mural and where you are in that process and give us some sense of what you wanted depicted there and we'll make—

Mr. Friece: Sure. I think the City's always been interested here, over the recent several years, in trying to do something with the older part of town. And as Leadership Reynoldsburg came together and began working through the process of what we've done this year, that kind of became an emphasis. Let's do something for the old part of Reynoldsburg. And we talked about a mural. I'm not sure how that came about really. We talked about a lot of different projects. I'm really not sure how the mural subject came up, but some of the members of our committee had visited other cities in the State of Ohio and seen murals and thought that would be something cool, so to speak, for the City of Reynoldsburg. And so we began to put some criteria together and we solicited some proposals from artists in the Columbus area, Central Ohio area, and we got quite a bit of interest. We had four actual submissions and we just met with Barth earlier this week and we think we have one that we're all very, very excited about. We think it'll be a tremendous asset to the City. It's very – it's an outstanding design. We have some

copies of it that we'd like to pass around to you. There are some -- maybe some minor tweakings we would like to do. We plan to meet with the artist in the coming week or so, depending on his schedule, and just talk about a few things. But by-and-large, we're very pleased with this proposal and we think it would look wonderful on that building. We thank Barth profusely for his openness to the project. As he said, it was very non-coincidental, serendipity I think, that he was thinking the same thing. So that, in a nutshell, is where we are and we'd be glad to share a sketch of the mural with you at this point. If you have any questions, we certainly would like to respond to those, too.

Mr. Comeaux: That'd be fantastic. We get to see those and if anyone has any questions—

Mr. Friece: I don't know if anybody's ever been to Bucyrus and seen the murals that they have up there. They have two very outstanding murals that this artist looks like he can equal. Being that the mural is located in Olde Reynoldsburg kind of took an historical slant. There were five criteria that we asked the artists to include in their proposals. One was the agricultural history, that aspect of Reynoldsburg. Second was education. We've always had a good educational system and we wanted that to be included. We wanted Alexander Livingston to be included as well. We wanted to have a patriotic theme. We've had veterans in this City all the way back to the Reynoldsburg – the Revolutionary War. And we also wanted to have something in there about the tomato.

Mr. Comeaux: Are there any either comments specifically on the mural as presented or generally about the mural? Mr. Beougher.

Mr. Beougher: So how are you going to keep the window from going right through Alexander Livingston's forehead?

Mr. Friece: That's one of the things that we want to discuss with the artist.

Mr. Beougher: Yeah. You might want to shift one way or the other, right? And the second question I had was, the Ohio flag is – appears to be applied over the return in the brick in the front. How will that be applied and is that one of the adjustments that you're planning to make? Is that going to be painted directly on it? My concern is just making sure that the paint applied to brick weathers the same as the paint applied to the synthetic.

Mr. Donovan: This person has extent of experience doing these outdoor murals _____. In fact, I believe he has exposed work down in Columbus. These pictures in here—

Mr. Friece: He's a life-long Central Ohio resident. He actually is painting a mural on the west side of Columbus in Camp Chase, the Confederate cemetery from the Civil War. He's actually working on that as well, so he's -- I've seen a lot of his work

on the internet. He sent us an internet link with his work on it and it's just quite impressive.

Mr. Eller: Could you give us an idea of the extent that this has been pondered or discussed by you folks or even some City folks regarding could it possibly – some residents find it offensive in any way or – in this era of political correctness that we are in. Have you discussed that and have people looked at and discussed or pondered the sensitivity that some things might or might not bring up to certain people?

Mr. Donovan: There's been an article in one of the local newspapers about it that there was going to be a mural of some sort possibly put up there, I believe. And they-- we were selling banners to pay for the mural and everybody I spoke to was very positive about the mural. Nobody seemed to have a problem with it at all.

Mr. Friece: I appreciate your sensitivity to those concerns. I know the Chamber of Commerce has been involved in the planning. They haven't seen that particular sketch. They have notice. They've been made aware of the criteria that we set of what was to be included in the mural. Aaron from the City has been involved with those discussions as well. He hasn't seen the sketch until tonight, I don't believe. But it was pretty well agreed that those were five areas that were pretty representative of Reynoldsburg.

Mr. Eller: I'm just concerned that quite often things don't surface until sometimes it's too late or after the fact and I don't know to what extent the City might be responsible for the content of the mural or the legalities of that. And I also think that -- I think the majority of this Board is appointed by Council and I'm a little concerned if something – if one of the tomatoes falls off, something bad happens, Council gets a lot of pressure, too. The people call their Councilperson as well as the Mayor, so I'm just a little concerned that perhaps Council should be involved somehow, or at least have an opportunity to weigh in on it as well as the administration.

Mr. Friece: Council's aware of our project.

Mr. Comeaux: Mr. Eller, sorry to interrupt you, but I think that is good caution for us to kind of approve a mural and, again, like Aaron said, in consultation with, like you said, Council and the Mayor. I don't want to pass on the beauty of this thing. I mean, I think it's gorgeous, but I don't want to be the arbiter of that and I'd rather have the Mayor and Council be the arbiter of that. But I guess the concept of the mural, is that offensive to what the Design Review Board does and I don't see that it is and I'm unaware of anything that the charging documents that created this Board that should find it offensive. So, again, I wouldn't say this is the mural that we say is, you know, thumbs up—

Mr. Friece: The mural part is good with you. It's just that you want us to have City Council give it a blessing as to which one we have on there. Is that correct?

Mr. Comeaux: I believe – that’s where I – you know, we haven’t structured a motion obviously. That’s where I would feel most comfortable, because they’re the people who are going to take the calls, like Mr. Eller said, and they’re the people who have to give these considerations to either constituencies or to what have you.

Mr. Friece: As long as we can have the go-ahead and getting the mural up there, we can try to make as many people as happy as possible.

Mr. Comeaux: And, again, I don’t see anything in the picture that will make people unhappy but I think that’s—

Mr. Friece: Well, I realize that – you can’t please everybody. That’s a given.

Mr. Eller: Well, you know, we have no nativity scene now because maybe one unhappy person and they’re just –

Mr. Friece: It’s unbelievable.

Mr. Beougher: I’m fine with it, too. I think it’s great. I’d say let’s go for it.

Mr. Friece: And I understand your point but you know – and people would look at it as if the government wasted the money and then it wouldn’t be any waste of any government funds whatsoever on the project. This is Mr. Cotner giving his best effort to try to make Olde Reynoldsburg—

Mr. Beougher: I’m all for it.

Mr. Donovan: --the crowning jewel of the Streetscape out here. I think that the people will be lined up on the street just to look at that thing going by it.

Mr. Comeaux: And I fully suspect you’re right, but I’d feel more comfortable if we approve the notion that you have a mural and that that’s not offensive to what we’re supposed to do here and that the people – other people need to just chime in. And I expect you’re going to get, not rubber-stamped, but you’re going to get support because it does reflect the history of the—

Mr. Friece: Well, I’m glad you’re bringing it up now instead of waiting until the end because of the time when they need to do this before it gets too cold.

Mr. Comeaux: I agree.

Mr. Friece: I think I – I think we can speak for Leadership Reynoldsburg and say that no one on Leadership Reynoldsburg is tied specifically to every detail of that mural as it is.

Mr. Comeaux: Sure. Right.

Mr. Friece: Those are just the general topics we want—

Mr. Comeaux: Which is why we don't want to sit here and say, "Yes, we approve this mural." Because then when you take out the Ohio flag or move it down to the right or whatever, we have to say, "Well, we didn't approve that mural." And so we want to give you some – we don't want to handcuff you, but we want to give you some flexibility hopefully.

Mr. Friece: The main thing we want is a quality mural and I think that's—

Mr. : And we will not tolerate any thing less.

Mr. Comeaux: Okay, Aaron, have I accounted for all your concerns and considerations? Can I solicit a motion now?

Mr. Domini: You're the Chair.

Mr. Baker: Can I add that the fact the Ohio flag does kind of cross that brick to stucco, I guess separation. That stucco is not flush with the brick, it actually protrudes out. And the fact that the brick kind of links – it turns the corner and it somewhat links to the front of that building which is still the historic portion that we're not really changing all that much. I'd almost prefer to see the mural limited to the stucco.

Mr. Friece: That could be sized to whatever. That will not be a problem.

Mr. Comeaux: Okay. Can I have a motion now?

Mr. Beougher: Before – can I ask a question? So Mr. Eller brings up some interesting points and I don't believe the Mayor approve the mural, you know, if there is heat there will be enough for everybody.

Mr. Domini: And I don't want the Mayor to take the heat—And I'm not suggesting that – make a recommendation—

Mr. Beougher: I don't want Aaron to take the heat alone.

Mr. Domini: Yes thank you.

Mr. Beougher: I don't want the Design Review Board to take the heat alone. I don't want Council to take the heat alone, so-- and here's what I'm thinking, because someone could look at this and even though it's not commercial, could say this is a sign. So do we need an interpretation from the City Attorney, a rule, a recommendation from the City attorney as to whether this is a legal approval of the mural? I mean, do we have the authority to approve the mural ourselves? Should that be bumped up the food chain to Council? What's the—

Mr. Domini: This board approves façade changes, external changes to commercial or industrial buildings including signs.

Mr. Beougher: So the heat is ours to take?

Mr. Domini: Yes, it is. And if you're not comfortable approving this particular design, I think you can make a motion to approve the material change and we can keep this application open so they don't have to submit a new application. And then when the details of the mural are worked out, they can come back and get the final approval on the final draft of the mural. And I'm only suggesting that so they don't have to – there's no exemption for the \$50 fee and the new application fee, so I'm trying to be sensitive to Leadership Reynoldsburg and Mr. Cotner. And that way this Board will take full responsibility of approving the mural and that would also allow staff time to talk with legal to make sure that there's no issues with it being a sign or anything like that.

Mr. Beougher: Okay.

Mr. Domini: Are you comfortable with that?

Mr. Beougher: Yes, I am.

Mr. Domini: Okay.

Mrs. Boratyn: Yes. The way I view what's occurring here is Mr. Cotner owns this building. He's making a change to it. It's in the historical area. He's going to put stucco on it, or not stucco, but this other type of equipment. I mean, type of treatment that he's going to put to it, which is one change to the façade and the second is he wants to put a mural on it potentially somewhere down the road. That would be another change to the façade and the question we would need to look at is whether or not whatever change he makes is appropriate for the District, for the area. Does it fit into that area? So, to me, that's kind of what this is. I don't know that we've ever looked at anybody painting a mural as their change, their façade before or not, but the building does belong to Mr. Cotner and, you know, I don't want to weigh in on the free speech issues.

Mr. Comeaux: That's right, but the point you raise is a good one, because if this were a restaurant that wanted to put up a mural of a pizza or – and that's not to diminish this mural, which was part of why I thought it would be good to have others and I understand your – Mr. Beougher's point is that we are the place to take the heat in some respect but, so there you have it anyway.

Mrs. Boratyn: So we're kind of moving to say, yes, we would approve that the treatment is going to be put on this building or a motion to approve that this is a proper treatment and that we anticipate that there will also be a mural, but we don't know what that mural will be. So we can't even really weigh in on whether the mural fits the historic

area. This would seem to fit the historic area, but if he had something else, it might not fit the historic area. I mean, I just don't – I'm just not sure how you want us to put this together.

Mr. Beougher: Well, can we approve the material change and postpone approval of the mural until – I mean, would that avoid paying the fees?

Mr. Domini: Yes, I think that's appropriate.

Mrs. Boratyn: And I will move that we do that. Can you repeat it, Aaron?

Mr. Domini: I can't make a motion.

Mr. Comeaux: The motion that I heard is that we approve the change of the façade to the EFIS product as discussed and that—

Mr. Domini: With the color, the original color as proposed on the EFIS.

Mr. Comeaux: Indeed. And that we leave open the application to return to us when the final mural is more firm and then we'll decide upon it then. Is that the motion being made?

Mrs. Boratyn: That is the motion that I make.

Mr. Beougher: I'll second that.

Mr. Comeaux: We have a motion. We have a second. Aaron, can you please call the roll.

Mr. Eller: Can we have a discussion?

Mr. Comeaux: Certainly, yes. I'm sorry.

Mr. Eller: The more I think about it I still really like the idea, so I want to preface any concerns I have with the fact that I like the idea and I really hope it moves forward. I am familiar with the Bucyrus murals, especially that southbound one. To me, they – they're a lot more subtle and especially the one southbound. When you look at that, it almost looks like it's a part of the old town. To me, this one is considerably busier, has a lot – really a lot going on it. It's almost a story. I could sit here for a long time and just look and ponder this thing. Now, we have issues with signage, neon signs and the bright signs, and the distractions, and this and that. If somebody's driving down Main Street after a long day's work and gets fixated on those tomatoes and rear-ends somebody, I don't know. These are issues – this mural, to me, compared to the Bucyrus murals, is much busier, much more eye-catching, much less subtle, and probably more distractive.

Mr. Donovan: How close did you get to the northbound one?

Mr. Beougher: Well, just from us driving north on the—

Mr. Donovan: You should get out and look there to see how busy that is. There's a collage in there.

Mr. Beougher: Well, drivers wouldn't be getting out of their cars and these are just concerns that—

Mr. Donovan: Well, I know. It's busier than you think it is. I was up there and I actually had to put my hand on that wall to make myself believe that those blocks were painted on there.

Mr. Beougher: They're good.

Mr. Comeaux: Mr. Eller raises another good point and that is, to the extent the mural is proceeding, that the person who had the most concern about that is the City Safety & Service Director, so you might want to include her in the conversation just to make sure there's not a million and one things going on.

Mr. Donovan: We have tried to keep the – some of the City officials—

Mr. Comeaux: And, again, I'm just trying to keep you, you know—

Mr. Donovan: Oh, I—

Mr. Comeaux: --set a path for you as you go forward, that the people to talk to. If she comes in here, for example, next time and says, "Hunky-dory, I'm great with it." -- Mr. Eller will be more likely, and I don't mean to speak for Mr. Eller, but if she's okay with the traffic concerns, Mr. Eller, I would suspect, would take that counsel under advisement and not that he wouldn't now, but I'm just kind of laying that out there for you.

Mrs. Boratyn: Right. And you really don't know what those are until you determine what your mural is going to be.

Mr. Comeaux: Indeed.

Mrs. Boratyn: I mean, that – it is 25 mph there. It is slowed down and there's a number of traffic lights, so the traffic doesn't move that far. Is it 35? Oh, okay. I was thinking it was 25 but in any event. But those kind of – I think Mr. Eller's correct and there are safety issues, but until you've actually chosen your design and you know what it is, I'm assuming it's something you will consider as you are looking at it.

Mr. Donovan: Well, our goal basically is we bring the consensus to the folks that are in Olde Reynoldsburg as far as businesspeople and even somebody who lives there to take that as an incentive to, not bringing their property up, and just, like I said, the crowning jewel of the Streetscape. That's what their – that was the expectation that something would be done in Olde Reynoldsburg to help _____. _____ selling banners that will go on all the light poles will help pay for this, so people have an opportunity to advertise some of their businesses along with it. And hopefully it was a win-win situation for a lot of people.

Mr. Comeaux: And I fully expect it will be. We need a little more information to kind of jump over that hurdle ourselves, if that makes sense.

Mr. Donovan: Well, that's why we're here.

Mrs. Boratyn: And we can help with the investigation. I mean, these murals are other places. I've seen these in other cities and other towns just like Reynoldsburg on the same type of streets, the same type of traffic pattern.

Mr. Domini: One last question, Mr. Comeaux.

Mr. Comeaux: Sure.

Mr. Domini: Mr. Cotner, or Steve, do you have an idea when we would see a final draft, a month or two months, any expectation for what that's schedule may be?

Mr. Friece: Well, Barth has said it's probably going to take a month to get his work done in preparation for the mural, so sooner rather than later we have to go with the artist's schedule, but we're attempting to set another meeting with him within a week or two to tweak these things that need to be tweaked. So hopefully we can come back in August with a final draft.

Mr. Domini: We don't meet in August, so it would be in September. You'll have plenty of time. That's probably when we would see you next.

Mr. Friece: We would like to get the mural finished. If it's approved we obviously would like to get it finished before cold weather.

Mr. Domini: Okay.

Mr. Friece: So we're hoping to get it done by mid-October.

Mr. Beougher: Question, Steve. Is it possible you could come back to us in July? This is July, isn't it? Okay, I'm sorry. Wow, time flies when you're having fun.

Mr. Friece: You want to call a special meeting in July?

Mr. Domini: That brings up a good point. If weather becomes an issue and you feel like you need to get started, we can entertain maybe a special meeting in August.

Mr. Friece: Fine with us. That's not a problem.

Mr. Comeaux: Yeah. If you meet with the artist, for example, and the artist says you have to really get this done by August 29th in order for, you know, weather consideration.

Mr. Friece: That was his prediction, that he would have to have it done by the end of October.

Mr. Comeaux: Okay. By the end of August?

Mr. Friece: October.

Mr. Comeaux: Oh, October. Okay, you see, not knowing how long it's going to take him and things like that. If you kind of back in – if he needs to have it done by October and you're back in and you say, well we need it approved by whatever the date is, if that doesn't comport with the first Thursday in September, then let us know and we'll call -- we can entertain a special meeting for that purpose.

Mr. Beougher: I blame the calendar. It's still set for June.

Mr. Comeaux: So, like I said, if you talk to the artist and he says, I need to start working on this on whatever the date – like you said, the façade's not going to be ready until the first part of August. But if it's August 15th that he needs to start working, let us know, let Aaron know.

Mr. Friece: That's wonderful.

Mr. Comeaux: I can't say that we'll get it done, but I'll be around and we'll see if we can find a quorum and we'll see if we can comply with the rules and we'll get it done for you.

Mr. Friece: That's great.

Mr. Comeaux: That make sense?

Mr. Friece: We appreciate your reaction to the quality of the mural and the idea of it.

Mr. Comeaux: We love it. I love it.

Mr. Domini: So we did have a motion?

Mr. Comeaux: We had a motion and we had a second. Is there any other discussion? (No response.) No. Hearing none, Aaron, can you please call the roll.

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

Mr. Friece: Just so you know, Leadership Reynoldsburg is finished. We were all doing this as a continuation of our participation.

Mr. Comeaux: Well, that’s great. And to the extent that—

Mr. Beougher: Might I make a suggestion?

Mr. Comeaux: Yes, you may.

Mr. Beougher: Even though this isn’t the final version, it would be interesting to see it in the paper and see what the community’s reaction is to it. And I can see some people saying, “Hey, this isn’t the Short North” and some people loving it. So it’d just be interesting to kind of gauge that before we come back and formulate a decision.

Mr. Comeaux: Why don’t I send it electronically to the paper tomorrow and they’re aware of the project as it is. I’ll send it to them and they – because they’ve been asking me several questions about it, so I’ll send them a proposal. I’ll make sure – that seems to be okay with these guys and _____.

Mr. Beougher: But also give Council an opportunity to react to it.

Mr. Comeaux: Well, that’s right. It will take care of a lot of the concerns that Mr. Eller raised, if it’s This Week paper, Reynoldsburg, or what have you.

Mr. Cotner: I appreciate the fact that there’s so much investigation into it. We want to make sure it’s done the right way, too. And just to address one issue. Obviously, if something starts to – the tomato falls off or whatever, you know, again, back to what you said, this is my property so ultimately I will be responsible for it. So if there is some weathering – and that’s one of my issues that I’ve been dealing with, with that artist of what kind of maintenance am I looking at, what kind of longevity. So ultimately, no matter what, it still is going to come back to what I have to do as well in terms of my building.

Mr. Donovan: It’s just about basically you all had pretty much had the same reaction we did when we first saw it except.

Mr. Comeaux: We try to be more reserved.

Mr. Cotner: Thank you very much.

Mr. Domini: Thank you.

2. 6294 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: JIM ROUSE, SIGN VISION, DOLLAR GENERAL (5372DR). INSTALLATION OF NEW MONUMENT SIGN.

Mr. Comeaux: Aaron, can you please give us some background on this? Is there a representative of this? If you could please come up here, say your name and sign in, and then Aaron will give us a brief introduction.

Mr. Jim Gray: I'm Jim Gray with Sign Vision.

Mr. Domini: I'll keep this brief. Dollar General – we do not have any formal submittal for the major site plan as of yet, but nothing barring, it is moving forward and we're reviewing their ground sign today. We'll be reviewing the building at a later date. The proposal is for a Type A ground sign. This is on Main Street in the Community Commercial Overlay. The sign measures 6 feet tall, measuring 10 x 5 for a total of 50 square feet. I have a drawing that shows the location of the sign but does not show the setback. I will note that it's required to be set back 10 feet from the right-of-way and that is something that we need to be sure is done. That's not currently as part of that proposal. It does meet the height and size requirements. The setback is the only requirement that I question about. And here is the site showing the proposed monument sign. My only concern would be that there is Streetscape in this area. In fact, you can see right here this wall, which is the last piece of Streetscape that's in the City. I just want to make sure that the sign as proposed, I guess, meshes well with the existing Streetscape that's there. It may be hard to determine it's compatibility with the building as we do not have an elevation of the building as of yet.

From my observation, the monument sign would sit in here. If you're heading westbound, it would be in front of this utility box, so somewhere in here. This was determined by scaling it off from this drawing, basically from this property line and scaled this off, and then measured it similarly, measured and scaled it off in this aerial and found it to sit right about here.

Mrs. Boratyn: Behind the wall?

Mr. Domini: Well, it would sit behind the wall it has to be set 10 feet back. And there's the proposed sign, the Dollar General sign.

Mr. Baker: So it needs to be 10 feet back from the right-of-way?

Mr. Domini: Yes.

Mr. Baker: And the building's 20 feet back from the right-of-way?

Mr. Domini: Correct.

Mr. Baker: And the sign's 10 foot long?

Mr. Domini: Um-um.

Mr. Baker: It's almost up against the building.

Mr. Beougher: It is up against the building.

Mr. Baker: Yeah. I mean, it's like a couple of feet, 2 feet.

Mr. Domini: I did have some question in regards to that standard as it relates to the Streetscape. I don't think every other ground sign on the Streetscape measure 10 feet back. So I'm not exactly sure of the details and how all that played out when all those ground signs went in, because most of those signs aren't 10 feet back from the right-of-way. So that'd be something I would be curious to ask the Development Director about.

Mr. Beougher: I think I know some of the answer to that. Because they were existing developed properties, they worked around a lot of issues. There was also a lot of negotiation with the property owner to allow the permanent and construction easements, so there was a lot of give and take on that project.

Mr. Eller: Where on the site is that utility box?

Mr. Domini: You can see that it's right there.

Mr. Eller: Right there? And the wall curves, is that what I'm seeing?

Mr. Domini: Yes. It curves like this. And this drive that exists is roughly, I think, where this proposed access is.

Mr. Beougher: So are they getting rid of the Streetscape wall, because it's not on the plan?

Mrs. Boratyn: No.

Mr. Beougher: It looks like it intersects with the sidewalk.

Mr. Domini: It's not on the plan. This is not – I don't have the official major site plan as submitted. This was provided to me for this application. So that's a detail that will have to be worked out when we look at the major site plan and approve the building.

Mr. Comeaux: Mr. Gray, have you been to the site? Do you know where the sign's going to be?

Mr. Gray: I have not. I'm just representing the company that asked us to get approval for the sign. I guess I have one concern. If this is going to be back further than the rest of it, it's going to look terrible on that street. If it's going to sit back further than the ones that have been grandfathered in. So there's not going to be any flow there, so—

Mr. Comeaux: Well, a – although I'm not sure at that point in the Streetscape -- it'd be different than plopping it down in the middle. I'm trying to think aloud, which is a dangerous proposition, but what else is out there that would have similar monument signs? His concern is that you're going to be coming along 15 feet in and his is going to be 10, or what have you.

Mr. Gray: Yeah.

Mr. Comeaux: But who else is out there? It's Dunkin Donuts, is that right?

Mrs. Boratyn: Yeah. It's that sign that has Dunkin Donuts and other people who are back in that area, back in the commercial area.

Mr. Domini: And I think that obviously we would want the sign to work with the Streetscape and we'd want to treat them similarly to what we've treating other businesses. So if we approve the sign itself, I'd be comfortable with the Board doing that and then this is going to have to come back through for the major site plan approval. As part of that, we can approve the exact location of the sign.

Mr. Gray: Doesn't that go with Zoning and Planning? Doesn't that go when we submit the application for that?

Mr. Domini: Yes. It's going to be on the plan.

Mr. Gray: Yeah.

Mr. Domini: On this Board, more or less, typically, isn't necessarily looking at the site design standard as much as you are the design of the sign itself.

Mr. Comeaux: So this would – that would come back through us then, is what you're saying, because the major site plan would not come back to us, right?

Mr. Domini: No. You will be reviewing the building, but you're not going to be reviewing the building orientation on the site. So I'd be comfortable with you reviewing the sign and then making a motion, whatever it may be, for the sign, but not the location of the sign. That would be approved by BZBA.

Mr. Beougher: What other signage is going to be on the building and around the building and do we know that? Do we have a comprehensive sign package developed?

Mr. Gray: According to my customer, this is the only sign that they're putting there for the Dollar General store, because they would have had me get approval at this meeting for additional signage.

Mr. Domini: Ninety-nine percent of the time we get a ground sign and a wall sign as we're doing with True Value in a minute, so this is it.

Mr. Comeaux: So they're not going to have their name on the building façade either, you don't think?

Mr. Gray: They did not propose that to me for approval.

Mr. Domini: There is a Dollar General in the K-Mart plaza.

Mr. Comeaux: Does it have a sign above its door or what have you, too? Obviously it's a little different.

Mr. Domini: I don't believe there's a ground sign there.

Mr. Beougher: My concern -- and I drove past on the way down. I couldn't figure out just exactly which site was it, but the Streetscape wall is taller than a foot in some locations on that property. And my concern is with a 1-foot base, unless it's mounded, it's going to get lost. I mean, they might be better off with a taller base and a smaller sign to make it more visible. And I guess it comes back to my concern that we seem to be a little premature here because we're not seeing everything together in context. We're not seeing the wall on the site plan interacting with the sign and I'm just uncomfortable with so little information about the whole look of the building. I mean, it just -- I'm bothered by it. I'm not confident that we have enough information to make a decision.

Mr. Domini: Mr. Gray, do you know why the ground sign is being proposed so much in advance of the building?

Mr. Gray: No, sir, I don't. I don't know. It's a storage facility, correct, that's there? There was -- my drawings show an old--

Mr. Domini: Not physically in advance and in terms of space, in terms of the application for the General Dollar itself.

Mr. Gray: No, sir, I can't answer that. I don't know why.

Mrs. Boratyn: Well, we just recently had a situation where we – I guess we had approved something and then it came back and was changed and approving something and it doesn't – I think I would agree with Mr. Beougher, that it would be easier if we had the whole thing, or we're looking at the whole sign and building and knew where it was really going to be placed that was proposed. We're sure there's not other signage and then come back for more signage on.

Mr. Comeaux: Are you aware of any reason that they don't want to put the sign out there to let people know it's coming in months or something like that?

Mr. Gray: No, sir, I'm not aware of that.

Mr. Comeaux: Aaron, if we were – I'm trying to think – if we were to approve this and then they come back for the things they need to come back to us for later, that would be a separate application, correct, with a separate fee associated with that application at that point, or not?

Mr. Domini: Yes.

Mr. Comeaux: Yes, it would.

Mr. Domini: They could get the sign approval when they get the site and building approval, just the way it's done many times. Under one application, you approve the sign and the building. It's a package, one application. So that's an option. You can table it or you cannot approve it.

Mr. Comeaux: I'm thinking of ways Mr. Gray can go back and say, "Hey, I'm saving you the application fee."

Mr. Domini: Unfortunately, no.

Mr. Comeaux: Because I think – I mean – are there any questions or comments about the sign and its place in – on the location? And can I entertain a motion and I think I can probably get one really quick from these guys over here. And so if there is no other discussion, I would like to entertain a motion.

Mr. Eller: I have a comment. I'm thinking, the building just west there where the Dunkin Donuts is, that's fairly recent. That went through the entire process just a year or two ago and I can't recall if the wall goes down there by the sign, but whatever, I would think that this is so close to that, that we would want to make sure that the position of that sign doesn't conflict with the position of that other sign just west of there. And I, too, would just like to weigh in and say I'm feeling a little uncomfortable that this may be a little premature and you're maybe asking the Board to do something that isn't real appropriate at this point. Also, I'm thinking that this Board either has to deny or approve a request when we get it. However, I think the applicant, or you could perhaps

request it if you're seeing it maybe not going your way, you'd request maybe we continue it or table it or put it off and don't act on it.

Mr. Domini: That's correct.

Mr. Gray: I think that's fine. I mean, I can go back and get more information. It's not a problem at all. I need to know though, am I limited to this height?

Mr. Domini: Yes.

Mr. Gray: I can't go any higher? What about if we mound it up higher? See, that's kind of confusing to me now.

Mr. Comeaux: Aaron, before you say that, you need to take into account that Mr. Beougher was encouraging the sign to be up higher so that it can be seen beyond the wall.

Mr. Domini: Well, I—

Mr. Beougher: I was saying less sign, more base.

(several people talking)

Mr. Beougher: I didn't indicate that I wanted the sign to be any higher at the top.

Mr. Gray: But then you don't gain anything.

Mr. Domini: The original proposal—

Mr. Beougher: Well, you can see what your bottom word says if it's behind the wall.

Mr. Comeaux: You want more yellow you mean?

Mr. Gray: No. He wants less yellow and more brick, higher this way. Is that correct the way I understand it?

Mrs. Boratyn: Smaller words.

Mr. Domini: The original proposal was for a 20-foot tall mono-pole sign.

Mr. Gray: I understand. So we're making progress.

Mr. Domini: Yeah. We are making progress. And the other issue for – that you might want to look at, too, is the location of that tree and the line of sight for east and

westbound traffic. As that tree matures, how's that potentially going to impact the view of the exact location of the sign? It may inflict that _____ sign.

Mr. Comeaux: Well, Aaron, if you could talk to Mr. Gray about ways to raise the sign up to be seen and up over the wall or otherwise. Not now, but I mean like he's going forward.

Mr. Domini: I will and I think the recommendation, if I heard the Board correctly, is you want more information. We're going to talk about the materials of this building at the end of the meeting tonight. I think the goal probably from the applicants, both Dollar General and Mr. Gray, is to get the ground sign approved sooner rather than later so the store doesn't open up without a sign.

Mr. Gray: Sure.

Mr. Domini: Given the nature of how the process is going, you can still do that. If you ask them to please table, we can still approve this well before the building is approved.

Mr. Gray: Okay. Let's do that.

Mr. Comeaux: That's good.

Mr. Domini: And by that time, when you come back, hopefully Dollar General will have the elevations of the building design and a better site plan. Okay?

Mr. Gray: Great. Thank you.

Mr. Comeaux: Thank you for your time, sir.

3. 2374 TAYLOR SQUARE DRIVE, REYNOLDSBURG, OHIO: APPLICANT: BENJAMIN HOFFMAN, PANERA BREAD (5373DR). INSTALLATION OF NEW MONUMENT SIGN.

Mr. Comeaux: Can you say your name for the record and then Aaron will give us a brief introduction.

Mr. Ben Hoffman: My name is Ben Hoffman. I'm from Advance Sign Group.

Mr. Domini: I tried to make the last one quick. It wasn't as quick as I thought. This one might go a little quicker. This is Taylor Square Drive. The sign as proposed here measures 5 feet tall. It meets all the requirements for a Type A ground sign as proposed. This location down here does meet the setback requirements from the right-of-way and I really don't have anything else to add here. I think there was one question Mr. Hoffman raised about the materials used, which I'll let the Board bring up. The question was raised earlier before the meeting.

Mr. Hoffman: Right. I was actually eavesdropping on you guys a little bit and I asked – I sent an e-mail off and I haven't gotten a response yet. It sounds like the concern was over the faux brick. Basically, we – I don't know if you guys are aware of the property around there. Panera had had a small sign on the Drury Inn sign that's located immediately east of that property. For whatever reason, Drury has decided to end that relationship and Panera would like to get a ground sign to mark their property as you come northbound on 256 there. They don't have a lot of visibility from the road. Once you turn the corner they're blocked by Friday's, so they just want something to kind of label their driveway and let people know where they're at and how to get to the location.

Mr. Comeaux: So the location of the sign though is going to be along 256 or is it—

Mr. Hoffman: No—

Mr. Comeaux: No, it's going to be – okay.

Mr. Hoffman: Here's 256, Taylor Road – turn onto Taylor Square Drive. Across the street there's a – potentially a restaurant out-lot that's available from the Drury Inn.

Mr. Hoffman: And I believe that's why Drury changed their mind on the sign there, to court the out-lot to potential customers.

Mr. Comeaux: Are there any questions about this application?

Mr. Domini: Mr. Beougher has a question.

Mr. Beougher: Yes. So if you heard us eavesdropping, you know my concern.

Mr. Hoffman: I understand.

Mr. Beougher: Thinset brick is always a concern. It doesn't look like brick when it wraps the corner. It looks like something stuck onto an aluminum frame which is basically what it is. How are you going to achieve the look of brick without actually using brick and will we be satisfied with the result?

Mr. Hoffman: There are several methods we could take towards this. I don't know that we addressed it specifically in our drawing. We just called it out as faux brick. We didn't give a spec. There are a lot of new systems. I see some of the – a sample of a faux brick over there. There are—

Mr. Beougher: We don't necessarily like that.

Mr. Hoffman: I heard that. There are other methods. We actually have a couple things that we can do where we basically take a foam, a high density foam and we route it out to give it a dimension look. We paint it. We would be able to paint the corner and typically what we would end up doing is we would do the corner as a section to where the corner didn't end at the corner. It would come back in to the sides 3 to 4 inches and then you would have a straight piece across there so that you don't have the seam right at the corner. If that was the biggest concern the Board had, for as much masonry work as there would be in this sign, I'm sure that we could get Mr. Beougher the developers name for Panera. I'm sure we could get him to entertain the thought of real brick. He's more concerned with getting his sign up than I think he is really with the masonry work.

Mr. Beougher: Well, let me ask a question then. What do you think the cost difference would be? I mean, you're augering a hole for a pipe foundation. There's not a whole lot of cost there probably. With a masonry foundation, you're going to have to excavate down to frost and you're going to have some added expense.

Mr. Hoffman: Most likely we would go away from the cassion foundation I think if we were going to do a true masonry base. We would probably want to do something that would be a little more in conjunction with the masonry. Cost-wise though, I don't think you're looking at a whole lot of difference as far as the materials in the foundation. The difference is instead of using an auger we're using a backhoe. Again, I don't think we're looking at a huge cost difference there. The main difference is going to be in the time and materials to pay the mason to set up the foundation – or the base itself. That would probably be approximately 10 to 15% of the total cost of the sign, so again, it's nominal for what our finished product's going to be.

Mr. Beougher: And I don't know that I have huge issue given the location of the sign. It's just, you know, Taylor Square was developed with certain standards and it's very nice and even though there's no overlay in place there, there was a standard set and I know Mr. Nelson was very adamant that other tenants be – other developments be held to that same standard. And I just would, you know, if we do--

Mr. Hoffman: Would it be more helpful if you had a sample?

Mr. Beougher: --if we do something here in the back of your property then the next time we'll be doing it in the front of somebody else's and you would be, I think, doing us a huge favor by asking them to take the hit. And your timing is impeccable, because construction costs are as low as they've been in years because of labor. Anyway, you know the story.

Mr. Hoffman: Absolutely.

Mr. Eller: You probably are familiar with the Tim Horton's down just a little west – or north up on 256 by Livingston and we approved that building not long ago, a couple of years, and they were very happy to – they actually bricked in the entire backside of

that. They were going to stick on a metal walk-in cooler, aluminum or some sort of metal cooler and we weren't comfortable with that and they were very happy – just, you know – they said, “We'll brick the whole thing in.” So, and we've been trying to hang kind of tough in that area so I, too, would hope that you could find a way to put a brick base in there.

Mr. Hoffman: And then I apologize for my ignorance on the matter, but as far as the brick and the faux brick, are we stuck with brick or can we use a – there's a lot of different systems out there as far as faux stone, faux brick. To be honest, I think the faux stone actually – it looks more like stone because of the different colors of the stone, because of the dimension of the stone. Brick is a hard look to achieve without really doing brick, especially when you're painting it. Would we just – and would you like to see a sample of what we were intending more than you're saying go with the real brick or—

Mr. Beougher: As I recall, there was a particular brick that was used all up and down that area without exception. I mean, even the Logan's Roadhouse across the street. All the buildings in that area used the same brick which I don't necessarily agree with, but to try and match something else, especially a faux brick to that standard, would be difficult.

Mr. Hoffman: I agree.

Mr. Beougher: And I think we probably can identify what that—

Mr. Domini: There's a keeper of that information.

Mr. Beougher: I thought there might be, yes.

Mr. Hoffman: In the interest of not having to reapply and wait two months to do this, would it – is there any way that we can amend our current proposition to say that if we resubmit it with a real brick base that we would be able to proceed or are we stuck with—

Mr. Domini: They can approve the sign with a traditional brick base.

Mr. Comeaux: Yeah. We could approve the sign with traditional brick base subject – and if you have a question about the color of brick or what have you, we can have you consult with Aaron, for example. We can do that tonight it. Now, I'm the least architecturally sound person probably in the room, but if – faux brick obviously runs a range and if – Mr. Beougher said that's probably not one of our favorites. You might be able to convince us if you came in with one that was – I don't even know what the terminology is. I don't even know if the faux brick, the stuff is like half – the stuff that you were looking at before.

Mr. Hoffman: Thin set?

Mr. Comeaux: Thin set. I'm sorry, my apologies. You might be able to convince Mr. Beougher of how you're going to do your corners and how it's going to look. But I would want to see what the faux brick is, but the brick we can approve tonight.

Mr. Beougher: I was going to say, on the other hand, we'll approve real brick tonight.

Mr. Comeaux: Yeah. We can approve brick tonight and—

Mr. Beougher: So if time is an issue--

Mr. Comeaux: Yeah. And, again, part of that is because the range – and, again, this is just my understanding – the range of products.

Mr. Hoffman: Looking at that sample right there, I can certainly understand your concern.

Mr. Comeaux: And so that's why we'd like to see, if you're going to do faux brick what it's going to look like and he can ask the questions then about how you're going to finish it because he knows what you're going to do. So would you like us to entertain a motion to – we could – you could do – not – we can, like I said, we can approve the brick and if that's not acceptable you can come back in two months and get the faux brick if you bring it in, explain it properly. Not that you haven't explained it, but you know what I'm saying.

Mr. Hoffman: I think my customer is interested in, like you said, more in having a sign. For as much incremental cost is going to be involved in moving from the faux to the real, I don't think it's going to be a major concern. I would like to come out of here with something that we're able to get in their hands, if that's possible.

Mr. Comeaux: Are there any other questions for the petitioner?

Mr. Beougher: Just a comment. I would also think that he'd be much happier with the result.

Mr. Comeaux: Can we have a motion?

Mrs. Boratyn: I make a motion that we approve so long as it is with real brick and the color and nature of the brick is that which is already on Taylor Road, Taylor Square, in that area which you can consult Aaron about.

Mr. Domini: Just so it has to be matched, that it's compatible with—

Mrs. Boratyn: Be compatible – that's compatible with his—

Mr. Comeaux: Compatible.

Mrs. Boratyn: With the brick that's out there.

Mr. Comeaux: I have motion. Can we have a second?

Mr. Beaughner: Second.

Mr. Comeaux: Motion was seconded. Aaron, can you please call the roll.

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

4. 7088 East Main Street for graphics for the New True Value store.

Mr. Comeaux: Okay, we have Item 4 on the agenda which is the addition. If you can say your name for the record and sign in and Aaron will give us a brief presentation.

Mr. Dennis Clark: I'm Dennis Clark with Branham Sign Company.

Mr. Domini: For the record, it's Item B-4.

Mr. Comeaux: B-4, yes.

Mr. Domini: Well, aside from what you're reviewing tonight, you'll be glad to know that True Value's turned in their plans and the Building Department approved them, or is approving them and should see the store soon. I think this is last step. This is a Type B wall sign. It is 2 square feet allowed for each lineal square foot – or lineal foot to the building face. I did the calculations. It does, in fact, meet the standard. In addition to the wall sign, which is in your packet here, they are proposing the sign faces for the existing multi-tenant ground signs which, being in the Community Commercial Overlay, are required to approve sign face changes or faces as well. That's all I have. If you can, note in your packet, basically it's a dimensional letter set on a red, I guess, aluminum background. I did not determine this was a cabinet sign. We do not permit cabinet signs in this overlay anymore. I considered this more of just a dimensional letter unless the Board sees differently.

Mr. Comeaux: You have anything to add, Mr. Clark?

Mr. Clark: Pardon me?

Mr. Comeaux: Do you have anything to add?

Mr. Clark: No, I don't.

Mr. Comeaux: Do we have any questions from the Board?

Mr. Beougher: Obviously, and we just got this tonight, but is there a reason for the background behind the channel letter sign?

Mr. Clark: That's just what our customer wanted and that's what they submitted.

Mr. Domini: It's the True Value brand.

Mr. Beougher: Okay. Is there damage to the brick behind it?

Mr. Clark: I don't know. I haven't – I don't believe by the pictures there, you know, that it had any damage. I really don't know. I haven't been to the site or anything.

Mr. Comeaux: Were you thinking that the red brick would be just as efficient or just as—

Mr. Beougher: Well – and it would provide a little higher quality behind and the light would play off the joints and look nicer, but I don't have a feeling one way or the other. It's something I didn't see until it came up on the computer screen.

Mr. Comeaux: And there's not – is there going to be – those are lit letters, is that right?

Mr. Domini: Yes.

Mr. Clark: Yes.

Mr. Comeaux: So there's not going to be additional lighting on the sign?

Mr Clark: No.

Mr. Comeaux: Any other questions or comments for the applicant? (No response.)

Mrs. Boratyn: I move to accept.

Mr. Comeaux: We have a motion to accept it as presented.

Mr. Beougher: I second.

Mr. Comeaux: The motion is seconded. Aaron, can you please call the roll.

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

C. OTHER BUSINESS

Mr. Domini: Other Business, Mr. Comeaux?

Mr. Comeaux: Yes, we have Other Business.

Mr. Domini: Just, I think I’ve gotten from the architects on the Board anyway, the materials submitted by Dollar General, which again, is going to be proposed for the lot in front in front of the store on site down by Dunkin’ Donuts. Question being, because it’s in our new overlay, do we require traditional and natural materials on the primary frontage. Does this meet the requirement for traditional and natural materials? Hardy concrete – what do you call this?

Mr. Beougher: Fiber cement siding.

Mr. Domini: Fiber cement siding that’s imprinted with the brick. I’m told by—

Mr. Beougher: They always find a way around things, don’t they? Because didn’t we say that fiber cement siding as a wood replacement was okay in the overlay?

Mr. Domini: I do, but I don’t think the intent was that it was used as brick. So, I bring it to the Board to see what the Board – if you think it meets the definition as we’ve provided.

Mr. Comeaux: How does that weather? Do we know how that weathers? I mean, has the product been around long enough to get a sense for how it weathers?

Mr. Beougher: I would look at it and say the paint’s going to probably come off at some point and you’ll have—

Mr. Domini: How do you – do you have to paint each square?

Mr. Beougher: Take a roller and roll it back over the brick.

Mr. Baker: Hope you don’t get the joints.

Mr. Beougher: Yeah. A very, very fine low-nap roller. I don’t – and you know the whole idea of moving buildings toward the street was to look better and as far as I’m concerned, they can put that on the back of the site. I mean, it doesn’t -- it’s not going to look good, but you’re going to drive by and see how bad it looks.

Mr. Domini: Like a cement board plank siding.

Mr. Beougher: Exactly.

Mr. Comeaux: And would that be permissible under the overlay?

Mr. Domini: Yes.

Mr. Comeaux: Have you talked to him about that being permissible under the overlay?

Mr. Domini: No, Mr. Haire is the one who originally communicated with them. I was to bring it to you guys to see what you thought.

Mr. Beougher: Okay.

Mr. Comeaux: Are they going to vacate?

Mrs. Boratyn: -- approved sign now.

Mr. Comeaux: They've got to vacate? They're over in the K-Mart area now?

Mr. Domini: That's not been discussed. I would imagine that would be a likely possibility.

Mr. Beougher: Well, certainly they're not going to have two stores—

Mr. Domini: They want a free-standing store.

Mr. Beougher: --within a quarter mile of each other.

Mr. Domini: I guess the only other thing I bring to the Board is Family Dollar just came and did real brick. Another Dollar store, real brick, they made it happen, they're open.

Mr. Beougher: Well, we have the place – we approved where the Dunkin Donuts is. That was going to be brick all the way around and then I think, finally when they came back and we let them off light on the rear of the building but that's – I think that's all brick and that was before the new—

Mr. Comeaux: Um-um, overlay.

Mr. Beougher: --new overlays, but in the place out – the Aldi out there on East Broad, I think they went with real brick didn't they, and the other—

Mr. Comeaux: What's this – when he expressed 10 to 15% of the cost? What is the step-down from that to thin set brick to full brick. Is it—

Mr. Beougher: Well, the problem is you have to consider the thickness of the wall, too. How much do you decrease your square footage? How much does that add to your cost because you have to actually increase the size of the building to accommodate the same program? So, I mean, for a sign base an incremental cost of 15%, okay. For a building, it could be significantly higher but, like we said, nobody said it had to be brick and nobody said it had to be all brick. I mean, there are ways of incorporating a mix of materials that meets your budget and is pleasing to the eye and doesn't look like something else.

Mr. Eller: While we're commenting, Aaron, sometimes applicants come up and they're less than prepared. And I'm thinking somewhere it pretty much lays out what they need to be prepared to discuss and show this Board when they come. When they come through and work with you guys, is there an opportunity or maybe even a checklist to say, "Look, when you go up in front of this Board here's what you need to be prepared to do. Maybe you need some samples. Does that get – do they get briefed on that before they come to us? It seems like a lot of people just really aren't prepared.

Mr. Domini: They do. And if they do not submit all the materials, then—

Mr. Eller: So it's fair for us to assume that if they come here and they don't have samples and they don't know what color they want, that they have been briefed by your shop or somebody and then they've just totally ignored or decided not to prepare to that extent?

Mr. Domini: I share with the applicant that the Board may be requesting additional information. With the Dollar General, this is – as for tonight, in terms of applicants not being prepared, that was the one who was not prepared, but they don't have the building elevation done because they don't know, based on this, what we're going to allow. That's why you saw that one the way it was, but otherwise, you would have seen a building elevation. But, yes, applicants know what they need to turn in and if they don't turn it all in, I tell them they didn't turn it in. Sometimes, like with Mr. Cotner, there really isn't, if you're resurfacing the side of your building it's not necessary for him to turn in a site plan and an ingress and egress plan--

Mr. Eller: He had a sample. He brought a sample and that's fine.

Mr. Domini: Yes, he did.

Mr. Eller: But the guy with the base at the Panera, he didn't bring anything and I'm just wondering if they need to be given a hand-out – say here's a checklist of what you need to be prepared to show and discuss at Design Review Board and if they come in unprepared, perhaps they need to come back.

Mr. Domini: That's fair.

Mr. Comeaux: Although I will say that the guy with Panera, at least we got him to give us a brick base out of it. If he had been prepared we might have gotten less than a brick base, which doesn't diminish your point but, no, that's right. I think that's a legitimate thing to say to them. If he had insisted on faux brick tonight, we would have requested a sample because we would need to see what that was. So the only way he got out of here for being unprepared was like giving us what we wanted. Anything else on the agenda?

Mr. Domini: That is it.

D. ADJOURNMENT:

The meeting was adjourned at 8:30 o'clock.

James Comeaux, Chair

Aaron Domini, Planning Administrator

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