

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JULY 1, 2010
6:34 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Kevin Bainter Mr. Scott Baker Mr. Lane Beougher Mrs. Pamela Boratyn Mr. Richard Hudson Mr. Patrick Thompson
Members Absent:	Mr. James Comeaux
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF JUNE 3, 2010 MEETING

Mr. Baker: Item 2 is the approval of the minutes from July 3, 2010. Are there any additions, deletions to these minutes? (No response.) Hearing none, they will stand as distributed.

3. APPROVAL OF AGENDA

Mr. Baker: Item 3 is the approval of tonight's agenda. I see we have an amended agenda which adds B-11 and revisions to Massey's Pizza which is Item B-8. Is that all we have to amend for this evening?

Mr. Hansen: Correct.

Mr. Baker: Is there a motion to amend?

Mr. Beougher: Move to amend.

Mr. Baker: Is there a second?

Mr. Thompson: I'll second.

Mr. Baker: All those in favor of amending the agenda signify by saying, "aye." (Response is "aye.") All opposed same sign. (No response.) The agenda is amended.

4. PUBLIC COMMENT

Mr. Baker: Do we have anyone here tonight to address the Board on items that are not on tonight's agenda? (No response.) Hearing none, we'll move on to New Business.

B. NEW BUSINESS

1. 1623 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: BOB QUAYLE (5435DR). NEW SIDE PORCH STRUCTURE

Mr. Baker: Is anybody here for that application? If you guys will just state your name for the record. Mr. Hansen will give us a brief summary of the project description.

Mr. Bob Quayle: Yes. I'm Bob Quayle with Clear Choice Building & Renovations.

Mr. Dave Reiss: Yes. My name is Dave Reiss. I'm Vice President of the Eagles 3261.

Mr. Hansen: This project is to propose a cover over an existing patio space. Here's the property here and you can see the location of the patio indicated by the blue dot. The existing building is metal a corrugated steel-sided building. It's kind of a gray tone and the fence that's existing is a 6-foot tall vinyl fence. It's kind of an off-white color. The proposed porch matches with the existing structure and I think we'd like the applicant just to describe in a little bit more detail for us the roof material that's going to be chosen and the colors for the various items, the trim, the supports and the metal that's going to be on the gable end. There's the east elevation. Here's the north elevation where you would see the shingles and then the south elevation. Here's a picture of the site and the fence doesn't look – it looks white in the picture, but it's actually an off-white. So staff recommends approval with the conditions of the color choices that the applicant can further describe for us.

Mr. Baker: Being this is my first time doing this, I did not swear in the speakers. Should we stop and do so? Let's do that now. I apologize.

(Mr. Baker administers the oath.)

Anybody from the Board have any questions for the applicant?

Mr. Baker: I guess I have a question off of – up here. Is the existing roof of the existing building metal?

Mr. Quayle: Yes.

Mr. Baker: And we're going to go back on with shingles?

Mr. Quayle: Yes. On the pavilion and we brought a shingle sample. It's a dimensional shingle. It has a spec of the color – that gray which would match and the tan also because of the fence color. And we would like to paint the pavilion the fence color, all the trim and we do want to match the gable end up to the actual steel building but the trim, the fascia and the 6 by 6 posts. You really won't see a lot of it because of the fence. The fascia is exposed fascia and all of that we want it to go with the cream fence color. We thought that would kind of blend the two colors together well.

Mr. Baker: And can you tell me – that's timberline and what color is the shingle?

Mr. Quayle: Yeah. It's timberline and it's the Weather Wood color.

Mr. Baker: Weather Wood?

Mr. Quayle: Yes.

Mr. Baker: I see that staff recommends that the steel on the gable end is painted the same color as the—

Mr. Quayle: Building

Mr. Baker: --building to match.

Mr. Quayle: We have no problem with that.

Mr. Baker: Is there a reason that you're going with shingles as opposed to a metal?

Mr. Quayle: The cost factor and people sitting under it not wanting to hear the rain. You know, in the building it's insulated. I mean, it's just I guess kind of a luxury not wanting to hear the metal when it rains.

Mr. Baker: What color is the existing roof?

Mr. Quayle: You don't see any of the building roof, but I'm assuming that it's the same color as the sides.

Mr. Hansen: It's white.

Mr. : White-ish. Off-gray..

Mr. Hansen: So I would amend my staff recommendation so that – recommend approval noting the conditions in the staff report and with the following three conditions: that the gable end matches the building, the porch trim matches the fence color, and the timberline dimensional shingle in Weather Wood is used.

Mr. Baker: Anybody else have any more questions or comments?

Mr. Beougher: So this is an addition to a commercial structure, correct? Who is the architect?

Mr. Quayle: There is no architect.

Mr. Beougher: You're working with the Building Department to submit permit drawings?

Mr. Quayle: Yeah. There's a -- they said we needed architectural seals on the truss drawings, but that they would accept the drawings produced by myself when I met with the Building Department.

Mr. Beougher: Interesting.

Mr. Baker: _____ the _____ on that. Typically for commercial structure, an architect--

Mr. Quayle: _____ it just had to have the engineer seal on the structural trusses.

Mr. Baker: Yeah.

Mr. Quayle: Wood trusses.

Mr. Baker: And that's up to the Building Department.

Mr. Beougher: Not part of our process, but that seems a little odd to me.

Mr. Baker: Yes. That means, as I would imagine, that those who are stamping the truss drawings are taking responsibility for the rest of the building as well since it's—

Mr. Beougher: That's my assumption.

Mr. Baker: --their stamp on the drawings, but again, that's not our -- it's not our problem.

Mr. Quayle: I mean, I checked it out and _____ Mr. Hansen had the drawings _____.

Mr. Baker: Yeah. Okay. Anybody else? (No response.) Can I get a motion?

Mr. Hudson: I'll move to approve with the changes.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

Mr. Baker: Thank you.

(Mr. Hansen called the roll. Mr. Thompson voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Can I ask a question? We have just enough for a quorum. If I would abstain or vote "no" that wouldn't prevent them from moving forward.

Mr. Hansen: They would still pass because there's still the majority present.

Mr. Beougher: I'm going to abstain.

(Mr. Hansen called the roll. Mr. Baker voted "yes.")

Mr. Hansen: That's it. You guys are approved. Thank you.

Mr. Quayle: Thank you very much.

2. 2961 TAYLOR ROAD, REYNOLDSBURG, OHIO: NINA'S STUDIO NAIL SPA, APPLICANT: ARTHUR CHANEY (5436DR). NEW WALL SIGN.

Mr. Baker: Is there anybody here for that application? (No response.) We could table it until the end or put it to the end of the meeting and wait until the applicant shows up.

Mr. Hansen: That's okay by me. Yeah. So move on?

Mr. Baker: Yeah.

3. 1755 LANCASTER AVENUE, REYNOLDSBURG, OHIO: APPLICANT: COLUMBUS SIGN COMPANY (5437DR). SITE MODIFICATIONS, LANDSCAPING, AND NEW GROUND SIGN.

Mr. Baker: Anybody here for that application? Please come forward and state your name for the record and Mr. Hansen will give us a brief overview.

Mr. George Igel, IV: George Igel, IV.

Mrs. Harriet Igel: Harriet Igel.

Mr. Eric Hoy: I'm Eric Hoy with Columbus Sign.

Mr. Hansen: Okay. This property is currently going through the rezoning process from AR1C which is Multiple Family Residential to NC, Neighborhood

Commerce. Proposed for the site is an office. It's called the Serenity Center and it'll have multiple professionals housed in the office and they'll have clients by appointment. So, in order to meet parking requirements for the new use, six additional spaces had to be added. The six spaces are shown in the plan that's provided in your packet and two spaces are in the garage. A total of eight spaces are required by code, so they meet code requirements for parking. For the parking, there also are a number of buffer requirements including a side and rear yard buffer of evergreen plant material. The applicant has provided that and there are some minor conditions to make sure that the plant material provides full screening. Screening is needed on all sides and additional evergreen screening will need to be added to the east – on the east side of the parking area to provide screening from Lancaster Avenue.

All other code requirements are met except for two items. One being the buffer width along the south property line which needs to be 10 feet wide and they'll have to go to the BZBA to get a variance to reduce it down to 4 feet. This variance is necessary in order for the parking configuration to work and to be most efficient and the applicant is providing the full screening requirements for evergreen landscaping so the BZBA will judge on that. But if the BZBA doesn't approve it, will have to come back to the Design Review Board for an ultimate site layout.

The other non-conforming part of this application is the drive aisle width which is 22 feet as required by code for most of the area, but reduces down to 13 feet so that the paving doesn't affect a significant tree which is located in the front yard. We'd rather see the tree saved as it's a major character element to the site and due to the low traffic volume to the site anyways, we don't see it a big issue and don't expect any backups onto the right-of-way.

Other than that, staff recommends approval in accordance to the conditions, considerations in the staff report and we have seven conditions of approval: 1) that the west hedge is extended to meet the south hedge to provide full screening. You can kind of see it in your plan. The hedges are indicated to come to a point in that southwest corner, so we just want to make sure that happens so it can provide full screening; 2) that some deciduous plant material is added to the residential buffer to reduce the formal appearance of the hedgerow. In consideration that there's going to be residents surrounding the majority of this property, we want to make sure that maximum buffer between those two elements is achieved and the addition of some plant material in addition to the evergreen hedge that is there is recommended by staff. There is an existing deciduous hedge that's along the back which is pretty mature. If the applicant wishes, we can leave that and just add the evergreen hedge in front. That's an option, too. The third condition is that additional plant material is added to the east end of the parking area to meet parking lot screening requirements. The fourth condition is that if the existing trees do not survive as a result to the proposed site improvements with the additional paving in and around these trees, we want to make sure that they're replaced according to our tree replacement code. 5) that if the variance is not received from the BZBA for the parking buffer, the applicant will return to the Design Review Board with an alternate parking plan; 6) that the ground sign be

located out of the right-of-way. If you look in your packet, the sign was proposed to be 20 feet off the center line of the road, which is the end of the property line, but this needs to be located out of the right-of-way which is 40 feet off the center line of the road. You can see this dot in red that's on your screen. If the applicant places the sign generally in that area outside of the right-of-way, it would meet code requirements. 7) that lighting specifications are provided for the sign. If it's going to be illuminated with exterior lighting, that'll be subject to staff review and approval and that a revised landscape plan is submitted for any landscaping at the base of the sign subject to staff review and approval. So, any questions I can answer?

Mr. Baker: Is there going to be a handicap ramp on this building?

Mr. Igle: There's currently -- there's a 3 inch step from the porch to the door. I don't know that it's going to be possible to get through the threshold of the door for the wheelchair. All offices will be on the second level. It's not going to be _____ (speaking off mic).

Mr. Baker: There'll be a ramp from, let's say, the sidewalk onto the porch?

Mr. Igle: Yes.

Mr. Baker: Okay. And there's a design for that

Mr. Igle: The existing walk that goes from the driveway. I guess it's not shown on the drawing. There is an existing walk that goes from the driveway to the porch. (inaudible - speaking off mic) _____ the driveway. That being the walk _____.

Mr. Baker: Do you know offhand if that's ramp's less than 6 inches high – or that step's 6 inches high?

Mr. Igle: Yeah. I want to say it's right around 8 – 6 to 8. It's close to a normal step riser from the existing walk to that porch now.

Mr. Baker: Yeah. I think anything greater than 6 inches requires handrails, so I'd be interested to see how that's kind of tied into the handrail that goes across the existing porch now. Anybody have any questions for the applicant?

Mr. Beougher: You're indicating two sign locations (inaudible - speaking off mic).

Mr. Hansen: Yeah. There's one sign. I guess when the applicant submitted their materials they weren't exactly sure where the sign was to be placed and—

Mr. Igle: So the BZBA is (inaudible - speaking off mic)

Mr. Hansen: No. It just needs to be conditioned out of the right-of-way, which is 40 feet from the road center line.

Mr. : (inaudible - speaking off mic)

Mr. Hansen: Yes.

Mr. : (inaudible - speaking off mic)

Mr. Hoy: Yes. Yes, it is. We use it quite often for exterior signs _____ . It's going to have a – we're going to have one coat of paint and we'll find a digital graphic that'll have a UV mat laminate similar to this kind of finish that looks like – it'll have a UV protection on it also.

Mr. : And where is the tree that (inaudible - speaking off mic).

Mr. Hansen: It's the most left tree. I don't know if I have a good picture of it exactly.

Mr. Beougher: (inaudible - speaking off mic)

Mr. Baker: Anybody else?

Mr. : Is that other tree going to be removed to the right in that picture?

Mr. : (speaking off mic)

Mr. : Okay. I was going to say that if the actual signage is 40 feet from the middle of the road then it would actually be, I guess, behind the tree line almost or right in line with it? Is that what I'm seeing?

Mr. Hansen: It would be right in line.

Mr. : Okay.

Mr. : (speaking off mic)

Mr. Baker: Yeah. It's a nice looking house. Yeah. And that's part of the reason why I'm a little concerned to how that handicap ramp will tie into that existing handrail. Anybody else have any questions? (No response.) Can I get a motion?

Mr. Beougher: (inaudible - speaking off mic)

Mr. Baker: It does.

Mr. Beougher: And usually the applicant (inaudible - speaking off mic)

Mr. Hansen: I'm not sure. They've been read. They've been emailed to the staff report last week.

Mr. Baker: So there's seven. I would like to see something done on the ramp, proposed ramp if it's greater than 6 inches.

Mr. : Would you like to see the handrail come back or—

Mr. Baker: Well, it's got to be designed to match – designed to match the best it can. It still has to meet the accessibility code.

Mr. Beougher: And the conditions don't stipulate which sign location (Inaudible – off mic)

Mr. : Yeah.

Mr. Beougher: (Inaudible – off mic) --out of the right-of-way so it'll meet the ordinances _____.

Mr. Hansen: Correct.

Mr. Baker: That's my understanding.

Mr. Beougher: Which is beyond the _____ (speaking off mic)

Mr. Baker: It's either in line or right before it.

Mr. Beougher: (Inaudible - speaking off mic) _____ graphics on the signs. It almost looks like _____.

Mr. Hoy: I think that's what the point of it was trying to show that we did have to put it back to behind the tree line, it's almost going to be ineffective. So we were hoping to get it moved, brought back up and I thought – I read where it could be put on the property line which would be almost in line with the trees. It wouldn't be that 40', more like 30' from the center line of the road. They're trying to get it to be closer to where--

Mr. : You still won't be able to _____.

Mr. Hansen: Regardless, signs cannot be placed in the right-of-way and that's a non-issue. We'll need every bit of that right-of-way when road improvements are done on Lancaster Avenue in the future.

Mr. Beougher: (Inaudible - speaking off mic) I move approval on the following conditions: The west hedge is extended to the south hedge to provide full screening; 2) that some deciduous plant material is added to the residential buffer in order to reduce

the formal appearance of the hedgerow (inaudible) – 3) that additional _____ additional 46 inch tall plant material is added to the east end of the parking area _____; 4) that if existing plants do not survive as a result of the site improvements they will be replaced with similar type (inaudible – speaking off mic) –

Mr. Hansen: That's the minimum requirement.

Mr. Beougher: (Inaudible – speaking off mic) – that if a variance is not received from Building and Zoning Appeals, the applicant will return to the Design Review Board with an alternate parking plan; 6) that the ground sign be located out of the right-of-way with the final location subject to staff review; 7) that lighting specifications are provided for exterior illumination subject to staff review and approval; and 8) revised landscape plans submitted for any proposed landscaping at the base of the sign are subject to staff review and approval.

Mr. Baker: Anything on the ramp?

Mr. Beougher: (Inaudible – speaking off mic) 9) a ramp in compliance with the American Disabilities Act Guidelines _____ guidelines be provided to _____.

Mr. Baker: The design of the—

Mr. Beougher: Design subject to staff approval.

Mr. Baker: Thank you. Can I get a second?

Mr. Thompson: I'll second.

(Mr. Hansen called the roll. Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn states, "I can't vote since I wasn't here for that." Mr. Hudson voted "yes." Mr. Thompson voted "yes.")

Mr. Hansen: Motion passed.

Mr. Baker: Thank you.

4. 6323 EAST MAIN STREET, REYNOLDSBURG, OHIO: MCDONALD'S, APPLICANT: JODI HILL, WILLIAMS-SHEPHERD ARCHITECTS (5438DR). SITE & EXTERIOR MODIFICATIONS, SIGNAGE.

Mr. Baker: Anybody here to speak on behalf of McDonald's? State your name for the record and Mr. Hansen will give us an overview.

Mr. David Warren: David Warren, McDonald's Corporation.

Mr. Mark Sheeber: Mark Sheeber, landscape architect for McDonald's Corporation.

Mr. Baker: Thank you.

Mr. Hansen: McDonald's is proposing a number of exterior site improvements and building improvements. In order to do this, they first needed to get approval from the Board of Zoning and Building Appeals for an expanded drive-thru which was a Special Exception Use Permit and that was approved at the June 17th meeting. They also required approval for a comprehensive sign package as there were a number of uncustomary signs on both the building and associated with the drive-thru. The sign package was approved with the condition that these "Order Here" canopies above the ordering callbox, they were removed from the application for the sign package. But in your materials that you received is the updated sign package that was approved and there is an additional packet that wasn't included in your packet but is in front of you which has the specific details for each of the signs. The applicant's doing a major overhaul of the front elevation – or all sides of the building actually, to include a new building color, removal of the mansard roof, adding extra details to the top of the parapet, new awning colors, and new material facing for the Main Street elevation. Also proposed are landscaping improvements throughout the site. A couple considerations for the application. There were signs approved for a rear fence which separates the drive-thru with the K-Mart parking area. This was not part of the sign package approval and what's submitted is part of the Design Review application. These should be removed since they were not considered by the BZBA. In order to maintain traffic flow around the site, there's going to be a new southeast curb cut which will be an "Entry" only. If you look at the adjacent parking area, that drive aisle – the curb cut, it'll be access from is one way out. So staff would like to see a sign added into landscape that at the southeast corner of the site that has a "Do Not Enter" so that people driving south in the private drive are not inclined to go in that one way out drive aisle to access the site.

As far as the landscaping, the Board doesn't typically consider gravel areas and though it's not expansive, you may want to consider complete removal of the gravel or its reduction. I have material samples over here, color samples of the building. Looking at the renderings, previously we were not too concerned about the awning color, but upon getting the final sample of the awning which is a yellow and orange, the orange does seem a bit bright and it's not very customary for the colors which we are trying to achieve on Main Street with more muted tones. And it does call a lot of attention, we believe, if fully executed.

Mr. Beougher: That's the idea.

Mr. Hansen: I know it's the idea. So staff recommends approval. The building looks really nice and they've done a great job working with us to come up with an updated plan. They've gone through a number of revisions for the elevations, so we do recommend approval with five conditions: 1) that the "M" is removed from the fence

design and that the fence layout is more symmetrical across the back landscape; that the fence color is black in color; the proposed rock in the drive-thru lane landscape beds are removed and replaced with ground cover subject to staff review and approval; that a more muted orange or alternate color scheme is chosen for the awning color subject to staff review and approval; and that a "Do Not Enter" sign is added to the southeast corner landscape bed to aid in vehicle circulation subject to staff review and approval.

I believe the applicant has a PowerPoint showing all the revised changes. Do you want to go through that now?

Mr. Warren: We don't need to go through the whole thing. It's 30 pages, so we won't go through the whole thing. But just real quick to address several of the issues. On the – if you want to turn to the elevation, the front elevation. It's like slide number five or so – actually number seven, right there. McDonald's has come up with a program to try to update the buildings that are 10 to 20 years because by franchisee agreements, they really don't have to build for almost – until the building's 30 years old. So McDonald's has come up with a program to cut up _____ and this restaurant falls right in that window, the age. And if you're familiar with some of the new buildings, this is very similar to what we're doing for the new buildings. The front arcade on this building is a trademark, just like the double mansard was trademark, so I have really zero flexibility on the color of the awning. There is an alternate – it's almost just like a yellow band. I did bring another picture of it on another slide that Matt has, that we can take a quick look at that and really you can make the call of, "Do you want the awnings or do you want the yellow band?" So, because of the trademark attorneys and everything, I have very little leeway on what I can do with the front façade of the building, but it's quite a bit different than what the look is today. Is there a conversation about the awning or—

Mrs. Boratyn: (inaudible)

Mr. Baker: Where is it?

Mr. Warren: It's on the alternate.

Mr. Baker: The other PowerPoint?

Mr. Warren: The PowerPoint that I gave you.

Mr. Baker: Okay. Let me bring that up.

Mr. Warren: It's like the third slide. First is the awning.

Mr. Baker: Now, when we were looking at other McDonald's that were constructed with this updated look, we did see ones that have like a red awning. They were different.

Mr. Warren: If you notice, this building is even different. The buildings that you were looking at didn't have the cornice on the top of it either. They continually have been tweaking this thing. The new – what they call the arcade building has been out for about three years and they've just now trademarked some of these so it's – we have coming back as we have very little flexibility on the actual front of the buildings. So the black awnings – we did do a coffee-colored stripe in the buildings, but we're not allowed to do those anymore. The Powell building up in Liberty Township actually has black awnings.

Mr. Baker: Right.

Mr. Warren: And those-- We're being told that we're not allowed to do those anymore either. Unless we really dramatically change the building and come clear off of this elevation altogether, we're really kind of handcuffed on what we can do with the elevations. The awning would be removed from the west elevation also. If you want to flip to the next slide. You can just see it – that's more for the rear of the building, but you see all the way up to the left-hand side, that would not be an awning either. That would be the same element. It still provides protection over the entries, but it does not have the stripes on it.

Mr. Baker: Could you just describe a little bit how that projection is constructed? Is it a metal, is it a fabric, what is it?

Mr. Warren: It is a metal band and if you see the tiebacks above the "Welcome" sign and actually the trellis over the drive-thru windows, it's actually those same tiebacks are on that also.

Mr. Baker: Okay. I see. It's hard to see it but—

Mrs. Boratyn: (inaudible)

Mr. Warren: Yeah. It is though. That's what they call the Photo Shop where they've taken a photograph of the existing building and turned it into that. It actually does a great job, better than renderings.

Mr. Baker: I personally like the awnings better than the yellow stripe.

Mr. Beougher: Can you – is it possible to put both PowerPoints up full screen--

Mr. Hansen: I think we tried this last time at the BZBA meeting and we weren't too successful.

Mr. Beougher: Well, even if you don't put it up as the slide—

Mr. Hansen: Let me see if I can—

Mr. Beougher: --as the slideshow, if we can just toggle back and forth to the normal view, compare the front and the back to each other.

Mr. Baker: Are all the elevations – is there proposed elevation in the alternate elevations, or is it not?

Mr. Warren: No. They're in two – they're two separate.

Mr. Baker: Oh, okay.

Mr. Warren: You can cut and paste and do anything you want to those.

Mr. Baker: Okay.

Mr. Warren: Yeah. So the slide's in on that one before you paste the other one on. Would that be a way to do it?

Mrs. Boratyn: (inaudible)

Mr. Warren: We can't make a decision in the office either, so it's up to you.

Mr. Beougher: The blank wall of cultured stone is pretty plain in the view with the band.

Mr. : Um-um.

Mr. : Yeah.

Mr. Beougher: And did you paste in the rear view as well or not?

Mr. Hansen: I can.

Mr. Beougher: Sorry. This is a test. So there's not any difference in the rear view?

Mr. Warren: Other than the –

Mrs. Boratyn: (inaudible)

Mr. : Just the drive-thru.

Mr. Warren: Just of the entry door or the west entry door.

Mrs. Boratyn: (inaudible)

Mr. Baker: What? I'm sorry.

Mrs. Boratyn: I was just – you don't have any – you can't do anything about the orange color. That was what he said?

Mr. Warren: That's what I'm being told.

Mrs. Boratyn: I just wanted to verify that.

Mr. Warren: If you voted down, if I went back to corporate I don't know what would happen. Like I said, they did play around with colors and they have some pretty ugly awnings out there right now, so they've come back and said, "We've trademarked the color along with the arcade building."

Mrs. Boratyn: Okay.

Mr. Baker: Where's this gravel on the site?

Mr. Hansen: It's in the rear.

Mr. Baker: In the landscape island. Do you have a—

Mr. Warren: Yeah. We call it river rock but it's – versus mulch or groundcover, to put it in perspective – and I brought – Mark also may want to address it a little bit more, but that area behind the building before you get to the first drive-thru section really gets kind of massive. So if you just put all groundcover or something – we definitely have to stay away from mulch all the time because we have so many mulch fires. People just throw the cigarettes out into the mulch, so we really – mulch is definitely out of the question. And if you try to use like lava rock or something like that, the rain washes it out of the area. So we've really found that the river rock is – and as long as you go with a nice size, not gravel size, it really makes for a nice accent without going overboard with it. But that's some of the reasons why we've come back to river rock on it.

Mr. Baker: Did you look—

Mr. Warren: Kind of try to use it like dry of a riverbed type effect to the landscaping.

Mr. Baker: So there's a rock swash—

Mr. Warren: I'll let—

Mr. Baker: And the pointer is here.

Mr. Warren: --Mark talk a little bit about it.

Mr. Sheeber: Yeah. If I could address it just for a minute here. The river wash is used underneath the fence area. Matt, maybe you could point, if you would, to the back area.

Mr. Hansen: Back?

Mr. Sheeber: Basically, if you're standing in the Wal-Mart from the backside, you are looking through one – three sections of plantings even before you get to the building. I've done an elevation here that maybe will help illustrate a little bit better what's really going to happen in that look. (Speaking off mic) And at the base on the back – run your pointer to the _____ and all over there is the fence, which is what you see right here. Underneath that fence primarily is the area that has the river wash so it's stone and it's 3 to 4 inches in size and then _____, so basically, it's like you've got this creek bed and it's meant to help keep the area quite clean along and underneath that fencing. The maximum width of the _____ above that it's maybe _____. So if that moves along at the base of the fence, you don't have a problem with cigarettes and you don't have a problem with cleaning the area like you do a groundcover. And you don't have the difficulty of maintenance and the standpoint of insuring that the groundcover looks good and _____. So it's a little difficult to see here and you can see the larger boulders _____ and then you would have that gravel or you can take the river wash down to the base of that fencing. Back behind that you're seeing another level of planting. So you've got some lower shrubs in that island section, several grasses, the two spirea _____, or what have. And then you have another layer even further back before you get to the building itself. So right now – and plus on either side of this island where the fencing is, you have two ornamental trees on each side. So you've got basically a layering and a buffering going on, so the stone itself is almost undetectable other than what it's going to do, is keeping it a much cleaner look than what you'd be able to insure if you would just use groundcover. (inaudible – off mic)

Mr. Hansen: Mark, correct me if I'm wrong. When I was reading the landscape plan, isn't this – is not the river wash in this middle landscape island and then it carries over across the drive in this _____ landscaped island?

Mr. Sheeber: Yes, it does a bit.

Mr. Hansen: I just want to clarify the exact locations.

Mr. Sheeber: There is a little bit of it up above, if you would – can you read it from where you're at? Right in there, just north of that or east of that. Right in there, that little lighter section in there is also river wash at the base of a couple of the plants so it's just giving some movement and continuity.

Mr. Hansen: What's here?

Mr. Sheeber: That area is a concrete aggregate. That concrete aggregate is underneath the menu board and underneath the rest of the signage that exists there for ease of access, movement and change on any of the pieces of our maintenance on those boards. So it's kept in a very clean sense and then that ties in to the larger river wash, so it is a concrete, but it's a concrete aggregate, so you're seeing that stone come through.

Mr. Beougher: Are you using any special aggregate for the concrete mix or are you just using standard gravel?

Mr. Sheeber: We're using a special, larger three-quarter inch river wash mix as part of that. It's seated in and then it's exposed.

Mr. Beougher: Okay. But there's no color, per se, to the gravel that will be exposed once you acid wash the concrete?

Mr. Sheeber: There is some color to the gravel. The gravel has a light coloration just like in a riverbed. It's very light, it's very earth tone.

Mr. Beougher: And what is under the plant material? It looks like a diagonal crosshatch but I can't see it—

Mr. Sheeber: Where you see the diagonal crosshatch, that is the concrete aggregate. Those are the concrete aggregate areas. The diagonal line—

Mr. Beougher: Well, the double hatch—

Mr. Sheeber: Oh, I'm sorry, the double hatch—

Mr. Beougher: --the larger double hatch.

Mr. Sheeber: The double hatch is a lower-growing groundcover—

Mr. Beougher: Okay.

Mr. Sheeber: --mass. That is a small section of groundcover.

Mr. Beougher: But no mulch or any—

Mr. Sheeber: It's mulched underneath the groundcover, yes.

Mr. Beougher: But is away from—

Mr. Sheeber: Now, all the areas that do not have the gravel or the river wash – or not the gravel but the river wash or the concrete aggregate, are mulched.

Mr. Beougher: So farther away from the drive aisle so—

Mr. Sheeber: Exactly.

Mr. Beougher: --you can't just—

Mr. Sheeber: Exactly. You're not sitting right there where people are kind of sitting and waiting and typically dropping their cigarette butts.

Mr. Warren: Yeah. We've done this combination really – it looks good all year long and if you _____. Stringtown Road is a great example if you're ever out that way, all the way at Stringtown Road and 71. That's been down for several years now and it still just looks great and if you walk up and really look closely down, there's a lot of cigarette butts and things that are just hidden. I think they eventually had to clean it out after a couple of years but it's just – it looks great and even the combination of the exposed aggregate around the signage in the drive-thru also is, as Mark said, the crew members have to go out and flip the menu boards and service that, so it's not – they're not walking through the landscape _____ to maintain the signs.

Mr. Hansen: You don't happen to have a picture, an example?

Mr. Warren: Well, there may be (inaudible – off mic) that you're looking at on the _____.

Mr. Hansen: Of the landscaping treatment? Is there one in – okay.

Mr. Baker: Well, back to the awning. I definitely do like the multi—

Mr. Hansen: Back to awning color?

Mr. Baker: I don't have any landscaping questions. I'm not sure I mind the river wash. There's not much of it, although I think it's only noted in one place on this site plan. I can see it elsewhere by the fence. Upwards of 3 feet doesn't seem like it's too much. I think the building's a vast improvement from what's there obviously. It's much better. I do like the striped awnings better than the yellow stripe. Mr. Beougher said that it needs a lot of stone above that yellow stripe.

Mr. Warren: Um-um.

Mr. Baker: It's kind of bare.

Mr. Warren: Yeah. You're right.

Mr. Baker: Anybody have any questions for the applicant?

Mr. Beougher: Do you know what date this building was constructed, '99, 2000, something like that?

Mr. Hansen: Yeah. I believe it was '99.

Mr. Warren: I hate to guess, but it's in that 12-year range.

Mr. Beougher: I was either on Council or on the Planning Commission when it was built and I remember the Development Director coming back from a trip and this Board had approved the concrete block and he went through the roof. So I think that seeing some cultured stone, and albeit maybe not a natural-natural material, it's an improvement. And you're painting the concrete block around the remainder of the building. Is that correct?

Mr. Warren: That's correct.

Mr. Beougher: I tend to agree with Mr. Baker on the awning versus the band. Not much of a circus fan, but if that's our choice – those are our two choices, I'd go for the awning as well.

Mr. Warren: In the Photo Shop we've got – take a look at the – the yellows and these oranges are not quite that vibrant. If you've seen some of the existing stores – there's a brand new one at the – behind Polaris Mall and then also actually at Eastland Shopping Center. You'll see that this photograph's really popped those yellows and oranges and it's not quite that dramatic.

Mr. Beougher: They'll fade in the sun, right?

Mr. Warren: No. They will get dirty though.

Mr. Beougher: Oh, this is the north face, too.

Mr. Warren: But, yeah, they don't start out that vibrant. I wish they would, but they're not.

Mr. Baker: Anybody else have any other questions or comments? (No response.) Can I get a motion?

Mr. Beougher: I move approval with the following four conditions: 1) that the "M" is removed from the fence design and the fence layout is in a symmetrical design across the rear landscape islands; 2) that the fence be black in color; 3) that the proposed – okay.

Mrs. Boratyn: _____. That's number five.

Mr. Beougher: Sorry.

Mrs. Boratyn: Just the last one.

Mr. Beougher: Yeah. And so four – three conditions: 3) that a “Do Not Enter” sign is added to the southeast corner landscape bed to aid in vehicle circulation subject to staff review and approval.

Mr. Baker: Can I get a second?

Mrs. Boratyn: I’ll second.

(Mr. Hansen called the roll. Mr. Beougher voted “yes.” Mrs. Boratyn voted “yes.” Mr. Hudson voted “yes.” Mr. Thompson voted “yes.” Mr. Baker voted “yes.”)

Mr. Bainter: Mr. Hansen, you can add Mr. Bainter to the roll also now.

Mr. Hansen: Oh, sorry.

Mr. Bainter: I came in late.

Mr. Hansen: You came in late.

Mr. Bainter: I snuck in.

Mr. Hansen: And I crossed out you already. I’m sorry.

Mr. Bainter: That’s okay. The answer is “yes.”

5. 2078 REYNOLDSBURG-BALTIMORE ROAD, REYNOLDSBURG, OHIO:
FIVE GUYS, APPLICANT: BRUCE SOMMERFELT (5439DR). NEW WALL SIGNS.

Mr. Baker: State your name for the record.

Mr. Jim Hartley: Jim Hartley with Signcom, Inc.

Mr. Baker: Thank you.

Mr. Hansen: The applicant is proposing two wall signs for this location. The building here is actually kind of unique in that the entrance is at the bias as it fronts onto Reynoldsburg-Baltimore Road. And so the applicant is proposing to put two signs, one on each space. The total area is still below the maximum sign area that’s permitted for this site, so staff finds it acceptable. It meets all zoning code requirements and staff recommends approval based upon the conditions in the staff report without any changes.

Mr. Baker: Thank you.

Mr. Hansen: Here's the existing.

Mr. Baker: Do you have anything to add?

Mr. Hartley: No. I'm happy to answer any questions though, thank you.

Mr. : Did you mention the monument sign also? Is that part of the package?

Mr. Hansen: The monument sign doesn't need DRB approval.

Mr. : Thank you. I'm sorry.

Mr. Hansen: Because it's existing. But they will be adding a monument sign face change, red background, white lettering.

Mr. Baker: Didn't we approve Buffalo Joe's not that long ago? Does anybody have any questions for the applicant?

Mr. Beougher: Where's the hamburgers?

Mr. Hartley: Excuse me?

Mr. Beougher: Where's the hamburgers?

Mr. Hartley: I'm with the sign company. If I was with Five Guys, I'd have brought you a burger bribe.

Mrs. Boratyn: I'll move.

Mr. Baker: Can I get a second?

Mr. Bainter: I'll second.

(Mr. Hansen called the roll. Mr. Hudson voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes.")

Mr. Hartley: Thank you.

Mr. Baker: Motion passed. You should have gone first.

6. 6960 EAST MAIN STREET, REYNOLDSBURG, OHIO: BURGER KING, APPLICANT: JOHN C. HENRY, (5440DR). NEW WALL SIGN.

Mr. Baker: State your name.

Mr. Paul Carroll: I'm Paul Carroll with All Star Sign Company, representing the GC that's doing this work.

Mr. Baker: Thank you.

Mr. Hansen: The applicant is proposing to add a round, what they're calling a button logo to the existing wall sign. Here you can see it here as proposed. This is not the exact location. The location here has white Burger King channel letters, but you can see the button logo to the left is what will be added. It's 30 inches in diameter, 6 inches deep. Here's the existing sign as it is. In order for this to meet all code requirements, the sign will need to be reduced in projection from the wall face and speaking with the applicant previously, they're okay with that and staff would also recommend that with the addition of the new sign that the sign be re-centered on that red band that's on top of the roof. Staff recommends approval according to the conditions in the staff report, the two conditions I just mentioned.

Mr. Baker: Anything to add?

Mr. Carroll: I'm just here to answer any questions.

Mr. Baker: So the sign will be re-centered and actually shrunk a little.

Mr. Hansen: Yeah.

Mr. Carroll: Actually it won't be shrunk. What we're going to do is we're just going to take the existing letters off, they'll be moved down a little bit to the right just to add button logo and it'll still be centered on the red piece on the top.

Mr. Baker: Thanks. Anybody have any questions for the applicant? (No response.) Can I get a motion?

Mr. Hudson: I'll move to approve.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

Mr. Baker: With the two conditions, motion with the two conditions?

Mr. Hansen: You're fine with the two conditions?

Mr. Carroll: We'll work with the two conditions. The only thing I guess I would add is, is this isn't really a wall sign and it is truly projecting. When we go back, we're going to go back to as close as 14 inches as we can but, you know, which is going to move back on the wall.

Mr. Hansen: That's fine. We have to categorize it as a wall sign the way it's situated. Otherwise, it wouldn't be permitted.

Mr. Carroll: Understood.

Mr. Baker: Okay. So we have a motion and a second with the two conditions attached to it?

Mr. Hansen: Yes.

(Mr. Hansen called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Hudson voted "yes." Mr. Thompson voted "yes.") Motion passed.

Mr. Carroll: Thank you.

Mr. Baker: Thank you.

7. 8460 EAST MAIN STREET, REYNOLDSBURG, OHIO: PARK NATIONAL BANK, APPLICANT: KELLI COLLINS, KESSLER SIGN COMPANY (5441DR). NEW WALL SIGN.

Mr. Baker: Anybody here to represent Park National? State your name for the record, please.

Mr. Mike Davis: Hello. I'm Mike Davis with Kessler Sign Company.

Mr. Baker: Thank you.

Mr. Hansen: Proposed is a small 20 square foot wall sign for Park National Bank which is located in the Kroger shopping building and they're wanting to get additional exposure for along Main Street. So they're proposing a wall sign that is located at the top of the southeast corner of the building. And here you can see it in the rendering. Here's the existing condition as it is. There are two things that staff would like to bring up, one being that there's a comprehensive sign plan for this site. In order to revise the comprehensive sign plan, to propose an additional sign, they'll need to go to the BZBA to get that sign plan updated. And the second consideration we had is in order to kind of reduce the clutter of signage along this façade, we maybe thought about grouping the Kroger and the Park National Bank sign together, which is more in keeping of the existing sign code which says you are allowed one sign per frontage. So having it grouped would give the appearance of one sign.

Mr. Baker: Do you have anything to add?

Mr. Davis: Just on the one recommendation of placing – grouping the Park National Bank sign with the Kroger sign. We started working with the Kroger folks probably six months ago on this project. We had the sign on various locations of the building. The one thing that they were adamant about that we had to really keep the Park National Bank separate from the Kroger so as we don't look like we're doing co-branding, if you will. And for the size of the actual sign itself, which is 20 square feet, it's pretty minimal. The best visibility for that size of sign would've been on the end of this building. And as far as them possibly coming back and asking for any additional signs on that, I'd be very doubtful because we worked very diligently with the Kroger folks to allow the Park National, which they were there originally when they built the building. They were just unaware of the exposure that they were missing to East Main Street, when they designed their comprehensive sign plan.

Mr. Beougher: You don't have a photo of the sign on the Taylor Road site? The elevation just says "bank."

Mr. Hansen: I do not.

Mr. Beougher: --similar – it's the sign on the—

Mr. Davis: The sign on Taylor Road side is a 12-inch letter set. It says "Park National" is on one line. It's blue in color because it's on the cream color fascia and that's the reason why we went with the white to match the white with the pharmacy drive-thru as far as the color schemes go.

Mr. Baker: Is there any concern with people thinking that the pharmacy drive-thru will be a Park National Bank drive-thru?

Mr. Davis: I don't think so. The only time you can see this is at one corner of the corner of the building. It just so happens I was standing here at the bottom of the building when I took the picture. As you're driving on East Main Street, you cannot see the pharmacy drive-thru letters until you're past the building. And as you note on that picture, the pharmacy drive-thru as well identified on the canopy.

Mr. Baker: Do you know what Rx means?

Mr. Davis: Something about prescriptions.

Mr. Baker: Yeah. Is the signage for – it says "Park National Bank" here on the corner. Is that the same color as the signage around the corner that says "Pharmacy Drive-Thru?" On my picture it's a little—

Mr. Davis: Yeah. It's white.

Mr. Baker: Okay.

Mr. Davis: Yeah. It's white.

Mr. Baker: It seems like it's the same color as this—

Mr. Hansen: Well, it has to be the same type of projection from the building face.

Mr. Davis: Absolutely. Those are raceway rounded letters and so we'll be installing raceway around them. It'll be the same elevation around the building.

Mr. Baker: Does anybody have any questions for the applicant? (No response.) Can I get a motion?

Mr. Hudson: I'll move to approve.

Mr. Baker: Can I get a second?

Mr. Beougher: I'll second and then ask a question. Do we need to include in the motion the – at least condition number 3? I mean, the law says two has to happen.

Mr. Hansen: Correct.

Mr. Beougher: So would you accept a friendly amendment that we include condition number 3?

Mr. Baker: That's fine.

Mr. Beougher: _____.

Mr. Bainter: Yes.

Mr. Beougher: We are friends, right?

Mr. Bainter: Well, sure.

(Mr. Hansen called the roll. Mr. Hudson voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes.")

Mr. Baker: Thank you.

Mr. Davis: Thank you.

8. 7070 EAST MAIN STREET, REYNOLDSBURG, OHIO: MASSEY'S PIZZA,
APPLICANT: DENNIS GALLIEN (5443DR). NEW REAR PATIO.

Mr. Baker: Is anybody here to speak on – oh, they will not be here to represent themselves tonight, correct?

Mr. Hansen: No. Denny Gallien is the owner. Had to attend to his wife who just came out of the hospital, but he asked that we go ahead and review the application and make a vote on it and if the vote does not seem favorable, recommend tabling it until he can come and represent himself. But in our staff report we recommended tabling as the previous application that was submitted with the drawing had the patio to the rear. And looking at the site and what's all involved in the rear with many of the mechanicals and service structures and rear patio entrance, it wasn't a desirable site. And what we want to do is encourage active uses on Main Street, so we asked that Mr. Gallien come back with a revised design and he has. It should be in front of you, which extends the patio from the front entrance, or I guess the primary entrance, to the front along the southwest corner. And he's proposing a nice attractive metal fence that's going to be black and he's already spoken with the Liquor Control Board to make sure that his proposed patio meets all their requirements. So staff recommends approval of the plan that was submitted for review tonight and we don't see any conditions needed.

Mr. Beougher: But you recommend tabling?

Mr. Hansen: No. We're recommending approval of the plan that is in front of you that was submitted to you tonight.

Mrs. Boratyn: I'll move.

Mr. Beougher: Can I ask a question?

Mr. Baker: Certainly.

Mr. Hansen: Sure.

Mr. Beougher: Do you need a second before we can discuss or—

Mr. Hansen: Was there a motion on this?

Mr. Beougher: I'll second the motion so we can have some discussion.

Mr. Baker: Okay.

Mr. Beougher: So the fence is open at the main entrance door. Is there a reason why the fence at the north side needs to happen? Per Liquor Control?

Mr. Hansen: I think that was—

Mr. Beougher: It's wide open.

Mr. Hansen: Yeah. I think that's why they had to put that north side fence there. I don't know – not sure of the details, but I think it's fine. It's framing the entrance.

Mr. Beougher: And, you know, I drive past this place and it seems like nothing's going on, so having some activity would be a good thing and I wonder, at some point, they might not expand the patio to take advantage of more of the space they have up there.

Mr. Hansen: We would definitely encourage that and I think the only reason why they're not doing that right now is just because they don't want to spend money for additional fencing when they don't know if it's going to be successful.

Mr. Baker: The area right next to – well, I guess the front is all grass now?

Mr. Hansen: It's grass now.

Mr. Baker: So no changes to any landscaping for this?

Mr. Hansen: There's no landscaping there.

Mr. Baker: I guess we already have our motion and second.

(Mr. Hansen called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Hudson voted "yes." Mr. Thompson voted "yes.")

Mr. Hansen: Okay. I'll relay the message.

9. 7110 EAST MAIN STREET, REYNOLDSBURG, OHIO: GLIDDEN PAINT CENTER, APPLICANT: DAVID C. O'BRIEN (5444DR). NEW WALL SIGN.

Mr. Baker: State your name for the record and Mr. Hansen will give an overview.

Mr. Dave O'Brien: Dave O'Brien, 4865 Dublin Road, Columbus, Ohio.

Mr. Hansen: The applicant is proposing to update their wall sign. They currently have a small wall sign that's up on race parapet, the feature wall, and they're proposing to put a wall sign in the black metal band along with the rest of the signage at the site. It meets all zoning code requirements and staff recommends approval according to the considerations in the staff report without any changes.

Mr. Baker: Do you have anything to add?

Mr. O'Brien: I'll answer any questions you might have.

Mr. Baker: Thank you. Anybody have any questions for the applicant?

Mr. Beougher: So you're removing the sign from the brick and patching the brick and the—

Mr. O'Brien: Yes.

Mr. Beougher: --mortar.

Mr. O'Brien: Yes.

Mr. Beougher: Matching the color of the brick and the mortar, making it look like there was never a sign there.

Mr. O'Brien: That sign has been up there since the shopping center was remodeled, I believe. Matt, is that correct?

Mr. Hansen: As far as I understand, yes.

Mr. O'Brien: So, I mean, yes, we will attempt to match. I'm not – and I can't guarantee you what's behind the sign. I mean, if it's a different color from just fading, but no, we will patch all penetrations with silicone caulk.

Mr. Baker: Anybody else have any questions?

Mr. Hansen: I also failed to mention that there will be a face change to the monument sign which is right at the corner of Aida and Main Street. I didn't get it in the PowerPoint, but it should be in your packet. All the signs on there have a white background. This one would be the only one with a dark background. So if the Board wants to consider that, we'd be open to any comments.

Mr. Baker: Is there a reason they're going to go with a black background on the monument sign?

Mr. O'Brien: Well, this was originally Glidden. Glidden changed their name to – well, they branded it to Dulux. Now they're going back to Glidden. They are doing this across the country and it's basic – all signs are now the black background with, I guess you would call it more negative space than anything. Now, on the other sign at the main Kroger there are—

Mr. Hansen: There are multi-color signs there.

Mr. O'Brien: --multi-colored signs at that location. And I'm not sure, Matt, but I think there are some even like this small one now because when this photo was taken—

Mr. Hansen: I just – I checked—

Mr. O'Brien: Okay.

Mr. Hansen: They're all white. There are actually more tenants there, but they still are all white.

Mr. Baker: The black background on the wall sign is awfully close to the – well, it looks awfully close to the color of what's there now.

Mr. O'Brien: Yes. It would be basically the—

Mr. Baker: Is that pretty typical of what's – this extra photo here I can see better.

Mr. O'Brien: I think all of the panels, tenant panels, are black background with different colored copy so, I mean—

Mr. Hansen: Correct.

Mr. O'Brien: --some of them are yellow, some of them are blue, some of them are red. Originally, because – the company that surveyed this originally, they recommended to Glidden that the sign would be put back up on the brick façade. We presented Matt with those drawings and then we realized when Matt and I had the conversation, that the sign definitely should go down into the band. They wanted to know why they couldn't put it back up there and then I explained to them and they were fully in cooperation that the sign would have to go down along in that sign band area. So they reduced the size of it a little bit, but without any problems. They want to be a good tenant, good neighbor.

Mr. Baker: Thank you. Any other questions for the applicant?

Mr. Beougher: I just can't shut up. I'm not comfortable with the black background on the re-facing. Is that part of the application or is it not part of the application?

Mr. Hansen: It is part of the application.

Mr. Beougher: Okay. And the logo makes the letters so small you can't read it. It just seems like you'd be better off going without the logo and put what it is, but I definitely think that the black background doesn't work with that sign. Would they be amenable to change to white?

Mr. O'Brien: I will tell them they have to. I try to be a – well, I try – no, but we – I don't know. I can't answer that. That's their—

Mr. Beougher: Sure.

Mr. O'Brien: But if that is your decision, I will definitely-- I've been in this -- I've been doing this for 30 years, so I have a pretty good persuasive personality. I try to make sure that -- I don't like signs, quite honestly. So I think you've done a beautiful job on Main Street. They are there for a welcome sign letting you know that they're there and I think that's what basically they are trying to do with this black background, is just to say, you know. You're right, the logo band around the red takes away from the size of the copy, but that is their logo brand so I -- now, can we change it to the white background? I don't think we'll have a problem doing that. We're just basically reversing everything, reversing the "Paint Center" to black.

Mr. Baker: I still think it brings up an interesting comment from Mr. Beougher, though. I'm not sure you'll be able to read that signage.

Mr. O'Brien: No. I agree with you.

Mr. Baker: Okay.

Mr. O'Brien: I mean, quite honestly, I think multiple tenant signs are basically worthless, so tell me you don't even want the name going out there, I won't object with that. But they want it, so that's -- and you drive traveling 25 miles an hour even, you're not going to see that sign. You're not going to see who's in there. And I think basically the fact that it is the logo -- the red logo around the "Glidden" you'll catch it before you -- you'll be able to read it. You would be identifying with it.

Mr. Beougher: But with the black background you miss the red surround, I think. I think I would "pop" more if it were red and white on white with black paint center letters, although I still think it's too, small but that's another story. And I'm a little concerned with the -- what he described as the method for patching the brick. Silicone sealant will migrate into the brick and cause some water differential. I'd rather see them use a mason and repair the mortar and brick, but that's from an architect's perspective. I guess if you're going to use sealant, I wouldn't use silicone.

Mr. O'Brien: What we normally do is put silicone back inside the hole and then normally the management company will come back through and would do a patch. We're just trying to stop the water. We're not masons and so _____. We're contracting just to remove the electric, patch the holes.

Mr. Beougher: Okay. Well, I'll move approval with the condition that the white and black be reversed on the sign face in the monument sign.

Mr. Baker: Can I get a second?

Mrs. Boratyn: Second.

Mr. Baker: Thank you.

(Mr. Hansen called the roll. Mr. Thompson voted “yes.” Mr. Hudson voted “yes.” Mrs. Boratyn voted “yes.” Mr. Beougher voted “yes.” Mr. Baker voted “yes.” Mr. Bainter voted “yes.”)

Mr. Hansen: Thank you.

Mr. O’Brien: Thank you very much.

10. 1355 BRICE ROAD, REYNOLDSBURG, OHIO: REQUEL ANTHONY’S GRAND SALON, APPLICANT: ANTHONY K. POWELL (5445DR). WALL SIGN FACE CHANGE.

Mr. Baker: State your name.

Mr. Anthony Powell: Anthony Powell, Requel Anthony’s Salon.

Mr. Baker: Thank you.

Mr. Hansen: The applicant’s proposing a reface to an existing wall cabinet sign. It’s not actually a cabinet mounted on the building, but it kind of hangs down off the colonnade on the front. Staff is fine with this application. It meets all zoning code requirements. We would like to see the black background be completely opaque, just because when you try to light dark color sometimes it tends – may bleed through. And the instances where I’ve seen it bleed through it doesn’t look very attractive. So we’ll recommend approval with the condition that the black background is completely opaque if internally illuminated.

Mr. Baker: Do you have anything to add?

Mr. Powell: Just answer any questions.

Mr. Baker: Any questions for the applicant? (No response.)

Mr. Beougher: Move approval with the condition that the black background be opaque.

Mr. Baker: Can I get a second?

Mr. Hudson: I’ll second.

Mr. Baker: Thank you.

(Mr. Hansen called the roll. Mrs. Boratyn voted “yes.” Mr. Hudson voted “yes.” Mr. Thompson voted “yes.” Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Beougher voted “yes.”)

Mr. Powell: Thank you.

11. 1673 BRICE ROAD, REYNOLDSBURG, OHIO: BEANY'S, APPLICANT: GENE JOHNSON (5446DR). AWNING, BUILDING COLORS.

Mr. Baker: State your name for the record.

Mr. Pat Beany: Good evening, ma'am and gentleman. My name is Pat Beany, owner of Beany's Auto Service Center, 1673 Brice Road. I thank you for allowing me to be on your agenda tonight. I appreciate it.

Mr. Baker: Thank you.

Mr. Hansen: The applicant is proposing to paint his building and the exterior colors will largely remain the same. The white will be painted white, the yellow will be painted yellow as I understand. There's a black stripe on either side of the yellow now and he's proposing to switch it to a red stripe. Also on the corner of the building, he's proposing to place an awning that is red, white and yellow striped. Staff had some concern about the white color for an awning in that it may get dirty, but applicant's representative, Gene Johnson, who filed the application said that they now have like sprays that they can put on the awning to keep it more hardy, so I don't know if that's exactly the case, but we may want to consider – the Board may want to consider an alternate color for the white. But, otherwise, staff recommends approval with possibly the one condition that the white change to an alternate color.

Mr. Baker: Thank you. Anything to add to that?

Mr. Beany: I beg your pardon.

Mr. Baker: Anything to add?

Mr. Beany: I did talk with the awning company. These things are stained-guarded and there's two different ways to do it with the – if the awning is fire retardant, the colors are guaranteed for ten years – or I'm sorry, for five years. If it's not fire retardant, they're guaranteed for ten years. They resist mold, mildew, things like that. It's a stain-guard type process.

Mr. Baker: Thank you. Three colors on the awning kind of seems like a lot, a lot of color.

Mr. Beany: We've got the red, the yellow and the white and I'm working hard to try to help the Mayor clean up that area of town. You know, we're in kind of depressed area down there and with the new store in there where Big Bear was, that's a good step. I know the Mayor's trying hard to improve that area down. I'm going to get the parking lot done this year. We're doing some landscaping. Trying to make the place look better. Been in business in Reynoldsburg 32 years come Monday and the Five

Guys, hamburger guy didn't have hamburgers for you. Monday we're having hamburgers and hotdogs and brats from 10 to 2, so if you want to stop down and get a hamburger, be happy to feed you on Monday. Thirty-two years in this city and it's been a pretty good time. I'd like to read something here – goes out in our newsletter this month. I send out newsletters to about 800 customers per month and here, we have in here. "This is a testament to what a great community we have here in Reynoldsburg. Family businesses can and do make it here." So I like Reynoldsburg. Thirty-two years.

Mr. Baker: Well, we certainly appreciate your support.

Mr. Beany: Pardon.

Mr. Baker: We certainly appreciate your support and your business here.

Mr. Beany: I try.

Mrs. Boratyn: And we thank you for helping us clean up Brice Road area.

Mr. Beany: Trying. You know, it needs some help.

Mr. Beougher: Yeah. I'm trying to absorb the awning and I'm not getting there. That is a lot of color in a very short amount of time. I mean, the transitions are fairly narrow and I keep looking at it and seeing you know, "Man, that'd look great if it were just solid red—

Mr. Baker: Red.

Mr. Beougher: --a bright red color. Are you married to the stripes? I mean, do you love the stripes?

Mr. Beany: I do.

Mr. Beougher: Yeah. And I know you've got stripes – yellow and red stripes up in the sign band but, wow, that's going to grab some attention.

Mr. Beany: It's a big building. I like them.

Mr. Baker: Yeah. I don't mind the stripe on top of the building but, yeah, I do think it would be, say classier if it was just a solid red awning or a solid color.

Mr. Hansen: Is it the, I don't know, the frequency of the stripe? If that were to, I guess, the width of each of those colors expand. Would that be more acceptable?

Mr. : What if you took one color out?

Mr. Baker: Yeah.

Mr. : Like white and made it red and yellow? You get your stripes.

Mr. Beany: I'm sort of at your mercy, you know. It's – you're in charge here. I'm not. Sort of like the American flag has three colors, you know.

Mrs. Boratyn: I think—

Mr. Beany: Flowers in front now are purple and gold, too.

Mrs. Boratyn: I think you would look better if you either went with one solid or just two, like the red and yellow. I mean, quite honestly, I look at this and I think of McDonald's who was just in here.

Mr. Beougher: Well, and that's my concern. If it's red and yellow it's going to—

Mrs. Boratyn: What would that be – they were going to—

Mr. Beougher: Because it was orange and yellow.

Mrs. Boratyn: They were orange and yellow.

Mr. Beougher: Which is why I keep looking at it. I like the color of the red. It matches your shirt. And there's a lot of yellow on the sign panel and on the large stripe above and I don't see that awning being solid yellow. But that vibrant red I like but then, I don't know. I'm just – I'm looking at this and I see it moving which may be a good thing for attracting business but it is just very -- and we've had stripes before. Obviously, we approved one tonight. I know when Fazoli's came in, originally they had striped awnings and this Board swallowed hard and approved it and then they replaced it with a solid green later on. And I think Mr. Baker said the word "classy" and I made a comment about circuses, so I think you see where we're headed. I personally would like to see – if I were going to make a recommendation to you, I'd like to see a solid bright red awning with the other colors.

Mr. Baker: I agree with Mr. Beougher. I think one solid color would be much nicer.

Mr. Beany: Okay. It'd be cheaper.

Mr. Baker: I bet it would.

Mr. Hansen: So we have the condition that the awning be a red color.

Mr. Baker: The same red color that's presented here. I think would match well and show well.

Mr. Beougher: Yeah. And still be very bold, not as bold.

Mr. Beany: Remember, free hamburgers Monday.

Mrs. Boratyn: I will move approval with a solid red banner. I mean a solid red awning that's the color of the red as presented.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

(Mr. Hansen called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Hudson voted "yes." Mr. Thompson voted "yes.")

Mr. Baker: Thank you.

Mr. Beany: What's the final decision? All red?

Mr. Baker: All red.

Mr. Beany: All red. Okay. Thank you very much. Still free hamburgers and hot dogs Monday.

B2 2961 TAYLOR ROAD, REYNOLDSBURG, OHIO NINA'S STUDIO NAIL SPA,
APPLICANT: ARTHUR CHANEY (5436DR)

Mr. Baker: Matt, we postponed Item B2?

Mr. Hansen: Correct.

Mr. Baker: Is this one we want to look at without the applicant or do we want to wait?

Mr. Hansen: This guy's been waiting for awhile because he's not been very observant in the process, but I want to – rather get him approved if at all possible.

Mr. Beougher: And we can't table it because it's two months.

Mr. Hansen: It would be two months and she's been in her space waiting for a wall sign largely because the applicant was not aware of how the process worked even after I told him.

Mr. Thompson: Actually the sign looks fine. I don't see any – number two, yeah. I don't see any reason. I mean, it's right next to what? Jenny Craig?

Mr. Hansen: Right next to Avis.

Mr. Baker: I thought the sign looked pretty good myself. I don't really have any complaints.

Mr. Bainter: Yeah. I mean, it says what – it says pretty much everything as to what is in there. It's LED's. I love it.

Mr. Thompson: I think we should move to approve it.

Mr. Baker: Can I get a second?

Mr. Hudson: Second.

(Mr. Hansen called the roll. Mr. Thompson voted "yes." Mr. Hudson, "yes." Mrs. Boratyn did not vote. Mr. Beougher voted "yes." Mr. Baker voted "yes." Mr. Bainter voted "yes.")

Mr. Hansen: All right. Thank you, guys.

C. ADJOURNMENT

This meeting was adjourned at 8:10 o'clock, p.m.

Scott Baker, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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