

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JUNE 6, 2013
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Scott Baker Mr. Nathan Burd Mr. James Comeaux Mr. Richard Hudson Mr. Marshall Spalding
Members Absent:	Mr. Lane Beougher
Others Present:	Mr. Justin Robbins, Planning Administrator

2. APPROVAL OF MINUTES FROM MAY 2, 2013

Chairman Baker: Are there any additions, deletions, corrections to those minutes? (No response.) Hearing none, they will stand as approved.

3. APPROVAL OF AGENDA

Mr. Baker: Any additions?

Mr. Robbins: I think we can move Item B3 up to Item B1. The other two would fall behind.

Mr. Baker: Okay. Is that it?

Mr. Robbins: Yes.

4. PUBLIC COMMENT

Mr. Baker: Anybody else? I assume you're not here to speak on behalf of any items that are not on tonight's agenda.

(inaudible)

5. SWEARING IN OF SPEAKERS

(Mr. Baker administers the oath.)

B. NEW BUSINESS

1. 2200 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO:
APPLICANT: M. JAY O'LEARY, CELTIC ELECTRIC & REMODELING, SMOKEY BONES (#160279DR). PATIO RENOVATION.

Mr. Baker: Is that you?

Mr. M. Jay O'Leary: Yes, sir.

Mr. Baker: All right. State your name for the record and Mr. Robbins will give us a—

Mr. O'Leary: Michael Jay O'Leary. I'm with Celtic Electric & Remodeling.

Mr. Baker: Thank you. Mr. Robbins.

Mr. Robbins: Yes. Again, this is for 2200 Baltimore-Reynoldsburg Road which is the Smokey Bones building and they are proposing exterior modifications, application #160279. The property is located in an out parcel in the Walmart development on the east side of Baltimore-Reynoldsburg Road, approximately one-quarter of a mile to the north of the Taylor Road Intersection. Let me advance my presentation, forward a little bit.

They are requesting Design Board approval for the following exterior improvements: the placement of railings around an existing covered patio area, replacement of a fire pit feature between the existing portico columns, the placement of new flat screen televisions within the covered patio area, placement of outdoor seating within the covered patio area, the removal and replacement of existing windows with a new sliding patio door, and the placement of new scone lighting at both entrance porticos. Actually, I said sliding door, but I believe that will just be a regular swing door.

Mr. O'Leary: It is an actual sliding door. It's a double-sliding door, break-away door and I gave you the brochure information on that as well.

Mr. Robbins: Okay. Also the property use is zoned CS, Community Services, and the adjacent businesses include a Noodle restaurant, a fueling station and various retail establishments, with Walmart to the rear. Staff had a couple of things that we wanted to bring to the attention to the Board including – the first would be the presence of televisions along Baltimore-Reynoldsburg Road. The Board finds that can be problematic for passing traffic. This is something that we should consider as well as a fire pit/fireplace in the front of the building that would be highly visible along Baltimore-Reynoldsburg Road. Now, I had been in contact with the applicant and he said the flame would be from 6 to 12 inches, I believe.

Mr. O'Leary: Eight to 12 inches, yes.

Mr. Robbins: Eight to 12, excuse me. The final issue that staff kind of saw was basically the way that the parking lot and the site work are that the covered porch area acts as a walkway from the parking lot into the front entrance. Now, if you look at the building, the front entrance is actually on the side of the building. That's where you actually enter and you can see where the handicapped spaces are. The portion of the building they're proposing to do work is the one that faces Baltimore-Reynoldsburg Road, which is kind of the side of the building so folks enter through the main portico, through the side and they walk along that covered area to get to the front door which is located on the south side. So basically by covering up that area with the fire element and the gateways – I'm sorry, the—

Mr. : Railing?

Mr. Robbins: --the railings, thank you, in effect, you're changing the pattern of pedestrian flow. And the concern of staff was that we'd have folks walking through the parking lot whereas before they had a nice sidewalk to go on before. Those are the concerns that we had and, like I said, staff has been in contact with the applicant to address the issue. Do you have anything to add or change?

Mr. O'Leary: Yes. I did give you a set -- with the packet I gave you a set of small blueprints. I hope you have your glasses on, but there is a showing of the concrete walkway. Now the railing is set back far enough that it does permit a 5-foot walkway around _____ 10-foot to the front of it and then it does follow around because actually that's where you come in and out with the wheelchairs as well. So it is set back far enough. It doesn't come to the front side of the columns, it comes to the back side of the columns. The columns are about 3-4 feet thick. I mean, they're pretty deep. The fire feature does sit like right even with the columns and then there's another railing to keep pedestrians from walking up to the fire feature that is right in the front of the column. So the fire feature is actually sandwiched between the columns. It's actually A1, 2. On the blueprints, it is the second page and it kind of shows you overall site plan and then it kind of shows you where the wheelchair access is and then how the walkway does set back a little bit on this issue. And it does do that all the way around. I think – any comments?

Mr. Spaulding: Yeah. I'll make a comment. I actually walked this whole area because I really wanted to get a perspective on it today. First of all, I'm not concerned at all about the televisions, cause where you're going to put them-- First of all, the only lane, the right lane is a right turn lane anyway. All right? So you've got to really be way out there on 256 if you want to try and see a TV that far away. So I really don't see – I mean if the TVs were sitting out here in front, sure, that'd be a problem but they're not. They're going to be way back underneath there.

Mr. O'Leary: They're back of that pole.

Mr. Spaulding: So I'm not sure that I see that really to be an issue. The fire pit, I also see where it sits and if the flames are only going to be that high, it's not that big a deal. I really don't see that. Some of these, again, it's going to be a person turning right. Now, where do they turn right? They turn right into any one of those little restaurants or Farmsbury Road. Well, okay, so even if they were distracted, they're going to turn right anyway. They're going to be turning right into there, so it isn't like they're going to cross lanes and get all screwed up. So I really don't see that that's an issue. And as far as the walkway, if it really is, you know – I can see now where you say that it is to be, then that probably would solve that kind of an issue because I thought the same thing. How are people going to walk around there and make it easy enough since the entrance is clear – I mean, the entrance is basically on the south side. You're putting this on the west side, big parking lot on the south side as well as the kind of north side, but there's a big parking lot on the east side, too.

Mr. O'Leary: And we have to make sure that's set back far enough doing the drawings because that is where the handicapped entrance is coming in and that obviously cannot be obstructed in any way.

Mr. Spaulding: Right. That was my only concern, but it seems like you've been thoughtful in making sure that's taken care of.

Mr. O'Leary: Yeah. And I did give you a recent picture showing you the view from the street end and it's like, yeah, you can't see anything.

Mr. Baker: Right. Okay. Thank you.

Mr. Robbins: How tall is that fireplace?

Mr. O'Leary: It sits about probably not quite 40 inches and then it's going to have a flame -- it's more of just an ambiance feature more than it is anything else. And, like you said, we put a railing on both front and back. That way nobody has direct access to it.

Mr. Robbins: I was curious to see how that was going to be done there.

Mr. Comeaux: I saw the design. It looked pretty cool and it makes it look interesting.

Mr. O'Leary: It is a neat design.

Mr. Comeaux: I was thinking about getting one on my house.

Mr. Robbins: It may say on here and I didn't see it. How big are the TVs, about 40 inch?

Mr. O'Leary: The TVs are the 40-inch ones and there's the framing of a log framing which is 12 inches thick and the TVs actually sit within that frame and it only sits about maybe one-quarter of the way down and they're tilted also. They're tilted like about 25, 35° angle so they're up and leaning so there's no— As a matter of fact in one of the restaurants we couldn't even see that they were there. This one does sit just a little bit down but, like I said, they're leaning down, too.

Mr. Spaulding: Now, is this something that Smokey Bones is doing with the restaurants all around the country?

Mr. O'Leary: They're trying to. Not all restaurants are capable of having it. We have one in Cincinnati that – it just doesn't have the walkway. It doesn't have the big patio area and it doesn't wrap around like that. There's just no way of doing it. They have, I believe, 60 restaurants and they're trying to do 45. So it's a nice feature, it's a nice, you know – everybody likes to eat outside.

Mr. Spaulding: Well, Darden's a very large corporation and that's why I was wondering if this was unique or was this something they were doing in multiple places, so now I—

Mr. O'Leary: They've done a couple down in Florida. They're doing four within this general area and they're going to do probably about five to ten a year, depending upon how these go.

Mr. Robbins: So if I understand correctly, the handrail – I shouldn't say that – yeah, sure, the railing is going to allow for a pathway still.

Mr. O'Leary: Yeah. There are gate accesses on all sides.

Mr. Robbins: Okay. But for someone to come from the north side, they have to go through a gate?

Mr. O'Leary: No. There's actually a walkway around also.

Mr. Robbins: Okay. What happens when they get to the columns?

Mr. O'Leary: The columns set back quite a bit. There's actually—

Mr. Comeaux: There going to be here in front—

(discussion)

Mr. O'Leary: The columns are concreted all the way out. In front of the columns, that concrete comes all the way to the street because that's the handicapped entranceway. It's kind of there and off to the side but look on that same drawing—

Mr. Spaulding: There should be more to be covered, right?

Mr. O'Leary: No.

Mr. Spaulding: Yeah. It won't be covered, see. Now, right now it's covered and that's kind of nice but you walk all the way – because there's the entrance over here but in this thing, they're going to open this up to where they're going to put seats out here but they're just going to have the walkway just come here in front of this. This is really not an entrance, it's just decoration.

Mr. Baker: I don't have any concerns about the TV or the fire either.

Mr. Comeaux: So, just getting to the question about the walkways. So, currently they image he has up there on the screen, yeah, it looks like it's a cement walk but you're saying there will be another walkway, kind of like where the grass-- There's a strip of grass there between the cars.

Mr. O'Leary: You can't really see it there but even in front of those columns there's a good amount of walkway in front of that.

Mr. Comeaux: I guess – and is that where the patio's going or is the patio going to the left side of that?

Mr. O'Leary: If you look right there in the middle of it, it's going from there back.

Mr. Comeaux: Right. Okay.

Mr. O'Leary: Yeah. Right in the very center from the back behind the columns back and then just slightly to your left back. It doesn't go to the right, it stops.

Mr. Comeaux: Mr. Robbins, just real quick, if you can kind of put your hand on this car over here. If you were parked over here – to your left. If you were parked over there, will there be a walkway to the front of the store that they'll be able to—

Mr. O'Leary: Right there where your hand is, there's a walkway and there's enough of a path to get around before you get to any—

Mr. Comeaux: And that will stay in place?

Mr. O'Leary: That's not going to move.

Mr. Comeaux: Okay.

Mr. Baker: What happens when you get to the two large columns that are holding up the gable?

Mr. O'Leary: That's – the railing starts from there back, it starts from the columns back.

Mr. Robbins: Um-um. That's kind of the concern that staff had. Those columns are built right to the edge of that walkway and if you put a fire element or fire piece in there, then you cut off any way to actually—

Mr. Spaulding: In front of the two columns, is there really enough space for a sidewalk?

Mr. O'Leary: Yeah. I even went past it the other day, too, just to make sure. In fact, when he brought that concern up, I'm like, "Well, I got to make sure this restaurant has that."

Mr. Baker: It looks like it's about 18 inches or less.

Mr. O'Leary: I think it's more than that. Evening according to the architectural printer, it's larger than that.

Mr. Baker: We're talking about the space in front of—

Mr. O'Leary: Right in front of the columns, yeah.

Mr. : The two columns.

Mr. Baker: The two big ones and it looks like there's almost no space. _____ parking lot and a parking space, that's 9 feet. Cut it in half, it's 4½ feet. We're not even close to that in front of those columns and it looks like it's a fraction of that. I guess that's the—

Mr. Robbins: That's a concern, yes.

Mr. Baker: That's a concern, right? If it's not an acceptable walkway, could we have them extend it out to be a 4-foot path or whatever is acceptable?

Mr. Robbins: That was the primary concern of staff is that you're basically cutting off a walkway with the railing and with the fire element. If there is some other method of actually getting to the front door from the parking lot without walking through the parking lot, I think that would resolve the issue.

Mr. Spaulding: You'd have to encroach on the lawn to make that work, that may be what you'll have to do and then – what do think is typical, three – three feet? I mean, how much—

Mr. O'Leary: The _____ is three or four feet now. It doesn't really look like it there, but it is pretty substantial. Let me – I don't have an aerial photograph kind of like that one, but I do have some on my phone.

Mr. Baker: This patio plan, the railing is—

Mr. O'Leary: Yeah. It's pretty elaborate.

Mr. Baker: Yeah. The sidewalk doesn't appear like it is that much further out than the columns at all, like 12 inches on the north side. It's kind of what it looks like in this photo, too.

Mr. O'Leary: I've got pictures of all these everywhere, every little thing. I just did a walkthrough and it was further than it looks like in that picture because those patios are what's covering it and stuff like that, that's probably 12 feet. Let me look at the prints. It says it on the prints. But from the wall, from the back wall to the front of the edge of the roof, that's like a 12-foot section and except for where the columns are, that goes back even further.

Mr. Comeaux: Right.

Mr. Baker: And it looks like—

Mr. O'Leary: And those walkways extend out past the columns. There's like posts that hold the roofline up and it extends out past that.

Mr. Baker: It looks like that on the south side, but on the north side it doesn't look like that's the case.

Mr. O'Leary: There's actually more on the north side and that side that you're looking at there—

Mr. Baker: The drawings just don't show that though and the photo is pretty deceiving.

Mr. O'Leary: Well, I'm trying to figure out on this one if it was like – I know there's concrete there, but I was wondering if there was something else that was there—

Mr. Comeaux: When you park the car here, you either walk in here or you walk in here and then underneath here, but now we're going to take that all away, aren't we?

Mr. Baker: You have to come around to the far south side. Right.

Mr. Comeaux: Or come to this one because it looks like this one's going to stay intact.

Mr. O'Leary: And if we had to pour a pad – I mean it if wasn't substantial to where you felt comfortable, if we had to pour a pad that's minor in the grand scheme of things it is.

Mr. Baker: If this was approved we could add the condition that we provide a 48-inch sidewalk around, 48-inch cleared.

Mr. O'Leary: When I went by and looked at it, I thought it was 4 feet off the edge of that, from that column out it was at least a 4-foot walkway that went all the way around.

Mr. Baker: It looks a lot less in these photos and these drawings.

Mr. Comeaux: Right. And that seems to be a concern that we do have, that that would have to be _____.

Mr. O'Leary: Do I write that into your _____, if it's not that then that's what we have to do?

Mr. Robbins: We would make it a condition of the approval.

Mr. O'Leary: Okay.

Mr. Robbins: And that includes a walkway in front of those two large columns in front of the portico.

Mr. O'Leary: Right. Just to make sure.

Mr. Comeaux: The fire element is going between those two columns, is that right?

Mr. O'Leary: Yes, it is.

Mr. Comeaux: It looks like it's kind of like a little shrub line almost? I kind of – is that right?

Mr. Robbins: Yeah.

Mr. Comeaux: Okay. Along the walkway? I mean, it looks like if they just moved the shrubs towards the parking a little bit and then add a little to the walkway there. And there's no problem with the shrubs? You're aware of the code?

Mr. O'Leary: If you look at the grooved columns, you can see how far those are back from it over here. I mean, if you look, that's a good distance. Like I said, from—

Mr. Comeaux: Yeah. There I think – I believe it's there but and, right, I'm unsure about—

Mr. O'Leary: _____ the same side or the other side. You're just worried about in front of those columns—

Mr. Comeaux: In front of the concrete or brick columns there.

Mr. Robbins: If you can the – do you guys mind if I turn the lights down? Can you see the _____ up there?

Mr. O'Leary: Yeah. I see where your concern is.

Mr. Robbins: Basically, walking from this area up front, to have a walkway on the outside of these columns here and then continue on the outside of these columns and then meet up back underneath this covered area and just to provide a pedestrian access from this parking lot and this parking lot over here so you can get into the front door without having to walk through it.

Mr. Comeaux: And it might be the case that the only place you need to add a little bit of a walkway is right there in front of the two columns, because I think I see your point about the metal pole and whatever else, the smaller pillars. I think there is space there between that and the end of the walk or what have you.

Mr. O'Leary: And I don't know if what they were looking at or what the architect was looking at when they draw this, is they're looking at that section over there not even being an entrance. I know they were concentrating on egress, you know, making sure that all the pathways are set. So I don't even know if they were even taking into consideration that that side was an access point because that looks like that goes--

Mr. Comeaux: Yeah. I mean, and my guess is that most of the parking takes place along the front and the side there, but it's provided in the back.

Mr. O'Leary: But if that's what needs to happen, that's what will happen.

Mr. Baker: Any other questions or comments?

Mr. Comeaux: So the TVs on the patio, they're basically there so you can watch a game or whatever else?

Mr. O'Leary: Exactly. There's only one that even has sound and that's kind of like the one that is tied into the Smokey Bones DVD. That just kind of does a little bit of some music videos and kind of their advertisement, but the other TVs are just visual. Even on the inside it's the same way. They're going to mimic one from the inside, so minimum. The other thing was, like I said, the doors going exactly into the same opening that was the window opening there and it is a double-sliding breakaway door.

Mr. Robbins: Okay. I just want to be clear that the scope of the work that you're dealing with so we can do replacement of the railings around the existing patio, the fire pit feature, the new flat screen televisions, the outdoor seating, the removal and replacement of the window with the sliding patio door and the sconce lighting at the front portico. Is there anything else?

Mr. O'Leary: I do have to run a gas line to feed the fire feature. Do you have specific requirements within your jurisdiction on that?

Mr. Robbins: The Building Department likely does.

Mr. O'Leary: Some areas we have to bury them so deep. Some of them are – they don't mind if it's aerial going in. There's actually areas where we can run them external, but it depends on your municipality, who likes what where, you know. Okay.

Mr. Baker: Any other questions or comments?

Mr. Comeaux: One final thing, my apologies. The way the image is up there now, on the left hand side it looks like there might be a tree that – I don't know if you – above that one there. I don't know if your patio will now encroach on that, just if you could replace that tree.

Mr. O'Leary: It doesn't go that far back.

Mr. Comeaux: It doesn't go that far back.

Mr. O'Leary: It goes to the edge of the building and then there's a—

Mr. Comeaux: I just couldn't tell, but that's fine. Thanks.

Mr. O'Leary: We had to stop it there because then it starts impeding upon the side emergency exits. You can't go in through one, so that's the reason why we had to stop it at the edge there.

Mr. Comeaux: Thank you.

Mr. Baker: Can I get a motion?

Mr. O'Leary: And what I would do before I go home – I live in Cincinnati. I want to go swing by there and make sure, then if there's any-- I'll take some better pictures of it and send it, you know, if there's any changes to it.

Mr. Comeaux: I'll attempt a motion. I move that we approve this with the condition that a minimum 48-inch walkway exists around the exterior of the premises. Is that correct, 48 inches?

Mr. Robbins: To be approved by staff, correct?

Mr. Comeaux: Yeah.

Mr. Baker: Yes, of course. Can I get a second?

Mr. Spaulding: I'll second.

(Mr. Robbins called the roll. Mr. Baker voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Spaulding voted "yes.")

Mr. Baker: All right. Thank you.

Mr. O'Leary: Well, thank you, gentlemen. Thanks for getting me in so quick. I really do appreciate that.

Mr. Robbins: It still requires a zoning certificate so there's one extra piece of paperwork. It's the final go-ahead from the Zoning Department that you meet all criteria.

Mr. O'Leary: Okay.

Mr. Robbins: You can pick that up, you can download it from the website, or you can pick it up from the Development Department, or I can email it to you. It's something that's approved by staff and once we get the drawing to verify it—

Mr. O'Leary: Didn't I submit that already? Is it that—

Mr. Robbins: I'll double check.

Mr. O'Leary: Yeah. I did come in and I kind of put the cart before the horse. I wasn't sure that I had to go through the Review Board.

Mr. Robbins: Okay.

Mr. O'Leary: But I did submit all the plans and all that and paid a permit fee and all that stuff already. So anything you need, just let me know. I got to make this happen.

Mr. Robbins: Thanks.

2. 2020 BRICE ROAD, STE 135, REYNOLDSBURG, OHIO: APPLICANT: BRANHAM SIGN COMPANY, INC., SCHONE'S CHIROPRACTIC CLINIC, (#159931DR). FACE CHANGE.

Mr. Robbins: Item which was B1 which is now BW at 2020 Brice Road, Ste 135, Schone's Chiropractic. I believe the two gentlemen in the audience have yet to swear in, if that matters.

Mr. Baker: It does. Tell you what, can you both stand and you're here for the next applicant?

(inaudible)

Mr. Baker: All right. You can stand and both raise your right hand.

(Mr. Baker administers the oath.)

Mr. Baker: All right. You can state your name for the record. Mr. Robbins will give us a review.

Mr. Jeff Smith: Jeff Smith with Branham Sign Company.

Mr. Baker: Thank you. Mr. Robbins.

Mr. Robbins: Yes. This is for 2020 Brice Road, Schone's Chiropractic, Application #159931DR. It's a sign refacing. The property is located in an office building on the east side of Brice Road approximately midway between I-70 and the Livingston intersection. It's zoned CC and it's within our Community Commercial Overlay District. Again, requesting refacing an existing internally illuminated monument sign panel that measures 9 feet 4 inches by 4 feet. And you can see the building here. The sign sits right where the words are, I believe. This guy here.

Mr. Smith: Yeah.

Mr. Robbins: All right. And this is the sign as it exists today and as proposed. As far as graphics go, staff has no issue with what's being proposed. It's clear, legible, looks nice. The one thing that staff would ask is that the applicant provide some sort of landscaping around the base of the monument sign, be it flowers or small hedges, what-not. Following that condition, staff believes that the proposed signage is in keeping with the existing character of the area and will not adversely affect the overall appearance of the area.

Mr. Baker: Thank you.

Mr. Robbins: You're welcome.

Mr. Baker: Do you have anything to add? Any questions or comments? (No response.) Can I get a motion?

Mr. Spalding: I propose that we accept the offer as presented with the condition that landscaping is put at the base of it so it fits with rest of the area.

Mr. Baker: Should staff review any kind of landscaping or is just any kind of landscaping acceptable?

Mr. Smith: Probably better than anything that's there right now.

Mr. Comeaux: There you go.

Mr. Smith: And he's not the owner of the building, so I'm sure they can work that out though.

Mr. Robbins: I think if you would like to submit any kind of plan, we could review that and approve it and it wouldn't have to be any detailed architectural plan or landscaping plan, just something showing bushes around the sign. We'll make it simple.

Mr. Baker: Okay. Is that a condition that's submitted?

Mr. Robbins: Yes.

Mr. Baker: Okay. Can I get a motion based on that, or a second?

Mr. Burd: I second based on that.

Mr. Comeaux: I'll second.

(Mr. Robbins called the roll. Mr. Baker voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes.")

Mr. Baker: Thank you.

Mr. Smith: Thank you.

Mr. Robbins: If you want to give me a call tomorrow, we'll go over it real quick.

3. 1751 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: JASON SMITH, MINUTE PRINT, CHAZON HAIR SALON, (#159720DR). FACE CHANGE.

Mr. Baker: If you can state your name for the record here and Mr. Robbins will give us a review.

Mr. Jason Smith: My name is Jason Smith and I'm the owner of Quality Ink, LLC.

Mr. Baker: Thank you. Mr. Robbins.

Mr. Robbins: This is for 1751 Brice Road, Chazon Hair Salon and it's a sign refacing. This is Application #159720DR. The property is located in the strip commercial center located on the west side of Brice Road and to the north of the Radekin intersection. It's zoned CC and is within our Community Commercial Overlay District. Again, they are requesting the refacing of the existing internally illuminated fascia wall sign. The proposed business is within the Overlay District and the adjacent businesses include a daycare, pharmacy and a convenience store and this is a fair amount with this little strip mall actually. The property is right here on the very south side on the end. And the way it looks, obviously not like this right now, but there's a fascia that runs along the edge of the property. They have proposed basically to replace that fascia piece with the new graphics for the business. The one concern that staff did have is that the background, which is shown gray on the screen, match the existing fascia on the rest of the building. Other than that, staff does recommend approval with that condition, that the colored proposed aluminum sign matches the sign and the fascia on the existing building and the proposed signage is in keeping with the existing character of the area and will not adversely affect the overall appearance of the area. And we have been in contact and, from what you had told me, that the color that is shown here reflects the color of the aluminum and not necessarily the finished color of the sign. Is that correct?

Mr. Smith: Right. So it's actually – it's the actual color of the metal. So I went with that mainly because it was true to the fact that that's the way it'll look before it's painted.

Mr. Spalding: And it will be painted like the rest of the—

Mr. Smith: Apparently, the building owner still has paint left over from the first time. There were many times it has been painted over as people have moved, come and gone. It was one of the first questions I actually asked and if worse case scenario came to play, I have ways of actually checking and getting the PMS color for that and having an actual mix done. It'll probably take no more than two gallons, worse case scenario.

Mr. Baker: Any questions or comments? Can I get a motion?

Mr. Comeaux: I'm sorry. Can I ask a question?

Mr. Baker: Absolutely, Mr. Comeaux.

Mr. Comeaux: Can you go back to where – yeah, there. So the sign is just letters on the façade or is it internally illuminated, or is there any illumination here?

Mr. Robbins: Yes. I believe it is internally illuminated.

Mr. Smith: Okay. So basically, I observe that most of the panels on the faces where the logo is actually cut into the metal, which we have the capacity to do. So, for example, some of them are a little different but the ones that I noticed, the majority of them, the businesses that have been in there the longest, the tax service, specifically, their logo is actually cut into the metal and it is an acrylic piece of – there's a piece of colored acrylic behind it that, when they turn the light on, that's when it gives that particular color. So, for Mr. _____, his is white and orange. The sign itself is 12 feet in width, so what that would allow me to do is do a piece of orange acrylic on one side and a piece of white acrylic on the other, which that would actually be behind the metal plate. Then when he turns on the lighting, he will basically illuminate his particular business colors through the sign.

Mr. Baker: Will you be able to see the hair and nail salon?

Mr. Smith: Yes. So the hair and nail salon itself, I mean, you're looking at approximately 4½ feet in width. If I had to use that as a particular point or font, it'd be huge. You're going to be able to clearly see that from the street, no problem.

Mr. Baker: The color, though, that's my question. You have a white—

Mr. Smith: Yeah. The acrylic is white so that when they turn on the lighting, it'll actually light up white from behind.

Mr. Baker: They're next to the Wonder Bread. I can't even tell what that says. It's white. Maybe it says 'Bakery' or something.

Mr. Spalding: Is the building where the Wonder Bakery used to be? Is that—

Mr. Smith: Yes. It's actually the same. I mean, it's right there so _____ he actually has both signs, both of them need to be done.

Mr. Robbins: I think Mr. Baker's concern is that with the lights off that white is going to fade into the rest of the fascia.

Mr. Baker: I didn't even really see it until I was trying to see what color it was. You know, that white text is almost not visible.

Mr. Comeaux: Yeah. I certainly think at night, you're right, the white is going to come out and it's going to be great. That's a visual thing that I'm not good at, at all.

Mr. Baker: Yeah. I would imagine that just for his own clarification, he'd want that to be darker text.

Mr. Smith: It can be done. I didn't actually discuss what colors he would want to do as far as being able to light up white. I mean, you can do a various number of colors as long as long as it's not obtrusive to the orange.

Mr. Baker: Right. I'm sure he wants to highlight his signature there.

Mr. Robbins: Now, correct me if I'm wrong. We had the Hallmark in here a couple meetings ago and I believe they had a sign that was – it read black during the day and then it lit up white at night.

Mr. Comeaux: I remember that.

Mr. Robbins: Yeah. I'm not sure what product that is. Are you familiar with that?

Mr. Smith: The only thing I can come up with, it depends on the applications so most of the time is like – I can use an example. There's actually a business that's not too far away. They decided to do a completely different panel, it's I-Force Building, it's in the same shopping center actually, a staffing agency. It's black and when they turn on the light the black obviously doesn't illuminate, just whatever's in the center. That application is drastically more expensive and for Mr. _____ budget, he wanted to go with what was original to the rest of the building.

Mr. Baker: Even black text for the hair and nail salon still highlights his signature but I'm telling you, that white text, man.

Mr. Robbins: You might not be able to read that.

Mr. Smith: The ability to be able to see black, black doesn't turn on so if you turn the light on you wouldn't be able to see it at night. So, doing a white or maybe a different color acrylic, it'll stick out a little bit more. Best bet is, is doing a piece of yellow acrylic actually. You could do that and, in the process, it wouldn't be obtrusive to the orange in any way and when the sunlight hits it, you would definitely be able to see that a lot better than white.

Mr. Baker: I think anything at this point in time other than the paint color that's used that band would be better than white. Any thought on that, comments?

Mr. Comeaux: I was just going to say I agree. I don't know that we necessarily need to make that a condition, that they change the color, but I just think it would be wise for visibility, but I agree with the comments that were made earlier. If you want to make it a condition, that's fine. I just – I don't know that we need to put that requirement on, but I think it would certainly make a lot of sense.

Mr. Baker: It is what's existing but, yeah, I think he'd be wise for clarification. Not a whole lot of people are going to know what that signature means—

Mr. Smith: Right.

Mr. Baker: --without a visible description next to it.

Mr. Smith: To be honest with you, I agree, because I didn't know what it was until I asked the man.

Mr. Baker: Noted. Okay. Try it again. Is there a motion?

Mr. Comeaux: Yeah. I'll make a motion. I will move that we approve this item as presented. If you need a color other than white for the words 'Hair and Nail Salon' white or the orange that's presented, if you need a color other than those, contact Mr. Robbins and he'll approve it. I mean, in the range.

Mr. Robbins: Yeah. I think something like Dayglo would be—

Mr. Comeaux: Yeah. We don't want a fluorescent yellow or something like that but anyhow, so, again, I move that we approve it as presented and if you need to have a color other than one of those two that you presented and get final approval from Mr. Robbins.

Mr. Smith: Thank you.

Mr. Baker: Can I get a second?

Mr. Comeaux: I'll second.

(Mr. Robbins called the roll. Mr. Baker voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes.")

Mr. Baker: I assume there's nothing else?

Mr. Robbins: Not from staff. There is a sign permit that is still – I can't recall if one's been submitted already, but I just have a preamble that—

Mr. Smith: Actually the young ladies in the Development Department right here asked me to wait on signing that and – well, the permit has been done, but the actual facings themselves – so there's two actually.

Mr. Robbins: Okay.

Mr. Smith: So those need to be submitted and then we're good.

Mr. Robbins: Just letting you know that a sign permit is still required and I will double-check with the Building Department to make sure this doesn't kick into their – anything requiring the building permit. My guess is it doesn't.

Mr. Smith: Thank you very much.

C. ADJOURNMENT

Mr. Robbins: Would you like to adjourn the meeting? Oh, excuse, my mistake. I didn't even catch that.

Mr. Baker: I already did that.

Mr. Robbins: My mistake. I didn't catch that.

Mr. Baker: I adjourned this meeting like twenty minutes ago.

The meeting was adjourned at _____ o'clock. p.m.

Scott Baker, Chair

Justin Robbins, Planning Administrator

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