

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JUNE 5, 2014
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Pat Zollars Mr. Lane Beougher Mr. Nathan Burd Mr. James Comeaux Mr. Richard Hudson
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Others Present:	Ms. Megan Moeller Mr. Justin Robbins
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2. APPROVAL OF MAY 1, 2014 MINUTES

Chairman Beougher: The next item on the agenda is the approval of the May 1, 2014 minutes and since I was not at that meeting, I will leave it to my colleagues to determine whether there was anything omitted or needs corrected. (No response.) Hearing and seeing none, they will stand approved as submitted.

3. PUBLIC COMMENT

Mr. Beougher: If you are here to speak about a topic that is not on this evening's agenda, this is your opportunity. If you would, please approach the lectern. (No response.) Seeing no mad dash, we will move on to Item #A4.

4. SWEARING IN OF SPEAKERS

(Mr. Beougher administers the oath.)

B. OLD BUSINESS

Mr. Beougher: All right. Old Business. I see none on the agenda.

C. NEW BUSINESS

1. 2300 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO;
APPLICANT: JILL WADDELL/DANITE SIGN FOR WALGREENS. SIGNAGE.
#164627.

Mr. Beougher: The first item is 2300 Baltimore-Reynoldsburg Road, Reynoldsburg, Ohio. Applicant: Jill Waddell/Danite Sign for Walgreens. This is a signage package, Application #164627. Could you please state your name for the record.

Mr. Robert Schorr: Robert Schorr.

Mr. Beougher: Thank you, Mr. Schorr. Would you please introduce the item.

Ms. Moeller: Yeah. This is 2300 St. Rt. 256 for a sign reface. The application number is 164627 for a Certificate of Appropriateness. It is located – this is incorrect what's on the staff report so I'll just read off what it is. The property is located on the northeast corner of St. Rt. 256 and Taylor Road Extension. The existing zoning is CS which is Community Services and their request is for Design Review Board approval for a wall sign reface. Current use is Retail. The existing site and context: the surrounding properties are all zoned CS which is Community Services. The proposed wall sign reface measures 5' 6" by 4' 8" and will be mounted on the wall behind the window at the southwest corner entrance of the building. The proposed sign is finished with aluminum and flexible sub-street faces. The graphic presents Walgreens' rebranded logo using the colors red and white. Section 1181 states the total area requirements for wall signs. So for Type B wall signs, which are greater than 80' from the right-of-way, they are allowed 2 square feet per 1 lineal foot of the length of the wall. So the storefront length is roughly 20' so the max area allowable is 40 square feet, but they are proposing roughly 26 square feet.

Following a determination by the Board, staff recommends approval of the Certificate of Appropriateness. The proposed signage is clear and legible and is keeping with the existing character and not adversely affecting the overall appearance of the area.

Mr. Beougher: Mr. Schorr, do you have anything to add?

Mr. Schorr: No. I do not.

Mr. Beougher: Well, thank you for using LED lighting.

Mr. Schorr: Thank you for noticing.

Mr. Beougher: Any questions from the members of the Board? (No response.) All right. Hearing none, since staff has recommended approval, I'll entertain a motion.

Mr. Burd: I make a motion that we approve this item as submitted.

Mr. Beougher: Thank you, Mr. Burd. Is there a second?

Mr. Zollars: I'll second that.

Mr. Beougher: Thank you, Mr. Zollars. Ms. Moeller-- Any further discussion? Would you please call the roll.

(Ms. Moeller called the roll. Mr. Zollars voted "yes." Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Thank you. And now the obligatory staff lecture on permits.

Mr. Robbins: I have to get at least one word in in this meeting. So we've gone through the Design Review and you've been granted a Certificate of Appropriateness. A sign permit is still required and I would double-check with the Building Department to verify all the requirements on that as well.

Mr. Schorr: I will. Thank you.

Mr. Robbins: Okay.

Mr. Schorr: Have a good night.

Ms. Moeller: Thanks.

2. 7522 BROADWYN DRIVE, REYNOLDSBURG, OHIO; APPLICANT: FRANK AND PAMELA WELSHON. EXTERIOR MODIFICATIONS. #165049.

Mr. Beougher: This is 7522 Broadwyn Drive Reynoldsburg, Ohio. Frank and Pamela Welshon. Exterior modifications. This is Application #165049. Ms. Moeller, would you please introduce the item. I'm sorry, you are here, so please state your name for the record and we'll have staff introduce the item.

Mr. Frank Welshon: Frank Welshon, 7522 Broadwyn Drive, Reynoldsburg.

Mr. Beougher: Thank you. Ms. Moeller.

Ms. Moeller: So as we've all said, this is for 7522 Broadwyn Drive. It's Application #165049. It's for a Certificate of Appropriateness for exterior modifications. The property is located on the north side of Broadwyn Drive, south of East Main Street. The existing zoning is R3 which is Single-Family residence and it is also located within the Historic District. The applicant is requesting Design Review Board approval to replace the existing porch with an enclosed sitting room and attach the proposed sitting room to the existing garage with a connector roof. The existing site and context: the lot dimensions are approximately 50' by 220', about roughly 11,000 square feet. The existing footprint of the dwelling is approximately 746 square feet. The existing detached garage is 14' away from the primary structure and approximately 6' away from

the side property line. A variance has been approved through BZBA to reduce the side yard setback from 8 to 4 and now it's approved so that's good to go.

Staff review and recommendations: the proposed sitting room addition measures approximately 12' 8" by 18', roughly 228 square feet and will be attached to the rear of the dwelling which the extents to the existing porch is going to be removed. The attachment is proposed to include one window on the west side of the building, two windows on the east side of the building and double doors with steps leading to the rear yard on the north side of dwelling. The proposed addition is to include a crown molding along the top edge measuring 3-1/2" and painted to match the existing wood trim. The roof of the proposed addition is to be finished with a rubber membrane with about, sounds like 1/4" per foot slope. The proposed windows and doors will be finished with trim to match the existing windows and doors so it will all look the same. The existing detached garage is proposed to be attached to the main dwelling with a connector roof, that's going to be roughly 8' off the grade and finished with shingles to match the existing garage. Following review by the Board, staff recommends that the Certificate of Appropriateness be granted as it meets the intent of Section 1103.12. The proposed exterior modifications are consistent with the existing dwelling and the character of the District and will not adversely affect the overall appearance of the area.

Mr. Beougher: Thank you. Mr. Welshon, do you have anything else to add to the staff report?

Mr. Welshon: No. I do not.

Mr. Beougher: And may I ask, sir, do you have the building permit in-hand or is it pending approval?

Mr. Welshon: No. I do not have it yet. I thought I had to go through this process first before I could proceed.

Mr. Beougher: Okay. Just looking at the slope of your flat roof and they might have some comments there. I'm not sure. Any questions from the members of the Board?

Mr. Robbins: I'm sorry. I'm not a Board member, but I'm just curious. How old is your house?

Mr. Welshon: 124 years old.

Mr. Robbins: Wow.

Mr. Beougher: And do we have perhaps a map in context of where it's located? Okay. So what is next to it?

Mr. Welshon: That's a rental property to the west and a rental property to the east and all the other homes across the street and on either side of those are single-family owned homes.

Mr. Zollars: Does your lot go all the way back to the alley?

Mr. Welshon: Yes.

Mr. Robbins: You and I have dealt previous regarding a fence on the property, correct?

Mr. Welshon: Yes.

Mr. Robbins: Okay. And you have – it's basically some sort of – I don't want to say right-of-way, but there's basically a buffered piece of property between your neighbor and your property, is that correct?

Mr. Welshon: As I understand, yes, on the west side.

Mr. Robbins: Okay. So the distance in between the two lots is greater than you would normally see in this area, I believe.

Mr. Welshon: Correct.

Mr. Beougher: Any other questions anyone? (No response.) Who is SBA Architectural Design?

Mr. Welshon: Scott Baker.

Mr. Beougher: Scott Baker?

Mr. Welshon: Um-um.

Mr. Beougher: I don't know. That's kind of sketchy. (laughing) Former member of the Board. Okay. I guess we can allow that. All right. Thank you. I'll entertain a motion.

Mr. Burd: I will move that we approve this item as submitted.

Mr. Zollars: I'll second that.

Mr. Beougher: Thank you, Mr. Zollars. Any further discussion? (No response.) Ms. Moeller.

(Ms. Moeller called the roll. Mr. Zollars voted “yes.” Mr. Beougher states, “In spite of the design professional, I’ll say, ‘yes.’” Mr. Burd voted “yes.” Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.”)

Mr. Robbins: I know for a fact you’ve already submitted the zoning certificate and we’ll get that turned around for you hopefully by tomorrow or Monday and then the next step will be the Building Department.

Mr. Welshon: I’m sorry, I didn’t—

Mr. Robbins: I said I know you’ve submitted a zoning certificate already. We’ll approve that either by Friday or by Monday and you’ll get a call _____ Building Department. So as far as you’re concerned, you’re through zoning.

Mr. Welshon: Okay. Thank you.

Mr. Robbins: Thank you.

3. 7354 EAST MAIN STREET, REYNOLDSBURG, OHIO; APPLICANT: DEREK MAKLEZOW FOR PROST BEER AND WINE CAFÉ. EXTERIOR MODIFICATIONS. #164896.

Mr. Beougher: Item C3. 7354 East Main Street, Reynoldsburg, Ohio. Applicant: Derek Maklezow for Prost Beer and Wine Cafe. This is for exterior modifications and signage. Application #164896. Could you please state your name for the record.

Mr. Derek Maklezow: Derek Maklezow.

Mr. Beougher: Thank you. Ms. Moeller, would you please introduce the item.

Mr. Moeller: This is for 7354 East Main Street. It’s for a beer and wine café and it’s for exterior modifications and signage. The application number is 164896 for a Certificate of Appropriateness and I don’t know how I messed up the location for this, but the property is located on the north side of East Main Street across from Lancaster Avenue. The existing zoning is CC, Community Commercial District and it’s also within the Historic District. The request is for Design Review Board approval for exterior modifications and new signage. The current use is Vacant. For existing site and context: properties to the west are zoned CS, Community Services and properties to the north, south and east are zoned CC which is Community Commercial. A variance has been submitted to address parking requirements. It’s a little bit of the background.

The scope of work: They’re kind of doing a lot of modifications to accommodate this eating and drinking establishment, so they’re proposing exterior modifications and interior modifications as well. So on the proposal, I’ll just kind of name off all the things that they’re proposing to do exteriorly. So just for general exterior modifications, the

proposal includes repainting the entire existing building to match the existing color. They're rebuilding the existing steps on the west side of the building and extending the masonry opening at the north side of the building and they're also adding a door to the north side of the building as well. They're also building a patio. The proposed patio covers approximately 1,300 square feet and will replace the parking spaces between the building and street. The proposed patio will be finished with patio pavers and include masonry peers and planter boxes for screening. The proposed amenities within the patio include 12 four-seater tables, two swinging gate entry gates finished with lumber or metal and Hampton Bay black lantern-style light fixtures. Staff finds that the proposed patio meets the Development standards and intent of the Code outlined in Section 1194. Staff would like the applicant to address any future or planned table umbrellas. If the applicant does plan to add umbrellas to the table, staff would recommend approval of this as an appropriate addition. Proper screening and pedestrian amenities are provided in the proposal and staff finds that the proposed patio meets the intent of the Historic District.

In terms of parking, the proposed patio will eliminate the four existing parking spaces, so there were four or five looks like, between the house – or the building and the street, so those will be removed and replaced. Two ADA handicap spaces are proposed to be provided behind the building at the north end of the property. The applicant is proposing to accommodate the lack of parking within the property by utilizing a planned City lot in the adjacent site to the west. A variance has been submitted to address the parking concern and will be reviewed by the Board of Zoning and Building Appeals. Due to cars backing out onto Main Street, the current layout of the site is potentially dangerous. Staff finds that the proposed patio addition increases pedestrian safety by separating the automobile traffic from the main store entrance and enhances the character of the Historic District. Here's a couple of elevation drawings as well.

Addressing signage: The ground sign is proposed to measure approximately 3' by 3' 10" and replace the signage on the existing sign post at the west corner of the property. The proposed graphic will include the business name and a striped pattern background. The new wall sign measures 5' 6" by 3' 7" and is proposed to be located on the west wall of the building. The proposed graphic also includes the business name and similar striped pattern background. Looking at the sign area requirements for the ground sign, the max allowable is 18 square feet and they're proposing roughly 11 square feet and with the wall sign the max allowable is 20 square feet and they're proposing approximately 19, so they're both within the allowable square footage. Staff has been in contact with the applicant and will supply a color palette and a completed sign elevation rendering for the proposed signage. Staff finds the proposed signage meets the requirements outlined in Sections 1181 and 1194.12 of the code. Although the wall sign is not on the same wall that's parallel to the primary street, we find that it's an appropriate location due to the lack of available space on the storefront. We believe the signage is clear, legible and attractive and matches the surrounding District. For staff recommendations: The applicant has been in contact with staff and will provide samples and colors of the proposed materials, potential for umbrellas, material samples

for any of the existing and new reface color samples, drawings for proposed signage and lighting. Following review by the Board, staff recommends that the Certificate of Appropriateness be granted as it meets the intent of Section 1103.12. The proposed exterior modifications are attempting to improve the safety and aesthetics of the site as well as follow the intent of the Historic Overlay District Code and preserve and character of the Historic District.

Mr. Beougher: Thank you, Ms. Moeller. Do you have anything to add to the staff report?

Mr. Maklezow: We just have some drawings and renderings and we've got the signage, maybe if you guys want to look at that.

Mr. Beougher: Okay. Go ahead and make your presentation.

Mr. Maklezow: (speaking off mic)

Mr. Beougher: And this is natural materials as I see on the diagram?

Mr. Maklezow: (speaking off mic)

Mr. Dustin Mondrach: Dustin Mondrach, Milhoan Architects, 300 East Long Street. Yeah, what we were thinking was sort of a reclaimed rustic wood plank backdrop with the, like a plywood-treated face or something like that and then copper text. So it's not really a stripe, per se. You'll get that kind of fabric of rhythm, but it'll all be painted out in natural tones.

Mr. Beougher: So if I'm in a wheelchair, and I'm delving into BZBA territory here, but being an architect that's what I'm prone to do. I need to go from the parking spaces behind the building through the roadway, private roadway, to the gated entry to be able to get into your facility?

Mr. Mondrach: No. There is an existing door on the north elevation there and—

Mr. Beougher: On the north elevation. Okay. And that is at grade level?

Mr. Mondrach: Correct. I mean, it's going to require maybe a 4" ramp.

Mr. Beougher: And are those – so the area in the rear, the rear seating area is you're proposed handicap seating area?

Mr. Mondrach: Correct.

Mr. Beougher: Okay. Because I see steps going to the main bar area, is that correct?

Mr. Mondrach: Correct.

Mr. Beougher: Okay. And what kind of menu? It said café, but beer and wine came first, so what's your plan?

Mr. Maklezow: It's going to be basically paninis. We're going to have about 10 different paninis. We're going to have a bruschetta bar where you can select between 15 different kinds of bruschettas and then we're going to have about four salads and then cheese and meat trays. Basically no attempt to cook food, so no grills, no deep fryers.

Mr. Beougher: No hoods.

Mr. Maklezow: No hoods. Correct.

Mr. Beougher: No extinguishing equipment. Got it.

Mr. Maklezow: Well, it's an old firehouse so there's a couple of those in there.

Mr. Mondrach: (speaking off mic)

Mr. Beougher: See, I think you'd put a Firehouse Sub in here and it's be good. I'm just kidding. Okay. Any questions from members of the Board?

Mr. _____: Yeah. I've got a question. What is your timeframe from permit application to open?

Mr. Maklezow: We'd like to be open in August.

Mr. _____: Is the City able to meet that requirement? I know they've got a commitment for the parking. Have they done their own schedule?

Mr. Maklezow: Are we talking about the lot that's—

Mr. _____: Yeah.

Mr. Maklezow: --on the west side?

Mr. _____: Right.

Mr. Maklezow: I would like to say, "yes." (laughing)

Mr. _____: You are on record.

Mr. Dan Havner: My name is Dan Havner. I'm Development Director for the City.

Mr. Beougher: Wait a minute. Did you ticket us?

Mr. Havner: Right now what we're doing is working together with the Service Department. The Service Department has some improvements to make along East Main Street regarding some brick walkways within the road, crosswalks. They're going to be torn out and replaced. So the work for the parking lot is going to coincide with the timing of that work and the projection is right now we're going to be in the process of completing the drawings, bidding it out through the summer and then the work itself will be completed sometime early fall timeframe. So prior to the existing parking, or the proposed parking lot being installed, we have talked to the applicant and expressed our willingness to work with them to allow their customers to park along the west side of the existing paved area of the alleyway to the west of the building. It is in excess of the width of two-way traffic, so they do have the room and the ability to park along that west side of the alley.

Mr. _____: One other question. Coming out of there, are you going to modify the street parking in any form or fashion?

Mr. Havner: Along East Main Street—

Mr. _____: Especially the space closest to the new parking lot?

Mr. Havner: I don't know.

Mr. _____: Go back to the—

Ms. Moeller: Right here?

Mr. _____: Okay. On that picture, it'd be like right behind that silver car that's at the bottom of the — you know that — excuse me, the west, furthest west space before you get to that new — you know, the alley or the parking area.

Mr. Havner: Oh. Right out in front of the facility?

Mr. _____: Yeah. Keep going.

Mr. _____: Get on Main Street.

Ms. Moeller: Okay. Hold on one second.

Mr. Havner: I think I know—

Mr. _____: Trying not to be difficult.

Mr. Havner: I think I know what you're saying. The parking actually in Main Street?

Mr. _____: On Main Street. Yeah. The first one especially, you know, before you get to – you know what I'm saying?

Mr. Beougher: Yeah. I do. So scroll left. I'm sorry, other left. Keep going. Scroll right. (laughing)

Mr. _____: All right. You see that – there's a blue car, okay, right there? One or two. There's probably two parking places in front of that blue car and I'm thinking about the furthest west one – and now you can see what you're dealing with so we don't deal with accidents.

Mr. _____: Yeah.

Mr. _____: How has that been looked at or—

Mr. Havner: We'll have to look at that. Our Engineers will have to take a look at that and see if even the dimension within the roadway for that is wide enough for both parking and vehicular thruway and within that northern lane of the westbound traffic.

Mr. Beougher: Mr. Zollars, is your concern that the radius on the sidewalk should be clear so people can navigate that right turn into the lot?

Mr. Zollars: That one and coming out of the parking lot turning left, so you can see—

Mr. Havner: The visibility—

Mr. Zollars: The visibility, safety.

Mr. Havner: I can understand where you're coming from on that, too, yeah.

Mr. Beougher: Yeah. And that's about where the median starts to widen and at one point there were little-

Mr. _____: There are cones—

Mr. Beougher: --and orange bollards that were run over eventually and I don't know if they're still there. Are they, Mr. Burd?

Mr. Burd: I think they are still there at the moment.

Mr. _____: They are still there, yeah.

Mr. Havner: I don't know if they'll be there once we finish the work here, but they're there right now, yeah.

Mr. Beougher: All right. And those spaces are not marked as far as how many cars can fit in there. It's just, what I think might be useful is a "No Parking Here to Corner" type sign that allows it to be clear, both for visibility exiting and also for visibility entering the lot.

Mr. : And it's one less obstacle for the business to succeed or fail, I guess.

Mr. : Right.

Mr. Havner: I'm sure the City and our consultants will work with the applicant's engineers. I want to make sure we get that squared away.

Mr. Beougher: And so the former tenant of this space had some issues with putting things for sale between the building and the right-of-way. You're not going to put beer or wine on display for sale in that area? I know it's kind of a stretch. I'm just being facetious out here. All right. So any other questions from the members? (No response.) And this goes before the BZBA when?

Ms. Moeller: I think it's on the 19th.

Mr. Robbins: Two weeks.

Ms. Moeller: Yeah. Two weeks from now.

Mr. Beougher: Okay. So I think if we make a motion, the motion has to be contingent upon BZBA approval for a variance?

Mr. Robbins: The Design Review Board can approve everything that's been presented tonight. You're not approving the parking variance, so that's still something that has to be approved by the Board. If the BZBA does not approve that, then what you're proposing is basically undoable in the fact that you're eliminating parking in the front.

Mr. Havner: Right.

Mr. Robbins: It's my guess that they probably will approve it and, again, it's the position of staff that the current layout of the site is not a safe one. So we have a curb cut that's probably 60 or 70' wide and cars backing out onto Main Street which is definitely not a good situation.

Mr. Beougher: I won't disagree with that. All right. Is there a motion?

Mr. Zollars: I make a motion to accept as presented.

Mr. Beougher: Thank you, Mr. Zollars. Is there a second?

Mr. Burd: I'll second.

Mr. Beougher: Thank you, Mr. Burd. Any further discussion? (No response.)
All right, Ms. Moeller.

(Ms. Moeller called the roll. Mr. Zollars voted "yes." Mr. Beougher voted "yes."
Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Is there a lecture coming?

Mr. Robbins: For signage, a sign permit is needed for each sign and that's approved by the Zoning Department. In addition, that signage is probably going to require, since it's something as being bolted to the building, a building permit as well and that's something that can be wrapped up into your actual building permit when you go in. I would double-check with the Building Department to make sure all the requirements are met as well. Okay?

Mr. Maklezow: Thank you.

Mr. Beougher: Thank you very much.

D. OTHER BUSINESS

E. ADJOURNMENT

Mr. Beougher: All right. With no further business to come before us and we didn't quite make 15 minutes, but double that and we adjourn at 7:00 o'clock p.m.

Lane Beougher, Chair

Megan Moeller

Justin Robbins

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