

**MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
June 5, 2008**

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. James Comeaux
Mr. Richard Hudson
Mr. Kevin Bainter
Mr. Thomas Eller
Mrs. Pamela Boratyn

Members Absent: Mr. Mario Serraglio
Mrs. Stephanie McCloud

Others Present: Mr. Aaron Domini, Planning Administrator

2. APPROVAL OF MINUTES

Acting Chair Eller: Okay. Thank you. And we have the approval of the minutes of last month's meeting. Are there any additions or corrections to those minutes? (No response.) Hearing none, the minutes will stand as distributed.

3. APPROVAL OF AGENDA

Mr. Eller: Approval of tonight's agenda, I believe we do have one addition. Is that—

Mr. Domini: Yeah. We have an addition which you should have received when you came in. It's for new siding and fascia at 1450 Jackson Avenue. I have a sample of the siding when we get to that item for your review.

Mr. Eller: Okay. So then—

Mr. Domini: Application number is 5324DR.

Mr. Eller: Do I hear a motion that we include that as Item 3 under B, Item 3 on tonight's agenda?

Mrs. Boratyn: So moved.

Mr. Eller: Mrs. Boratyn moves. Do we have a second?

Mr. Bainter: Second.

Mr. Eller: Mr. Bainter seconds, so that will be Item number 3 under B of New Business.

4. SWEARING IN OF SPEAKERS

Mr. Comeaux: If you intend to speak before us tonight, I'll ask you to please stand for a swearing in process. (Mr. Comeaux administered the oath.)

5. PUBLIC COMMENT

Mr. Eller: And we need to let the record reflect that Mr. Comeaux is now here, so he is present with us. Now, do we have any public comment from anybody who does not intend to present an application to us? Any public comment other than the presenters tonight? I don't believe there is any. On with the New Business.

B. NEW BUSINESS

1. 6830 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: BOB HOSEUS, (5322DR). REPLACE EXISTING GREEN, RED, AND WHITE AWNINGS WITH SOLID RED AWNINGS FOR FAZOLI'S.

Mr. Eller: Just please step forward, sir, at the lectern there and, if you would, speak clearly into the microphone. We do record the meeting so we can create some minutes, so please tell us your name and describe what it is you would like us to consider tonight.

Mr. Bob Hoseus: Okay. First off, my name is Bob Hoseus. And basically, what we want to do with the Fazoli's up the street is replace the existing awnings which they have up on the screen right now, which are the original colors from the franchisor, which are green, white and red and replace those existing awnings with a solid red color awning, which is—there's-- and that's the restaurant out at Heath that has been changed over last year from the red, green and white to the solid red color. And those are -- that's the only change we want to make to the building.

Mr. Eller: Sounds pretty straight forward.

Mr. Hoseus: Yes, sir.

Mr. Eller: Is that a system-wide change?

Mr. Hoseus: Yes. As awnings deteriorate we have to replace them and what they are going with is the solid red color.

Mr. Comeaux: And similar materials and everything like that?

Mr. Hoseus: Yes. I have a sample of the material, but it's standard material. Actually, it's a better, less porous, easier to clean material supposedly, we hope.

Mr. Bainter: You're not planning on making any changes to the tower under this?

Mr. Hoseus: No, sir.

Mr. Bainter: Okay. Just noticed there was a little difference between—

Mr. Hoseus: Well, the top tower would be replaced as well, that canopy on the tower. If you look at our current—

Mr. Bainter: The semi-circle one?

Mr. Hoseus: I'm sorry?

Mr. Bainter: You mean the semi-circle?

Mr. Hoseus: Well, on top there's that – you can see – I don't know if you can go back to the prior picture. You can see the top of the tower is a – that is vinyl topping. Okay? So that would be replaced with the solid red to match the awnings going around the building. But the structure shape would not change.

Mr. Bainter: But you're not replacing the banding that's going around that's—

Mr. Hoseus: Oh, no. No, sir. Nope.

Mr. Eller: Any other comments, concerns, questions from Board members? (No response.) Anybody prepared to move?

Mr. Bainter: I move for approval.

Mr. Eller: Mr. Bainter moves for approval. Do I have a second?

Mrs. Boratyn: Second.

Mr. Eller: Mrs. Boratyn seconds. Would you call the roll, Mr. Domini, please?

(Mr. Domini called the roll. Mr. Comeaux voted "aye." Mr. Hudson voted "aye." Mr. Bainter voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Motion carries.)

Mr. Eller: The item is approved.

Mr. Hoseus: Thank you very much for your time.

Mr. Eller: We thank you, sir.

Mr. Hoseus: Have a good evening.

Mr. Eller: Thanks.

2. 7020/7050 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: MIKE DAVIS, KESSLER SIGN CO. (5323DR). INSTALL FIVE WALL SIGNS AND ONE VINYL OVERLAY FOR AARON'S.

Mr. Eller: Would you please just give us your full name, sir, and again, describe to us what you'd like to do.

Mr. Mike Davis: My name is Mike Davis. I'm with Kessler Sign Company, subcontractor for a company out of Florida which does all the Aaron's Rents locations, looking to put a similar faced wall sign illuminated for Aaron's logo. We have four sets of sub-copy, non-illuminated, what they call plastic Gemini letters applied to building and add vinyl copy to the existing pylon sign with the Aaron's logo.

Mr. Eller: Any questions from any of the members here, concerns?

Mr. Bainter: I just thought, out of curiosity, I'm interested in when they may occupy that. That's really none of our concern, but I—

Mr. Davis: Actually, I'm not really sure.

Mr. Bainter: You don't know either, yeah.

Mr. Davis: I heard, at one time, that they were looking to try to do this by the end of June, but really have not had any conversation with them since. They were wanting to get started on the production of the sign but I told them we had to get the final approval from the Design Review Board and then I -- is it my understanding once - when we get approval from this Board, what's the transition time through the City for actually obtaining the permits?

Mr. Eller: I'd have to kick that over to Mr. Domini or Mr. Haire. They can—

Mr. Davis: Because I'm sure there's something that they may want to ask me, "Okay, now what's the next step?"

Mr. Eller: They may have another couple of pieces of paper for you to work with or for somebody to work with there.

Mr. Domini: I think if all the materials are in to the Building Department—

Mr. Davis: Um-um.

Mr. Domini: --takes two to three weeks for them to go through the approval process, but as far as getting approval through us—

Mr. Davis: So, a couple of weeks after this approval here?

Mr. Domini: Yeah.

Mr. Davis: Okay, because I know I did tell them we needed the engineer drawings for the wall signs, you know, for attachments and so forth, which they have sent to me. So I'm ready to go with those.

Mr. Domini: As soon as you get it in to them, the better, because they're really busy right now--

Mr. Davis: Sure.

Mr. Domini: --but two to three weeks.

Mr. Davis: Sure. Okay. Thank you.

Mr. Eller: Any other comments, questions, concerns from Board members? (No response.) If not, we could certainly entertain a motion.

Mrs. Boratyn: So move.

Mr. Eller: Mrs. Boratyn moves we accept the application as proposed. Do we have a second?

Mr. Hudson: I'll second.

Mr. Eller: Mr. Hudson seconds. Any discussion on the issue? (No response.) Hearing no discussion, Mr. Domini, will you call the roll, please?

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

Mr. Eller: Item's approved. Thank you, sir.

Mr. Davis: Thank you. Have a good evening.

Mr. Eller: You too.

3. 1450/1450 ½ JACKSON STREET, REYNOLDSBURG, OHIO: APPLICANT: VICKI MCMILLEN.

Mr. Eller: Have you signed in?

Ms. Vicki McMillen: (Inaudible)

Mr. Eller: Why don't you just please, if you would, sign in there. That'll help us with the paperwork. And if you would, just please tell us your full name and what you intend to do with the building.

Ms. Victoria McMillen: My name is Victoria McMillen and I really have no idea. I was just sent here for my husband because he's at work. We're putting new siding and whatever you all told us to do.

Mr. Eller: Okay. And we have a sample? Is this the siding that—

Ms. McMillen: Looks good.

Mr. Eller: We found it on the floor back here, so I just thought—

Ms. McMillen: Looks good.

Mr. Eller: Well, and this Board does have to approve the work before you can move ahead with it.

Mr. Domini: The applicant's going to be re-siding the building. The building has been non-compliant because of it's current condition in the past, so this is a much needed improvement. The applicant will also be adding new fascia, gutter and capping, and frames on the windows and doors. The siding is beige -- going to be a beige on white color scheme.

Mr. Eller: And that's in Olde Reynoldsburg, I believe?

Ms. McMillen: Yes—

Mr. Domini: There's some pictures—

Ms. McMillen: --Jackson and Broadwyn.

Mr. Domini: --of the existing structure. These were taken yesterday.

Ms. McMillen: The shutter "thingies" are going to stay. We're going to put those back up, but they will be white along with the trim around the window and then the siding – at first he said he was going to do the corners in a white and I told him, "Yuck," so we're going to do that in just the same color as the siding.

Mr. Eller: And you have veto authority over those details?

Ms. McMillen: Yes, I'm the one. Do all of these colors and everything comply?

Mrs. Boratyn: Yes, they do comply.

Mr. Comeaux: Just so I'm clear, is it typical for this Board to hear residential items or is it just because of it's placement in the City?

Mr. Domini: It's in the Historical District, so residential improvements have to go through Design Review.

Mr. Comeaux: Okay.

Mr. Eller: Have your concerns, Aaron, been addressed, do you think?

Mr. Domini: Yeah. I think this is – it meets our standards and it's a much needed improvement to the house and traditional 4" siding which is the standard for the district.

Ms. Boratyn: And it needed – it has to be done. Something has to be done because there were code enforcement violations.

Ms. McMillen: We wanted to just paint it but you all said no, so—

Mr. Eller: Um-um.

Ms. McMillen: And then we had all the siding and all that stuff approved through you all, so.

Mr. Eller: Do you have a timeline in mind when you might be able to get that completed?

Ms. McMillen: You guys gave us 30 days, so within 30 days.

Mrs. Boratyn: There's 30 days an enforcement notice.

Mr. Eller: Okay. Other comments, questions, concerns from Board members? (No response.) Anyone inclined to feel like making a motion for approval?

Mr. Bainter: I move for approval.

Mr. Eller: Mr. Bainter moves for approval, and second?

Mrs. Boratyn: I'll second.

Mr. Eller: Mrs. Boratyn seconds. Any discussion on the issue? If not, Mr. Domini, please call the roll.

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

Ms. McMillen: Thank you.

C. OTHER BUSINESS

Mr. Eller: We do have an issue we need to discuss, I think, regarding next month's meeting, as some of you may have gotten an e-mail. Next month, the regular meeting is on Thursday, July 3rd, which is Red, White & Boom and the eve of the big 4th weekend. I'm thinking it might be better to-- I'll be out of town. I will not be able to be here and others may have conflicts as well. If it were to be moved to the second Thursday, which would be July 10th, I think I would be back in town by then. Also, we do not meet in August. Therefore, sometimes the July meeting is a little extra critical for those who have some activity needing approval. Otherwise, we'd have to wait until September. So it's fine with me if we consider moving that to the 10th and I believe Mr. Haire has indicated that the City can do the necessary legal maneuvering through public notices or whatever to change that official meeting date if the Board would want to do that. Anybody have any comments or suggestions or concerns?

Mr. Domini: I think we'd rather it change to ensure that we have attendance because there potentially may be a pretty large application coming in. So if that change is going to help with the attendance that would be beneficial.

Mr. Eller: Would any Board members prefer to keep it the first Thursday of the month which would be July 3rd?

Mrs. Boratyn: The 10th is fine for me.

Mr. Eller: I don't know what Stephanie's schedule is. She may not be here either. I know I will not be here on the 3rd.

Mrs. Boratyn: She sent an e-mail saying that she was fine with making a change.

Mr. Domini: Okay.

Mr. Eller: So, it may be difficult to even get a quorum on the 3rd, so if everybody's comfortable I think maybe we should put it through the motion process. Maybe somebody should move that we officially change the meeting to July 10, 2008.

Mr. Comeaux: I move that we move the meeting to July 10, 2008.

Mr. Eller: Okay. Mr. Comeaux moves that we have our July 2008 meeting on July 10th rather than July 3rd. Anybody want to second that motion?

Mr. Bainter: I second that.

Mr. Eller: Mr. Bainter seconds. All in favor of the-- First of all, I need discussion on it. (No response.) No discussion? All in favor of making the change please say "aye." (All respond "aye.") Opposed? (No response.) The motion passes. The meeting will now be July 10th and I think, Aaron and Luke, you'll go through the necessary hoops to make sure that that's official, cross all the T's.

D. DISCUSSION OF COMMERCIAL DESIGN STANDARDS

Mr. Eller: Aaron or Luke, you have any comments or updates for us on that?

Mr. Domini: We had a meeting May 22nd. That would have been my first meeting with this committee, looking at community commercial overlay. I think before I arrived the committee had moved through looking at the historical commercial overlay. There's still some work that needs to be done revising the definitions for that overlay, but we did a great deal of work at the last meeting on the community commercial overlay. We commented on some draft guidelines that we're working from, which is working from some of the language that the City of Columbus is using. We hope to have a first draft of that overlay for review by the 19th, is our goal.

Mr. Eller: That'd be June 19th?

Mr. Domini: Yes. And so, at the next meeting, we'll distribute copies for the Board to review and make comments as needed. And our schedule would be to try to get through the overlay by the end of the summer, so late August, early September to have something prepared. There are some things on the horizon that the City would benefit from having the overlay in place to help guide some of that future growth that's coming down the pipeline, so we want to try to stay on this schedule if we can. From that, if you have questions I can try to entertain them, or Luke might be able to answer any questions that I can't answer. I know two of our committee members are here tonight, so that's always good.

Mr. Eller: Any questions, concerns, comments? (No response.)

E. ADJOURNMENT

Meeting adjourned at 6:54 p.m.

Thomas Eller, Acting Chair

Aaron Domini, Planning Administrator

This document transcribed by:
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