



MINUTES

DESIGN REVIEW BOARD THURSDAY, JUNE 4, 2015 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDBURG, OH 43068

A. CALL TO ORDER

PRESENT: Comeaux, Hudson, Zollars, Burd
ABSENT:

2. APPROVAL OF MINUTES

1. Approval of Minutes from May 7, 2015

Mr. Snowden: Please let staff interject for a second. There has been an ongoing issue with the audio as you probably noticed in the minutes. That information cut off about three-quarters of the way through that meeting. Technology, and the Clerks Office, have been looking into why this is happening. If it is an error I am making, as I am using the recording system, it appears to be just cutting out. There was no staff use or changes. We are looking into that. As an addendum, at our next meeting, I will present a non-verbatim portion of that meeting. All you will be approving tonight is what you have already received.

Mr. Comeaux: So, to the extent that they have been distributed to us, are there any additions, corrections, etc...? Ok, hearing none, we will accept them as submitted, and if we have something with changes, we will consider them at a future time.

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Mr. Comeaux: Now it's time for swearing in of speakers. If you plan to speak here this evening, if you could just stand and raise your right hand please. And, swear or affirm that the testimony you give, it will be truthful. It will be? Fantastic. Thank you. And again if you haven't had opportunity, make sure you sign in with your address for record keeping purposes.

5. PUBLIC COMMENT

B. UNFINISHED BUSINESS

C. NEW BUSINESS

1. 6322 E. Livingston Ave. Reynoldsburg, Ohio 43068; Signage; Applicant/Contact: Sign Glo, Dina Cherney; (#169607)

Mr. Comeaux: If you could say your name for the record ma'am, and then Mr. Snowden is going to give us a brief presentation, and then we will see if there are any further questions.

Ms. Cherney: Dina Cherney from Sign glo.

Mr. Comeaux: Thank you. Mr. Snowden.

Mr. Snowden: Thank you Mr. Chairman. 6322 E. Livingston. For signage, the Ohio Cosmo Beauty Academy, application #169607, for Certificate of Appropriateness, for the property located on the north side of East Livingston, just east of Brice Rd. Existing zoning is CC, Community Commerce, and its within the Community Commercial Overlay. The request is for a Certificate of Appropriateness for a new building mounted sign. Current use is personal services. The applicant is Sign glo. The applicant is requesting the board review and approve a Certificate of Appropriateness for a new and eternally illuminated building mounted channel lettered sign. The sign is one color and mounted directly to the building facade. The project proposes 48 sq. ft. Of new signage. The site is located in a existing multi-tenant building. It consists mostly of vacant space. Under staff review, administrative, the business has properly obtained a zoning certificate. When staff reviewed the building mounted sign, staff determined that the store front length was approximately 25 ft., and as a type B sign, the applicant is entitled to 50 sq. ft. Of signage at this location. So therefore, the 48 sq. ft. of new signage would be appropriate. Staff would just like the applicant to confirm the distance that the channel letters will extend from the building facade. With that, staff's recommendation was for approval given that information was presented.

Mr. Comeaux: Is there anything you would like to add Ms. Cherney?

Ms. Cherney: No.

Mr. Snowden: Glad I covered it well.

Mr. Comeaux: Ok good. Are there any other questions from board members?

Mr. Zollars: Mr. Snowden, did I hear you say, "One color"?

Mr. Snowden: If it was red only, yes one color? However, that was a secondary question to the question about how far they are extending. So sometimes a different color is used on the side of the letter. Staff would just like a clarification.

Mr. Comeaux: I actually do have two questions. One, what is the depth of the letter?

Ms. Cherney: Channel letters are actually made 5 inches deep.

Mr. Comeaux: Fantastic.

Mr. Snowden: That's gonna be within code.

Mr. Comeaux: Ok, great. And then, the second question is, so there is some existing signage there already?

Ms. Cherney: No. There is nothing there.

Mr. Comeaux: Oh there is none there? Ok. Then that takes care of my question about cleaning it up. Fantastic, so this is just new signage on the building. And finally, on the monument sign, is there anything you have up? So there is no changes to the monument sign?

Mr. Snowden: Correct, that wasn't in the proposal.

Ms. Cherney: It took me an hour to convince it couldn't go on the brown sign, that is on the other corner. They said, "But my landlord said I could go on there."

Mr. Snowden: Let me bring you up to speed, so there's two shopping centers here that were built at the same time. They now have two different owners of three different parcels, as if that wasn't confusing enough. And so at one point, there was some use of businesses that were facing Brice Rd. To use the sign that was on the Livingston Ave. side, and vice versa. And know that they have different ownership groups, staff would consider that to be an off premises sign. Certainly the board would agree that it makes sense to have signage for the business, directly in front of the business, because it shows you where the business is located. With that, it seems it's working itself out, several different tenants, not just this tenant, say, "The landlord says I can do this, the landlord says I can do that." Well it's really not one shopping center anymore. It's really become three different shopping centers.

Mr. Comeaux: Any further questions from board members. Hearing none, I will entertain a motion.

Mr. Burd: I make a motion we approve the signage as submitted.

Mr. Comeaux:: So, Mr. Burd has made a motion as submitted. Is there a second?

Mr. Zollars: Yeah, I'll second that.

Mr. Comeaux: So Mr. Burd moved and Mr. Zollars seconded. Can you please call the role.

Ms. Cherney: Thank you gentlemen.

Mr. Snowden: Ma'am, before you walk off, I'll go over this because we go over this with everybody. One, is that after this is done, you are gonna need to submit for the zoning sign permit. And then, you are going to need to submit construction plans to the building division, to show them how the sign is gonna be attached, electrical. Ok great, I go over with everybody. Alright, thank you very much. Mr. Chairman...

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Pat Zollars
AYES:	Comeaux, Hudson, Zollars, Burd

2. 6535 E. Livingston Ave. Reynoldsburg, Ohio 43068; Signage; Applicant/Contact: Mahogany McKinney; (#169449)

Mr. Comeaux: Ms. McKinney, If you could say your name for the record please, and then Mr. Snowden will give his presentation.

Ms. McKinney: Mahogany McKinney.

Mr. Snowden: Thank you Mr. Chairman. 6535 E. Livingston Ave., for signage. Applicant business, is Hoggy's Playpen. It's application #169449, for Certificate of Appropriateness. The property is located on the south side of Livingston, just west of Baldwin Rd., in the CC, Community Commerce District. The request is for the board to issue a request for Certificate of Appropriateness for signage. Current use is a childcare center, and the applicant is Ms. Mahogany McKinney. The applicant is requesting the board review and approve a Certificate of Appropriateness to reface an existing and eternally illuminated cabinet sign. The site contains a multi-tenant commercial building. The subject's tenant space is an approved childcare use. Neighboring uses include retail sales and personal services. The business has properly obtained a special exception use permit and zoning certificate for the childcare center. The proposed sign reface is approximately 4 ft. By 20 ft., which means the total sign reface is approximately 80 sq. ft. Staff would like the applicant to confirm the size of that on the zoning sign permit. It is an existing cabinet, and there are no changes to the cabinet, so the applicant can just confirm that when they submit for the zoning sign permit. It would just be helpful to be certain. The applicant submitted plans that show five different characters, approximately five to six colors, and shading. Staff's view is that the board should consider asking the applicant if they would be open to reducing the number of colors, given the type face for the blue lettering and the shading gradient there. Staff's view is that it decreases readability from the street, and so folks aren't going to be able to see that, reading well from the street. That is a far distance there. It's over 100 ft. From the property line to the building facade. Staff recommends the board apply the standards for design review, and determine if the proposed signage enhances the character of the design review district. Staff feels the two sets of character images and the blue sign gradient, do decrease the readability over that distance, and with that I will turn it back over to the chairman.

Mr. Comeaux: Ms. McKinney, you were going to say something?

Ms. McKinney: So I need to take some color out of the sign and not the graphic that is on the window.

Mr. Snowden: Mr. Chairman, if you will allow me for a minute. I had less concerns about the window graphic because one, it's smaller, two, it is appropriate given the use. It is a style that's appropriate to the use that's there. We are talking about a childcare center, and a lot of

color is appropriate. Staff's view is that the cabinet sign is not there simply to advertise the business, but to tell people this is what is in this space. So given the amount of distance you can see on the monitor, you can see on the monitor in front of you, this is over 100 ft. I think staff did a survey from a neighboring property and it was over 150 ft. So, it's a good distance to the right-of-way, that folks are having to see to the sign, and so perhaps the applicant would just consider, especially with the blue lettering, maybe putting the characters on one side only, and then sort of reducing the gradient on that blue lettering. That was staff's recommendation to the board.

Mr. Comeaux: The other thing I would add, our board does not concern itself with window decals, correct.

Mr. Snowden: That is correct. They are not reviewable. The board can certainly state what their opinion is on them, but it's not something that staff can go out and start issuing notices and citations, and all that. But I would encourage if the board has a strong opinion to simply share it now.

Mr. Comeaux: And the other thing I would remind here is, there is a requirement that they can only take up a certain percentage of the window. space.

Mr. Snowden: It's 25%, and staff looked at that, and visited the site, and that which she proposes is not over 25%. In addition, unlike some other businesses, she is also utilizing a blind system inside, rather than additional signage. So, the thing we've had problems with, it's not just daycare centers, folks want to cover the windows, and so their conclusion is signage. Staff's position is, it can be a number of things, it just can't be signage. So, staff felt the existing blind system was appropriate. We understand the balance between children. It does let in a lot of light. There are nap times, and all that.

Mr. Comeaux: Ms. McKinney, is there anything else you would like to add to the presentation?

Ms. McKinney: No.

Mr. Comeaux: Any questions or comments?

Mr. Zollars: Would you entertain the enhancements to the color blue? What would you suggest? A little red instead of fading?

Ms. McKinney: Darker blue.

Mr. Zollars: Ok.

Mr. Snowden: As staff suggested, Mr. Zollars, to remove the gradient. And I think that will increase the readability over distance. We are sort of fading into the same color that the background already is.

Mr. Comeaux: And the other question I had was about the number of images on there. Are you steadfast on the five, or do you think having them on one side would be ok? Or what? Something I could live with or without, I just wanted to get your thoughts.

Ms. McKinney: I would like to keep the five.

Mr. Commeaux: Do you have a reason? Do you thin it looks better? That's a fine reason.

Ms. McKinney: Yes. So are you asking if I want the five or do I want...

Mr. Zollars: What he is suggesting is, five characters is a little busy, and if you had that just on one side, it would enhance readability and enhance clarity of the sign.

Mr. Snowden: Ms. McKinney, then the size of that text, which is really what identifies the business, and keep in mind, if you're on the street, whether you are on foot, or in a vehicle, you're not going to be able to discern exactly what those characters are until you are up close. If you look at a lot of signs, you will notice for many cases, there is only a logo on one side, because it allows everything to be a little bit bigger. If that is something that you are married to...

Ms. McKinney: No, I can live with it. I'll be willing to lose some characters in the signage.

Mr. Zollars: I think the main point is we want to make sure it's readable from the street. And, you have a challenge because of the distance. Part of it is, changing the font text, the font color. You might be able to enlarge it by removing the two on the left, and keep the pic on the right with the two little kids doing leapfrog. Cause that's cuter. And go from there.

Mr. Comeaux: Any other questions from the board members? Does anyone want to formulate.

Mr. Zollars: I'll make a motion that we approve with the discussion items, as presented.

Mr. Comeaux: So, Mr. Zollars made a motion that we approve the item, provided that the color change is made. You can work with Mr. Snowden on that. And, given full consideration to reducing the two characters on the left. So we have a motion from Mr. Zollars, can I get a second please?

Mr. Hudson: I'll second.

Mr. Comeaux: Mr. Hudson seconds. Can I please have the role?

Mr. Comeaux: So he is gonna give you a little speech here, and after that just keep in touch.

Mr. Snowden: Ms. McKinney, what you want to do, is make the changes as suggested, and submit to me two copies of that for your zoning sign permit, and that will be fine. What will happen, when you submit that to me, and you can email that to me if you prefer, I will share

that with the board members, via email, you don't have to return to the board as long as everybody is feeling comfortable with it. We'll get you approved, you can put up your sign. And, we have worked with your business for a number of months, so we are looking forward to you opening. Have a great day. Thank you Mr. Chairman.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Richard Hudson
AYES:	Comeaux, Hudson, Zollars, Burd

3. **7139 E. Main St. Reynoldsburg, Ohio 43068; Signage; Applicant/Contract: Tony Damceski; (#169487)**

Mr. Comeaux: If you could say your name clearly for the record, and then Mr. Snowden will give his presentation.

Mr. Damceski: Tony Damceski.

Mr. Comeaux: Thank you very much. Mr. Snowden.

Mr. Snowden: Thank you Mr. Chairman. Give me one moment to go to the property in question here. It's 7139 E. Main St. Application is for signage at the Eyeglass Wearhouse, application #169487, for Certificate of Appropriateness, for the property located on the south side of E. Main St., just east of Haft Dr. Existing zoning is CC, Community Commerce. And, the request is for the board to issue a Certificate of Appropriateness for signage. Current use is professional services. The proposal is for the board to review and approve a Certificate of Appropriateness to reface two existing, internally illuminated signs. The site contains a multi-tenant commercial building. The subject tenant space is an approved professional service business. Neighboring uses include retail sales businesses, the same zoning classification. The applicant has already properly obtained a zoning certificate for the professional services business, to operate the proposed eyeglass business. They are proposing to reface two existing three ft. by 6 ft. Cabinet sign boxes. Total amount of signage to be refaced is 36 sq. ft. Signs are both existing, legal, non-conforming signs. As the board has worked out many times, these type of cabinets signs are no longer permitted, however, we do allow refaces of what is existing. Proposed sign face contains four colors, one logo which indicates the type of business done there. Staff did not find the sign to be overly colorful or confusing as to the type of business. And as we have talked about, that is the purpose of signage, also to harmonize with the architecture that is there, and to communicate what is there. Staff recommends that the board apply the standards of design review and determine if the proposed sign enhances the character of the design review district. Staff did not have any outstanding concerns in this case. And with that, I will turn it back over to our chairman.

Mr. Comaeux: Fantastic. Mr. Damceski is there anything you would like to add or subtract from that presentation.

Mr. Damceski: I really don't.

Mr. Comeaux: Refresh my recollection. The property owner had come in last meeting, or the meeting before.

Mr. Snowden: Let me remind the board. So the awning and the exterior store front changes have been removed at that last meeting of the board. Mr. Schottenstein and his architect, Mr. Delzappo, were the applicants sort of leading that charge. This is the gentleman, Mr. Damceski, the tenant. With addition to that, they have been working with Mr. Slota, at the building department, to do a variety of upgrades to the interior of the building. And, so its all sorta coming together. And now, Mr. Damceski is looking to operate the business. And, he wants to have the signage there. One thing I will point out, and I apologize, it was omitted from the report, the reason that there were two cabinet signs originally permitted for this space was because the tenant space is on the corner of two public streets. Normally we would only allow one, but because there is two public streets there, this tenant is allowed two.

Mr. Comeaux: Fantastic. Any questions from the board members at all? Seeing none, can I get a motion on this item please?

Mr. Zollars: I make a motion that we approve this as presented.

Mr. Comeaux: So, Mr. Zollars made a motion that we approve this as presented. Can I get a second?

Mr. Burd: I'll second.

Mr. Comeaux: Mr. Zollars made the motion, Mr. Burd made the second, can we please have the role?

Mr. Snowden: Alright, very well. Mr. Damcheski, what you are going to want to do is, just submit two copies of the plan for the zoning sign permit, and you can put up your signs, as long as there are no other changes to that structure.

Mr. Damceski: Thank you all for your time.

Mr. Snowden: Feel free to contact me as soon as possible.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Nathan Burd, Service Director
AYES:	Comeaux, Hudson, Zollars, Burd

4. **6585 E. Main St. Reynoldsburg, Ohio 43068; Signage; Applicant/Contact: Anchor Sign, Inc., Dulcie Brant; (#169602)**

Mr. Comeaux: The owner is CBR.?

Mr. Snowden: That is the property owner, and the tenant is PPG paints. Sir, why don't you just tell us your name and who?

Mr. Schorr: Mr. Robert Schorr with the sign company. I feel comfortable answering the questions.

Mr. Snowden: Thanks Mr. Chairman. 6585 E. Main St. The project is PPG Paints, review of signage. It's application #169602, for Certificate of Appropriateness, and the property is located on the south side of E. Main St., just west of Crest St. Existing zoning is CS, Community Services, and the request is for the board to issue a Certificate of Appropriateness for signage. Current use is retail sales, and the applicant, as we had just gone over, is Anchor Signs. Dulcie Brant, is who made the application. The applicant is requesting the board review and approve a Certificate of Appropriateness to reface an existing building mounted sign in a multi-tenant divided monument cabinet sign. The site contains a multi-tenant commercial building. Subject, tenant space is an approved retail sales business. And, neighboring uses include retail sales in the same zoning district. The applicants are proposing to reface an existing 49 sq. ft. Cabinet sign. Dimensions of the proposed sign match the existing sign at 4 ft. By 3.5 ft. The sign is constructed of vinyl with printed graphics applied to the service cabinet, which is aluminum. Proposed sign is eight colors, and as we discussed, and just discussed, with previous applicant, staff generally doesn't like to see signs that have more than five colors because it does decrease readability as a general rule. However, in this situation, the color bars at the bottom are forming a border. In the opinion of staff, it's sort of balanced in scale with the amount of text that is there. And it does communicate the type of business that is there. They are paint stores, they have color. So, staff was thinking it more a detailing element, rather than a text that has a high number of colors. And so, that's why staff is comfortable with the fact that there are eight colors on this sign. The monument sign, the applicant is proposing to reface existing multi-tenant monument sign. The two faces are approximately 10 sq. ft. Total amount of signage to be refaced is less than 20 sq. ft. As you have both sides of the monument sign. The side of each panel, to be specific, is exactly 9.54 sq. ft., when considering the cabinet frame that holds the panel in place. Total amount of existing monument signage is 100 sq. ft. This makes the sign a legal and conforming use per our current code. The signage is almost an exact match in color and style to the building mounted sign, and, it's staff's view that the entire signage package is consistent. Staff is aware that there are things that the board has liked to see in the past. The only question staff had, given there was some detailing provided of the hardware and exactly how it was going to be mounted is, what exactly is new on the cabinet side. Is it just the face? Is it all the side hardware? Is there some damaged hardware there, that is creating a safety problem that needs to be addressed? And just to be 100% certain that this can be classified as a reface, rather than a totally new cabinet sign.

Mr. Schorr: It depends on, they are going to send, in the engineer drawings they show the bracket, with insert bracket. Now in relation to that, that bracket attaches to what is either an existing part of the roof to be attached to that, or show much will be used of an old system, whether it checks out to be rusty or not. But that system does come with the sign. And I think that's a good thing that it does, because you can find as you dismantle a sign, to change out, it shows a cabinet, and it shows the mancer roof bracket. Now if that's existing there,

they are calling for face change only. But in these engineered drawings, they do show a mancer bracket, and they call out those specs in that. I think that in relationship to it being a face change, the cabinet is being called a face change.

Mr. Burd: Is the existing sign LED, or is the existing sign...

Mr. Schorr: I'm not familiar if the existing sign is LED, or not.

Mr. Burd: It looks old.

Mr. Snowden: I visited the site and I'm suspecting it's not LED. That's what I'm thinking. I'm thinking it's something...

Mr. Schorr: They're calling for a signed cabinet here, LED, and mancered bracket for the roof. My feeling is, seeing these engineered drawings, that that's their intention, to replace the cabinet and face. It's calling out for face replacement. Just honestly, when I see these brackets why call out any engineered drawings if its not intended for that purpose. I can tell you, in relation, if it were to be a roof removal of an old rusted bracket, because of time and age, which I suspect that would be the case on any old sign that sat on a roof for a long time. I have twenty years experience removing things like this, you tend to see what is tolerable for allowances of stability. It is my job, as it is others, to make sure those things are safe. That being said, it calls for a mancered bracket, and kit does show a sign cabinet with LED in it. And so, I'm assuming that on that part of it, that that is the new package coming in. They are describing that in the engineer drawings.

Mr. Comeaux: Do you have anything else to add?

Mr. Schorr: No, no, nothing else to add.

Mr. Comeaux: So that we are clear, when we think face change, so this sign wouldn't be acceptable. If you came to us today without a sign on your building, or your clients building, this sign, as you presented it, wouldn't be acceptable, correct?

Mr. Snowden: Generally speaking, yes. In this location.

Mr. Comeaux: So, we can change out a face, no problem at all. I think even change out the guts, so if you went from fluorescent inside to LED. , Changing out a bracket, isn't even the problem. The problem is we wouldn't want you to change the box. The flip side of that is, we also don't want a deteriorated sign. So, the alternative for us to say is, we are not giving you the permission to change your sign. Then what's gonna happen is the sign is going to deteriorate. We wouldn't want that to happen either, obviously. I guess what I'm saying is, we need you to match the dimensions, and if at all possible, use the box.

Mr. Schorr: I believe that's the intention because they called for a sign face replacement, not a cabinet replacement.

Mr. Snowden: Mr. Chairman, if I could just advise, in my rule of advising the board. My suggestion would be that the board treat this as a face change, and that the applicant work with the staff, and if this is becoming an entire replacement, the rule of thumb is gonna be 60%. If we are replacing more than 60% of the hardware, nuts bolts, guts, internally. At that point, we've got a new sign. So, I would just advise. However, if the applicant determines with a channel letter or something that could be returned there, because the site conditions would warrant that. I don't want to make a mountain out of a molehill. So I can advise the board that it is acceptable to proceed, but they will need to return. As long as the applicant is totally clear that they would need to return with something else if they determine that the material is not salvageable.

Mr. Schorr: Absolutely.

Mr. Comeaux: Are there any other questions from the board members? With respect to the colors, you are replacing a sign with multiple colors and this is actually more readable than that, and it is kinda their business. So, hearing no further comments from the board, I will entertain a motion.

Mr. Zollars: I make a motion we approve refacing the sign only. Anything else will have to be approved and go through the proper channels.

Mr. Comeaux: Fantastic, we have a motion from Mr. Zollars, can we get a second.

Mr. Hudson: I'll second.

Mr. Comeaux: We have a motion from Mr. Zollars, and a second from Mr. Hudson. Can I please have the role?

Mr. Snowden: You are going to want to submit for the zoning sign permit. I can look, Anchor signs may have already done that. We will contact you. The Letter of Statement will tell them one way or another what to do. In that case, just keep us posted on what the field conditions are so we can take the correct action. Alright, have a great day. Thanks Mr. Chairman.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Richard Hudson
AYES:	Comeaux, Hudson, Zollars, Burd

D. OTHER BUSINESS

Mr. Snowden: Mr. Chairman, if I could interject for just a moment, we had a request that I was not aware of, but I would like to bring in front of the board. I know we generally don't do agenda changes this late in the meeting, but if the board would be willing. We have two representatives from the Vick's Pizza/old Connell Hardware building that would like to get the pulse of the board on a specific issue. Since we are all here, if it would be acceptable. Dan is

standing up, so I'm guessing, he wants to do an introduction. With that, I will turn it back over to you gentlemen.

Mr. Comeaux: Fantastic, yes.

Mr. Havener: Chairman Comeaux, Board Members, it was about three weeks ago, I believe, the city Planning Department was notified that there was a planter being constructed out in front of the existing hardware store. And it was a planter box consisting of 4x4 treated lumber. And, it was not necessarily a permanent nature, but could have been made to be that way, more permanent. But, it was of the Planning Department's concern that the building material and planter being installed was not basically in agreement, or in the same design, of the historic nature of the existing building. So we had asked, Charlotte Vickers, who had hired a contractor to build these planters, to put her plans on hold until such time we had an opportunity to review the options available to her, and options that would be more advisable on behalf of the city, and possibly the DRB review comment. In between that time, I approached board member, Nathan Burd, and we discussed some other issues that came into play. In front of the facility, there had been some construction taking place, and a section of the sidewalk had been torn up. And there had also been previously two planters out in front of the building that were constructed of stone, by the previous tenant. Were they brick? And, they were torn out and this construction and demolition took place before my presence here, and probably many of our presence, at this point. In the process of demolition, there were sections of the sidewalk adjacent to the building that were demoed, and right now there are two open sections of sidewalk adjacent to the building also. So, in my mind, and in reviewing the situation, I had suggested a couple of options. One, is going back to more of a natural material that would blend into the brick and the building itself, and possibly the lower portion of the building which is some sort of a stone. And the other option would be, as I discussed with Mr. Burd, and the repair work that needs to be done out front, is possibly filling in the section of sidewalk, as well as the exposed ground adjacent to the building and making it all level concrete sidewalk. And, at that time, once that would be done, then of course, Charlotte Vickers could still provide for some sort of vertical plants or pots. I think her concern is she wants to dress up the front of the building. And, together they are willing to entertain the options that the board may want to recommend, along with city staff. So, we just wanted to open it up for discussion this evening to give them an idea of what the board would like to see.

Mr. Comeaux: Just so I'm clear, let me understand, so they had in existence, some planters that were affixed to the front...please, please please

Mr. Snowden: Ma'am can you step up to the microphone? I'm sorry, it drives the...just a courtesy to our transcriptionist.

Ms. Connell: I'm Charity Connell, as probably most of you know. The planter boxes that were out there before were never original with the building, to begin with. My dad put those in, who knows how many years ago. And, when I had the renter upstairs, which you all know Chuck, he had this hair-brained idea he was gonna tear those planters out and fix the front. And, of course, he never went through with anything. And, so I know, there is probably a gap where the planters

were sat down in and the sidewalk butted up to them. So, there is a gap. There is sandstone at the bottom. And of course, the windows and stuff were up above. What was the question again?

Mr. Comeaux: So the planters existed. Were they taken out by the tenant?

Ms. Connell: By the tenant. He was going to paint the building and do all that as part of his rent and stuff. But the planters really did need to come out because the evergreen bushes that were in there were getting root bound, and they were pushing the brick out in spots. So they did need to come out. But that is what was there before.

Mr. Comeaux: And then so, the tenant takes them out. Did the city do some work on the sidewalks? Is that what happened?

Ms. Connell: Columbia Gas was out there. Yeah, there's a block of sidewalk that's all...

Mr. Comeaux: They went to put them back in place, and the current tenant, Vick's, who has control of that space, they wanted to put in some wood planters. I just want to make sure I got where we are. That's where we are?

Ms. Connell: We wanna know what you guys would like to see for the old part of Reynoldsburg. Whether we can keep the old planter boxes that Charlotte's putting in, or, so.

Mr. Comeaux: And so, right now, the planters are still there right now. Mr. Snowden, before we kinda have a little discussion here, is there anything you can give us in terms of guidance for the historic district? I know natural materials, consistent with the period, etc...

Mr. Snowden: There is even a list of prescribed landscape materials. All of the things that have been mentioned, about what has been done by the previous tenant, obviously it's not possible to hold the previous tenant accountable. But, just to be clear, those are probably all things that should have been approved. The color change to the exterior, and all of that. Ms. Connell, not to make your life difficult, our staff, Dan and myself, and our board members agree, this is the building of old Reynoldsburg. The character of the building is very very good. So, ideally, in my view, what would be best, although I understand that Charlotte, and the business want to do a series of small projects, it's my view that it would be best to try to get an overall plan approved and what they want to do to the exterior. Even if they are not able to do all these things today, or even next year, I think that that would be best. It doesn't need to be an architecturally engineered drawing. It could be done with photographs. Staff would be happy to help. Please come up to the microphone.

Ms. Vickers: What we are wanting to do out there eventually, the awnings that are existing out there now, with the original Vick's, we are gonna put the same type of awning. We are not gonna have a sign, I don't think, maybe not until later on or something. But that, in itself, should be plenty enough to let Vick's Gourmet Pizza is going in there. I don't think we need a sign.

Mr. Comeaux: Any other questions or comments for the board?

Mr. Hudson: I'm trying to picture the planter box. I've probably seen it and not paid any attention to it. What about large pots? Then you can almost replant them yearly if you wanted to change the plants that's in them.

Ms. Vickers: Now that you guys are talking about filling in that concrete there... All I was trying to do was a temporary fix here. I would rather do anything than nothing, ok, to make it look a little better than what it is. And I thought, how nice, build some planters out there and put some flowers in, and it will look a little prettier. And, two, to give people a general idea of quit asking questions of what's going on. You know, and make them think, oh yeah, it's still happening, we're still going in there. Give us some time because there's nothing going on. You know. We're stuck. You know, in plans, and everybody is slowing us up. We have done what we can do. Four months of hauling stuff out of there. It's empty now, and clean, and ready to go. So, we are in the middle of plans and stuff, and getting that going. We bought some really good lumber. Not cheap stuff, this stuff was expensive. And, we went out there and started building these planters, cause like I said, something is better than nothing. But now, we are gonna go in there and put that concrete in there. It can be taken up, it's not stuck to the wall or anything. This can be moved, and put back, set back, right on top of the concrete. And put some dirt in it and mulch, and put some flowers in there.

Mr. Hudson: You already got one. You're gonna build one more?

Ms. Vickers: Yeah, there has to be another one, to make it look even it front of our space, and also in front of. I told her, we will go ahead and do both. We will do the ark and ours. And fix that.

Mr. Snowden: Ok, I did see them. So, let's be clear, any changes to the exterior, have to be approved by this board as part of a Certificate of Appropriateness. So, it's perfectly acceptable to get the ideas of what the board will accept. When the projects with "temporary projects", or small projects is, small projects, and temporary projects get strung together and they become larger projects, and pretty soon we've changed the whole character of a structure, and it's never been in front of our board. As far as the wood goes, a more appropriate material for the boxes in a setting like that would probably be masonry. Whether it was brick that matched the upper portion, or sandstone, that matched the bottom portion. Just as a direct answer, the best thing that can happen from my standpoint, even if I can't provide a rendering or something of the outside. How about a scope of work list of what you would like to do to the exterior, and the color choices that you would like to make? Write that out and we can get that approved by the board. So we have some kind of framework that we are working in. Technically, the board can't give you a nod to do anything without the application, period. The code says landscape material, fencing in the historic district, signage, any exterior materials, any exterior color change, awnings, etc., anything to the outside. When the back portion was repainted, that probably should have had an approval.

Mr. Comeaux: The challenge for us is just like taking this one little piece, I'm trying to think how we would even get a concern about the planter boxes. But if you tell me we need to look at an awning, new sign, just the general scope of the building. That's something we do here on a regular basis. The planters seem like an ancillary structure, and without more, I don't even know

how we would, if you told me they had a planter out front that was semi- permanent, I mean it's movable.

Mr. Snowden: It's constructed in place, it's removable. Movable means it can be moved easily. Removable means it can be moved without changing the structure of the foundation and the fundamental characteristics of how it's built.

Mr. Comeaux: So, I don't know how to proceed without having a full presentation. When Columbia Gas repairs a line, that's underneath the sidewalk, they come back and restore it to how it was previously. Unless there was some sort of intervention here, that's what's going to happen. They are going to come back in with their restoration team, and put the sidewalk back as they found it. How long has it been like that? There's one in Slate Ridge that has been that way for three months. I had to call them last week and say "what's going on?" And they told me they are behind on their restoration. Barring some type of other arrangement, they are going to come back and put that back. And they are probably going to do it soon. I can call them tomorrow and find out what the hang-up is with it. But in terms of that repair, the city will not do that, Columbia Gas will do that.

Mr. Snowden: Also, in the Historic District, unlike the rest of city, portable signage, such as A-frame signage is allowed. If you put concrete, it could be potted flowers and plants today, it could be signage, a small sign geared towards pedestrians there, that folks aren't permitted in other locations. I agree with Dan's statement there. As far as the whole structure, like I said, maybe just getting a scope of work, what you would like to do to the exterior, to review that by the board to start working through that. In addition to that issue, the other tenant in the building, I understand, Ms. Vickers isn't accountable for that, but the other tenant in the building put up signage, without approval, didn't come back and pay for their fees for building and zoning for the signage that was put up. They had signage that's over the 25% requirement for glass we were talking about. Just a variety of issues there, as well. No ma'am, our tenant.

Mr. Comeaux: They did come in for a sign.

Mr. Snowden: They did, but they didn't return and pay for the building and zoning approval, the administrative approval. So, they did get approval from the board, but they didn't finish the process. And they are aware of it.

Ms. Vickers: We really need to get a plan for you guys, what the front is gonna look like. What we want to do to it. And get it approved, You're wanting to see the awnings on there, you're wanting to see the new door that we are planning to put on there?

Mr. Snowden: It all requires approval so you can either do it individually, one project at a time, and come back to the board every single time. Or, you can try to get an entire package consistently approved for the whole thing and we will probably be better off. Even if you are doing it one project at a time, that's ok. The board what's to see the entire structure. When we are dealing with one spot, like the door, like Mr. Comeaux said, they have nothing to base it on. How do those architectural elements work together? Ok, we are talking about, only the exterior.

Mr. Comeaux: And part of that includes planters outside, or things of that nature.

Mr. Snowden: From the Design Review Board. If it's building, if it's a new door, then they need a building permit. If it's electrical, then they need a building permit. If it's a new awning, then they need a sign permit and a building permit. It just depends on what it is. But they wouldn't have to return to the Design Review Board for anything else, If they got it all approved at once.

Mr. Comeaux: If she says the door is the most important thing, because of it's current condition, because it's what everyone walks through, do the door first. Make money for a couple of months, now we are going to do the awning.

Mr. Snowden: Gentlemen, there is no time limit on your approvals. If you approve something as a Certificate of Appropriateness, there is no time limit. For many of our variances, and things that come from the BZBA, there is some finality to it because the idea behind that is conditions could change that effect things like parking and neighboring uses, and traffic, and so on and so on. But, when we are dealing with the building architecture, there is no time limit. You could get a Certificate of Appropriateness today, and they could start the project twelve months from now. As long as they are consistent with what they are applying for. Not on Certificates of Appropriateness. Absolutely. My take away from this conversation, it seems like right now, the scope of what Vick's would like to accomplish, is not well defined. The best thing you could do to help yourself out, whether it's here with this body, or when you are dealing with the interior building plan approvals, define really what you want to accomplish. Define what it is that you what to do. In many cases, we hear from applicants where they say something like, "I want to do this, but if I have enough money, I'll do this, if I have enough money, I'll do that." And when you string that out too far, it becomes kinda muddy about what exactly it is that you want to do. And what is it specifically that you want to accomplish with the whole site? That would be the best question to answer. I have some guidelines that I could provide in the Historic District, but I don't think that's an accurate statement.

Mr. Comeaux: Let me say this, I could see how an applicant has that view. I can see how an applicant says, "I wanted to do "X", and they told me I had to do "Y"". Right, but I think what Mr. Snowden is trying to point out is we have certain criteria. And, in the historic district they're more stringent. For instance, in the historic district signs have go to be of natural material. Your own sign, God love it, the old internal, just says "Pizza Shop". We cant have that down there right now. But you can have another really classic pizza sign. We are not trying to tell you, you can't do "X", but we are trying to tell you, we have to look at the rules that we are told to look at. And, as long as what you want to do, fits in those rules, we are gonna say yes. And let me tell you this, I wanna say yes. And, hopefully before the meeting, you talk to Mr. Snowden. I don't view our job as telling you what to do, but I do view my job as making sure what you do conports with the things we are responsible for doing, if that makes any sense whatsoever. Again, I understand how an applicant can have the view that we're telling you, "Hey you cant do this." Im trying to tell you, you can do it, just put it in this little box they have created for me.

Mr. Snowden: Ok, yeah well. Mr. Chairman I would just emphasize the review portion of the board, rather than the design board. A Design Board would really mean, and cities don't do it this way, but maybe you have a large company or institution that had a body to do design . I

mean the board, or not, we have some architects on the board, and we had them in the past. But you certainly are not required to be an architect to be on the board. They want to look at what you want to do. There are small details to be worked through, to address the materials, or whatever, but ultimately you have to define the scope. And, the scope right now is a little muddy about what exactly...

Mr. Comeaux: I'm sorry I can not give you more guidance about the planters themselves. If you came to us and you wanted to consider the planters themselves, you could bring me the planters themselves and say, "Is this ok?" And what I would do is, I would go back and say, "Well, for the historic district, it says we are to do 'x', 'y', or 'z' for the planters, right?" But, just thinking about the planters themselves, I won't ask you about your awnings, your door, and your sign, and everything else. The historic District has a specific overlay for the City of Reynoldsburg. You can speak to this...

Mr. Snowden: Yes Mr. Chairman, sorry I'll just interject here because this is my bread and butter. If they are the state guidelines you are thinking of our the building code. And what they do is regulate how structures are built. We have design guidelines for the Historic District that were adopted in 1995 and 2009, that talk about the types of materials and have some guidelines for the Historic District. It's something that is unique to Reynoldsburg. The concept of doing this is certainly not unique to Reynoldsburg. So, that's a good lesson for the community, and fact I wish there were more folks hear to listen to us give this explanation. You know, the guidelines are actually on our website. If you go to our website and click on the document, Main Street Revitalization, Historic District, that's the document from 1995. You click on Historic Commercial Overlay, that's the document from 2009, and it will show you a variety of examples of what we call photo references for similar types of development, rather in Reynoldsburg or other locations in Central Ohio or around the country that are examples of types of things that the board would like to see. How they were done, they were considered by this body, and they were adopted by City Council. So, although they are not law, in the traditional sense, they are guidelines that the board adheres to when we are dealing with that sort of thing.

Mr. Comeaux: I'm sure we have muddied the waters rather than clarify them. I apologize for that. How can I say something, without committing myself? I can imagine you presenting me the planters, showing me what the planters look like. I don't know what they look like now, so I'm at a disadvantage in that sense. I can imagine, hey we want to put these planters out here, and it makes sense in the context of the thing. Right, but if it is some big bohemith, say the size of the podium, we are talking about something the size of a chair, or what. And so, again, without seeing it all... Look, the thing that I was harking back to in the Historic District is, is it natural materials, consistent with the architecture? Right, and so, if you told me, look at this picture from the 1950's and this is what you would have seen, in that context, I would say, "how can I say that's not consistent?", right?

Mr. Snowden: You know our guideline document from 1995, there's a picture of Connell's Hardware from 1880. Just in case you are wondering. I realize you were not involved with the business at the time.

Mr. Comeaux: That's charitable. So, again, I would just need to say, "Is it consistent with the period, is it natural materials, etc..." I mean, it sounds like it is kind of a shame that the masonry planter that was there was taken out. That seems like a nice feature. It needed work, which is fine.

Mr. Snowden: I'm sure it was, no doubt.

Mr. Comeaux: So, I can't tell you that the wood wouldn't be appropriate. I don't know the time frame here and I don't know what the return policy at Lowe's or anywhere else is. But, I think... It also sounds to me like the sidewalk needs to be replaced. I don't want a bunch of people going in their for big spaghetti dinners and having it be a mess.

Mr. Snowden: If you want concrete poured there, that's a good question. It may require a sidewalk permit from the Building Department, I think it would. But it doesn't require anything from zoning, or from this board. So it requires a permit form the Building division.

Mr. Comeaux: It's not a cumbersome thing. It's real short, contact info, who's the contractor.

Mr. Snowden: Exactly, and Mr. Sloan will come out and look at it. As long as it is poured properly, that's it, so.

Mr. Comeaux: Ok, alright. Yeah, and hopefully Mr. Burd can find out from Columbia, what their time frame is.

Mr. Burd: I will call them tomorrow. They have been horribly behind.

Mr. Comeaux: The other side of Main? Ok, I see.

Mr. Snowden: Mr. Burd, if you could give me a response, or when we hear from Columbia, and I will share that with the other board members.

Mr. Burd: I will do that.

Mr. Burd: We got approval at Council Monday night to hire the contractor. So we will be signing a contract probably next week. We have a contract on board to do it, and I'm going to request that they start with that project. So I am hoping that within the next thirty days you will hopefully see some sort of construction work begin. Once it does start, it's not a long job. It's a pretty quick job. I was at your place tonight having dinner before the meeting, and it was completely full. That lot is not real big. It is only about twenty-five, twenty-four cars, it's better than nothing. And, you have a crosswalk that comes right off that lot, right to your soon-to-be front door. And so it will be helpful to your customers and well as theirs. And it really is intended for everybody. There is no reserve spot for any business, it's wide open to whoever wants to use it. I thin it will be a big help. Dan I have talked about how exciting it is about what is happening down there. It's gonna be great.

Mr. Comeaux: Well, thank you for your time. Hopefully we can get you moving. Alright, the only other item of business, not really business, but a reminder, if we can get a fifth board member. I know that's not the easiest thing in the world, but continue to ask whoever. We are kinda on a razor's edge getting quorum sometimes. If there is no other business before us, we will stand adjourned.

E. ADJOURNMENT

Chairman



Planning Administrator