

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JUNE 3, 2010
7:00 P.M.

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF MAY 6, 2010 MEETING

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT

5. SWEARING IN OF SPEAKERS

B. NEW BUSINESS

1. 1450 JACKSON AVENUE, REYNOLDSBURG, OHIO: SINGLE-FAMILY RESIDENT, APPLICANT: DON MCMILLEN (5429DR). NEW ROOF, CHIMNEY REMOVAL.

Mr. Hansen: The applicant is proposing to replace the existing slate roof with a dimensional asphalt shingle roof. The chosen material is a tan color as shown here in the sample which I can retrieve in my office here shortly. The national Historic Preservation Services offers guidelines for when slate roofs should be replaced or removed. They include questions as to whether 20% or more of the roof is damaged. If the edges are starting to cleave as the slate ages. Slate has a life expectancy between 60 and 125 years. If the metal flashing used is weaker than the slate itself since the flashing fails at a faster rate than the slate. If the slate were to be removed, Staff would like to see an alternate color for the shingle used since the tan gives the appearance of a shake roof and the goal of the roof replacement should be to best match the existing conditions. The applicant is also requesting that the three chimneys be removed. They are all in various states of repair and only one is being used to vent the furnace and

water heater. If this is the case Staff would like to see this chimney retained and if it's removed, what will the roof penetration for the venting look like. Staff recommends approval of the application with two conditions. That the applicant use a shingle design and color which matches the character of the original slate roof and that the structurally sound chimneys are retained on the building, particularly the chimney currently used for venting.

(Recording inaudible, minutes derived from accurate notes)

Mr. McMillen described the condition of the roof and the damage that was received during the winter from the ice storm. He said that the guy he was working with to repair the roof had worked with slate roofs for a very long time and that the damage cause to the soft slate used on this roof while trying to repair the necessary slate would necessitate a total roof replacement. He did not mind changing the color of the roof and offered an alternate slate colored sample to the Board.

Mr. Beougher expressed that the alternate shingle color presented at the meeting would be the preferred. Mr. Beougher also asked what color the flashing will be around the chimney.

Mr. McMillan said it can be whatever color the Board chooses. Mr. Hansen suggested that the color be dark to match the roof and that this could be conditioned with the approval.

Mr. Beougher asked how the chimney would be capped and expressed his preference for a flat screen instead of a cap which is not keeping with a historic district.

Mr. McMillen preferred for a cap to be put in place to prevent birds from falling into the chimney. He agreed to placing a flat screen.

Mr. Beougher asked how the roof will be vented.

Mr. : He does have it in mind. If there's a top vent needed, a ridge vent would be fine, right?

Mr. McMillen: There is.

Mr. : Okay.

Mr. Beougher: We need to balance the open area of the—

Mr. McMillen: Right.

Mr. Beougher: --eave with the amount of—

Mr. McMillen: Yeah. I didn't know what your question was. It would definitely be a ridge vent. I don't want the – to have that. But there's something to do with this thunder underneath and I know for a fact with the stuff that's been torn down, as you can see in some of the pictures there, where the soffit was there was vents in there. So, and it's all vented, every other piece is vented on the soffit material currently so that should give it enough flow with just the ridge vent. But I don't know what this thunder stuff is and what is _____.

Mr. Baker: Try roof vent, instead of ridge vent? Maybe not.

Mr. Beougher: My only concern is that there's not a whole lot of ridge at the top. There's the hips that you could ventilate with that and sometimes gets water in. I don't know how you're going to be able to get enough ventilation without hats.

Mr. McMillen: Well if I do put hats on I would prefer to put them on what would be the east end of the building because the other three sides, you can pretty well see from _____ except for the trees, which I screwed up. I should've asked you that question when you started asking questions because I've got a big push to those trees out front.

Mr. : (inaudible)

Mr. : (inaudible)

Mr. Baker: Yeah, there's probably not enough ridge there to get a one ridge vent to pass the code.

Mr. McMillen: I'd say the ridge on that is about 13 or 14 feet just from the – when I got the squarage of the shingles, I don't have an actual dimensional drawing that gives measurements. I don't think the auditors _____ -- has a dimension for it but if that roof is roughly 900 square feet, I would guess it'd be somewhere around 13 feet long.

Mr. Baker: It's only 900 square feet. You need--

Mr. : 800 and what we'd figure it was, 1700 and some odd square feet total, 850 for floor, 830 for floor?

Mr. Baker: 1.5 square feet ventilation but that's—

Mr. Beougher: There you go again, quoting the building code.

Mr. Baker: I know. I can't help it.

Mr. McMillen: The square footage on the building is 1728.

Mr. Baker: Yeah.

Mr. : So it'd be 875, 870.

Mr. Baker: Around that for overhangs but, yeah.

Mr. McMillen: The overhang's about a foot and 14 inches or so, so.

Mr. Comeaux: So this is going to be a code issue. How will it affect the look?

Mr. Beougher: Negatively, but it's got to be done. I mean, you want the shingles to last and an overheated attic won't allow them to last.

Mr. Baker: You know, if it's a ridge vent and it takes two more hat vents on the back edge to comply, I don't know that I'd have much problem with that.

Mr. McMillen: And I'll go with a black that would match the shingle or something like that. That's no problem, so you wouldn't hardly see them.

Mr. Beougher: Yeah, I agree with Mr. Baker. You're probably going to have some combination of ridge and hat vents.

Mr. Baker: 900 square feet is not that much. It means you need 3 square feet total and half the vent is up—

Mr. Beougher: How much is a ridge vent for _____ air flow?

Mr. Baker: That, I don't know.

Mr. : Why not?

Mr. McMillen: There's three different types for the actual exchange of heat. There's three different _____ with _____ vents on them.

Mr. Baker: That's why I don't know.

Mr. Comeaux: Are there any other questions for the applicant? Someone care to articulate any other motion here?

Mr. Hansen: So I can summarize?

Mr. Comeaux: Yes, please.

Mr. Hansen: That the Board recommends approval and that the applicant meets the standards listed in 1103.12 with the following three conditions: that the applicant uses the Princeton Slate color as presented at the meeting; that the vented chimney is retained; and that a dark flashing is used to match the roof around the chimney.

Mr. Comeaux : The chimney is screened rather than capped.

Mr. Hansen: Okay.

Mr. Beougher: And that the attic be ventilated per code.

Mr. Hansen: Yes.

Mr. Comeaux: Okay, that would be the motion. Can I have a motion?

Mr. Beougher: So moved.

Mr. Comeaux: Can I get a second?

Mr. Baker: I'll second.

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

Mr. Comeaux: Think you understand what we said?

Mr. McMillen: I think so.

Mr. Comeaux: Okay. Fantastic. Any questions, Matt will help you out, all right?

Mr. McMillen: (speaking off mic)

Mr. Hansen: And I will get into it and it's the City tree. You are required to maintain them.

Mr. McMillen: So can I cut them down?

Mr. Hansen: No, you can't cut them down.

Mr. McMillen: (speaking off mic)

Mr. Comeaux: Yeah. Matt's the guy I think and you'll need to talk to Matt. I think he'll have some information for you, okay.

Mr. McMillen: Thank you, sir.

2. 1733 BRICE ROAD, REYNOLDSBURG, OHIO: MICHAEL'S LIL' ANGELS DAYCARE CENTER, APPLICANT: MALINDA WILLIAMS (5430DR). GROUND SIGN, FACE CHANGE.

Mr. Comeaux: Is someone for the applicant here? If you could come forward, ma'am, say your name and then Matt's going to give us brief presentation. Okay?

Ms. Malinda Williams: My name is Malinda Williams.

Mr. Comeaux: OK great. Thank you.

Mr. Hansen: The applicant is proposing to do a face replacement for a ground-mounted sign. A picture of the design is on your screens now and the applicant provided a – and the color rendering of what that would look like – pretty standard. Also with the application is a request for approval of a fence. It's a 6 foot tall rear privacy fence that was installed to the back of the tenant space and this will be used for – the space will be used for the play area for the daycare. This was reviewed at the time of the Special Exception use permit approval and so the BZBA granted approval of the daycare use with the outdoor patio and the fence and the removal of the parking.

Mr. Comeaux: The removal of what, Matt?

Mr. Hansen: The parking. Along the back here are parking spaces for the center. Staff recommends approval based on the considerations in the staff report.

Mr. Comeaux: Are there any questions for the applicant?

Mrs. Boratyn: Do you have a color picture?

Mr. Comeaux: Oh, a color of the picture?

Mr. Baker: That was my question.

Mr. Comeaux: You just have to _____. Are there any other questions for the applicant? (No response.) Hearing none, can I get a motion?

Mrs. Boratyn: I'll move.

Mr. Comeaux: Can we get a second?

Mr. Beougher: Second.

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

Mr. Beougher: That was too easy, wasn't it?

Mr. Comeaux: We didn't even make you work. Well, your item is approved, ma'am.

Ms. Williams: Thank you.

3. 6006 LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT:
JERRY BROWNER (5431DR). FENCE, BUILDING COLOR.

Mr. Lawrence Baker: And I'm representing Mr. Browner. My name is Lawrence Baker.

Mr. Comeaux: Lawrence Baker. Okay. Fantastic. And if you'd give us a brief presentation, Matt.

Mr. Hansen: Sure. This former restaurant, which is now vacant, will be the future location for an administrative office of a car loan repossession business. What they're proposing is fencing in the rear yard area of the property and cars will be stored there for a maximum of 21 days until the owner takes possession back or they're sold at auction. There will be no sales of the vehicles on the lot. There will be no vehicles stored out front. They'll all be kept to the rear. So that's the background use of the building. The fence that they're proposing will be a chain link fence which will surround the entire lot. Within the fence, there'll be these plastic wings/slats that will be kind of inserted vertically through the chain link and then on the Livingston Avenue side, attached to the chain link fence will be wood planks.

Mr. L. Baker: Yes, sir, sorry.

Mr. Hansen: If I understand that.

Mr. L. Baker: Right. The standard wood fencing to make the front look nice instead of a chain link look in front.

Mr. Hansen: So the applicant will need to clarify the kind of the design that's going to be used and how exactly that's going to be attached because we don't really have the drawing or specification that was provided on that. Also being proposed are new colors for the building which include a light beige color for the field and a darker tan color for the trim. Taking a look at this, staff recommends that not all the trim be painted the darker tan color and we're not really sure exactly which parts of the building are going to be painted the trim color and which will be the field colors, so if the applicant can just kind of clarify that for us—

Mr. L. Baker: Yeah.

Mr. Hansen: --so we get a better idea.

Mr. L. Baker: Yes. The way they've got it painted now is kind of hideous.

Mr. Hansen: So the fence is 8 foot tall. Everything meets code as far as the fence goes and there is a donation bin that is located on the site which will need to be either screened or removed from the site.

Mr. L. Baker: Yeah. That's got to be removed. I don't know who authorized them to put it there. I've called the company on the grease pit that was in back. I haven't been there in the last few days to see if it's been removed. They've been called to remove the grease pit.

Mr. Hansen: Okay.

Mr. L. Baker: And then, I don't know if it was in my notes, in the back of the building of course we're going to put – we're not going to have the need for a big roll-off dumpster because the business isn't going to be a restaurant or anything. We'll just have – we allow cans.

Mr. Hansen: Okay. And just staff just notices there are a number of weeds in the front planter area—

Mr. L. Baker: All that's—

Mr. Hansen: --which needs to be tended.

Mr. L. Baker: Yeah. That'll be – we're going to put flat, just regular – what, I'm not sure if – annual – perennials come back every year and annuals are once a year.

Mr. Hansen: Once a year, yeah.

Mr. L. Baker: We're going to put perennials so they're pretty flowers come back every year.

Mr. Hansen: Okay. So staff recommends approval with a number of conditions. That a final paint scheme is provided for staff for exterior surfaces subject to review and approval with recommendations from the Board, that the low screened wall in front of the entrance is painted to match, that the slats incorporated into the fence chain – or the chain link fence is dark brown in color. There's a number of colors that—

Mr. L. Baker: Yes.

Mr. Hansen: --to choose. I looked that up. So you can obtain a dark brown color. That the wood fencing on the Livingston Avenue side utilize the decorative flat top fence design subject to staff review and approval, that the donation bin is removed or meets screening code requirements, and that a landscape plan is submitted to detail the screened wall planter and any other site landscaping improvements subject to staff review and approval.

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

Mr. L. Baker: Yes. Since this is my first one, as far as – do you want me – I mean, in this picture up here, do you want me to tell you what is going to be the colors or what?

Mr. Comeaux: That'd be fantastic.

Mr. L. Baker: The whole building will be the cream – the lighter of the neutral color. The only trim that was going to be trimmed out in is just the header right out in front, just the header that goes around the front. Nothing else was going to be trimmed out. We had thought about right where the planters are, that might look nice just the top, not the whole thing, just the tops of the planters maybe a trim color just to kind of offset the look between the two but not the whole top of the planters out front. But the trim is just going to be that one header board right there in front. I don't – that other board – everything else is pretty much going to be the neutral color. I don't think we want to trim down the sides and I just don't think that would look good.

Mr. Comeaux: And so the – so these would be the two colors?

Mr. L. Baker: Yes, sir. The lighter of the two would be the color of the whole building and the planters out front and the trim, just on the two corners, planters in the front and that front header. I believe – I just think it would be good curb appeal look instead of having—

Mr. Comeaux: This front header.

Mr. Baker: So you're talking about the front header that currently adds—

Mr. L. Baker: That'll be all white.

Mr. Baker: That's white. Okay.

Mr. L. Baker: Except right there, that's it.

Mr. Baker: Just this. Okay.

Mr. L. Baker: Just that one piece will be the darker color,

Mr. Baker: Just the front and not the side?

Mr. L. Baker: Uh-huh, right there. And then the two tops of the planters out in front. I mean, I just think painting that stripe down the side of the building would just – I just don't think it would look good.

Mr. : What's going to go on the roofline piece there that currently contains that – the signage right there?

Mr. L. Baker: Is there a – is that a painted sign? I think they just – or is that a sign in there?

Mr. Hansen: It's painted.

Mr. L. Baker: Just painted. Well, that's just going to be the neutral color, yeah.

Mr. Baker: Okay.

Mr. L. Baker: No name in there, no big signage. We'll just have a little sign, you know, a little lettering in the window that'll probably say our office, a phone number. This is going to be used basically for our collections office. We want to separate our two entities and as far as the cars that are in there, 99% will run, will move. They're not going to be set on blocks. They're not going to be junk cars. They're not going to be cars in there to pull parts off of. These are cars that customers, if they have say crashed one, said come get it. We have to, by law, still hold it for the 21 days even they say come get it, we still have to hold it until we either take it to the scrapper or remove the car from the property, but this – it's not going to be a junkyard.

Mr. Baker: Is the roof fascia all wood at the – around the edges of the—

Mr. L. Baker: Oh, the front right there?

Mr. Baker: The front and then at the very, very top above the painted sign, too. That one is obviously not wood.

Mr. L. Baker: I believe that's like a sheet metal, aluminum.

Mr. Baker: Um-um.

Mr. L. Baker: Yeah, I believe that's sheet metal.

Mr. Baker: You're going to change that color as well?

Mr. L. Baker: Yeah, that'll be all tan and then, like I said – I mean, I can go two, three step up with like to break off from the colors but I just thought that one front board around the front would look more presentable from a street view. You're just looking at a building – it doesn't look like a Mexican restaurant. Even around the windows where they've got a different color, all that's going to be one color.

Mr. Beougher: That's going to be difficult to accomplish.

Mr. L. Baker: Huh? Yeah, I know.

Mr. Beougher: It's going to look like—

Mr. L. Baker: It's – and other than tearing the building down or, you know. But I think by just using two simple little colors it's going to take away from the look a little bit better. I'm just trying to get away from that look and even though the windows are rounded like that, I think with it being all one color it might take it away a little bit.

Mr. Comeaux: And so the only signage you're going to have is window lettering?

Mr. L. Baker: Yes.

Mr. Comeaux: So that doesn't need to be approved by us or does it? Matt.

Mr. Hansen: No, window signs do not.

Mr. Comeaux: So you're not going to have a sign out on a monument sign or anything at the road?

Mr. L. Baker: No, sir.

Mr. Comeaux: And Matt, are you aware of anything in the code that impacts on the ability to have a car in one place for 21 days or anything like that? I mean, I know there are restrictions, like car lots, etc. and this is not going to qualify under that.

Mr. Hansen: Not that one, no. If we came across—

Mr. L. Baker: Yeah, we're not – this is not going to be a sales lot. What it is, is we sell cars on Refugee and we just opened a car lot up in Delaware and when cars have to be collected, our goal is to separate the customer from the disgruntled customer who didn't pay his bills and having them come in the same place as you're trying to sell a car and he's yelling in the background, "You took my car." So we're trying to separate the two.

Mr. Comeaux: Great. Are you going to do – what are you going to do to the top of the fence, then? You're going to have—

Mr. L. Baker: Well, you know, just like your fencing that – I've seen it. They just put up that fencing around right across the street there, your just regular wood slat fencing?

Mr. Comeaux: Um-um.

Mr. L. Baker: On the fence in front you know you have the poles. You have a hole and a bottom hole. I'm going to use sheet metal screws (not me personally, the

fence man) – sheet metal screws that will go into the board, two on each board put it, like to butt on the front of the chain link fence so you won't even see the chain link in front. It would just be all wood board in front and then same way on the gate. It's a cam lever gate that lifts up so they'll put that wood on it and when it comes back down of course it just matches just like it would chain link. But I think it would give a street view of a nice property vs. having a chain link fence in the front.

Mr. Comeaux: So the chain link is just going to run on the side and the back then?

Mr. L. Baker: The sides, yeah. The one side will go to the building, there's a building there, so, yeah, just the one side and the back. And the slats we're putting in them are like 25-year. It's the best you can buy and I believe they say there is like a 95% -- they hide 95% and it's got little wings in it so, I guess, air gets through them.

Mr. Comeaux: So, what are you going to do with the top of the chain link sides?

Mr. L. Baker: The top?

Mr. Comeaux: Or just – I mean, does this product, plastic product—

Mr. L. Baker: Yeah, they fit right in between each link or in—

Mr. Comeaux: Runs up to the top bar of it.

Mr. L. Baker: All the way at the top, yes. And we're not putting barbed wire or razor, or none of that kind of stuff on top. Yeah, just an 8 foot chain link fence.

Mr. Comeaux: Any other questions for the applicant?

Mr. Beougher: Yeah. You're running to the property line on the west?

Mr. L. Baker: Yes, sir.

Mr. Beougher: And are there any setback requirements?

Mr. Hansen: No.

Mr. Beougher: Okay. My concern is with that 90 feet of fence that you're still going to be able to see from Livingston. As you're driving east, you're going to be able to see those cars parked there. Not so much—

Mr. L. Baker: With that—

Mr. Beougher: --concern about the back and the 10 feet adjacent to the building to the east, but 20 feet of front fence on the west side and 55 feet on the east side and

then having 90 feet of chain link with these wing slats, which I'm not convinced is very attractive. I mean, I'd rather see wood fencing along the back and I'm not sure that slats attached to a chain link fence, how stable that's going to be and how much they're going to move around.

Mr. L. Baker: I know that – I mean, they're setting the poles in concrete and they're using the highest grade commercial poles but we're not using, like residential grade fencing. This is commercial grade, is what I've been told so I'm assuming it should be very durable, very sturdy.

Mr. Beougher: But you're not building a wood fence where you're screwing wood slats into a wood fence substructure. You're attaching it to chain link with screws and some kind of washer, for lack of a better word, on the back and those slats can move around and shift and go up and down and move around with the fence.

Mr. L. Baker: You mean the ones that are going between it or the ones attached.

Mr. Beougher: No, the ones on the front--

Mr. L. Baker: The ones I'm attaching is with sheet metal screws. These are ones just like you would use, like decking screws—

Mr. Beougher: Uh-huh.

Mr. L. Baker: --and they would go into the metal rails.

Mr. Beougher: And what's on it?

Mr. L. Baker: They won't shift.

Mr. Beougher: They're going into the metal rails.

Mr. L. Baker: Metal rails, yes, and the top rail and the bottom rail, they're going actually into the rails.

Mr. Beougher: And you're still putting chain link into the fence behind the slats.

Mr. L. Baker: Yeah.

Mr. Beougher: Behind the wood pickets?

Mr. L. Baker: Yes, sir. I mean, if you've ever noticed some of the wood fences that they nail, most of them nailed, you can grab a whole bottom of them, jerk them out and bust them and, you know, we don't want that to happen so we're using sheet metal screws to keep people from – we could've put a wood fence all the way around, and I'm

sure that would have been easier for approval from the Board, but I just don't think after five years then a wood fence would look kind of nasty after five years. You have to try to stain them and this shouldn't look that bad. We're only using the board in the front and the rest should be – I believe the chain link will last for 30 years.

Mr. Beougher: How much parking are you going to achieve in that 20 foot space west of the building between the fence and the building? You're really not—

Mr. L. Baker: We're just looking to probably put 15 cars, 15, 20 cars at most. It's not to say that there might only be five cars there at any given time.

Mr. Baker: So if you just utilize the existing parking area you get about 16, 17 cars in there—

Mr. L. Baker: Yeah, maybe—

Mr. Baker: --especially if you don't stack them.

Mr. Beougher: And there's a window in the front bay on the west side. I'm just concerned about the solid fence being right up against the front of the building. I mean, if you pulled it back to be equal distant to the 55 foot section on the east side and had a view into that window, I think that would be a little nicer appearance.

Mr. Comeaux: Hey, Matt, do you have that layout that he's looking at there, on one of your slides?

Mr. Hansen: No, I don't.

Mr. Comeaux: Can I show you this real quick just so you can get—

Mr. L. Baker: Yes.

Mr. Comeaux: --a sense of what Mr. Beougher is _____. (speaking off mic). _____ on moving the fence on the east side—

Mr. Beougher: Yeah.

Mr. Comeaux: --back to the window.

Mr. Beougher: Back to—

Mr. Comeaux: Back to the wall.

Mr. Baker: Behind the--

Mr. Beougher: --the line of the 55 foot section.

Mr. Comeaux: (speaking off mic)

Mr. L. Baker: (speaking off mic) -- there's a door on the side of that building. I don't know if that's—

Mr. Beougher: Which side, the east or the west?

Mr. L. Baker: On the west side—

Mr. Beougher: Okay.

Mr. L. Baker: --there is an exit--

Mr. Beougher: Okay. Probably at the same point as the—

Mr. L. Baker: As the exit door on the east side.

Mr. Beougher: And you want to access—

Mr. L. Baker: We want to—

Mr. Beougher: --the secured lot.

Mr. L. Baker: --enclose that because that's where we will go out to go in the yard to secure property for the customer or take them out there if they want to get their property out of the car—

Mr. Beougher: So if that fence were 4 foot forward of the other side, that would get the door in for the secured area and—

Mr. L. Baker: Right. I mean, it wouldn't be a problem if you would like us to move that fence back to where – the edge of the window maybe?

Mr. Beougher: Well, that's what I'm saying. If you put it – put the first post between the door and the window—

Mr. L. Baker: Okay.

Mr. Beougher: --that at least doesn't come straight off the corner of the building.

Mr. L. Baker: Okay.

Mr. Beougher: I'd like to see the building project out a bit from the fence.

Mr. L. Baker: That'd be fine.

Mr. Beougher: And I—

Mr. L. Baker: We were going to do that, to put the wood on that side and the wood on that side to kind of maybe make it look a little nicer, but yeah, if you think it would look better – I'm not a—

Mr. Beougher: And I don't know--

Mr. L. Baker: I'm not a builder, I'm not a designer, so if you think it would look – with the building sticking out would look nicer, that would be – save me on fencing.

Mr. Beougher: Well, and I'm trying to negotiate a deal here because I'd like to see the wood along at least part of that west side of the lot.

Mr. L. Baker: Okay.

Mr. Comeaux: (inaudible)

Mr. Beougher: Wait, no, this is on the north side—

Mr. L. Baker: That's the north side.

Mr. Baker: It would be the west side.

Mr. L. Baker: Oh the west side.

Mr. Beougher: Yeah. North is up.

Mr. L. Baker: Yeah. That would be the west side of the building.

Mr. Beougher: I was in Boy Scouts.

Mr. L. Baker: So you're saying move it back to where the window is – between the window and the door—

Mr. Beougher: Uh-huh.

Mr. L. Baker: Okay. And then the fencing – we'll go to wood fencing. We'll get sheet metal screws for that.

Mr. Beougher: Uh-huh.

Mr. L. Baker: (speaking off mic) and then of course where the _____ of the gate and you would like to see maybe some wood fencing, maybe part of the way back on the other side?

Mr. Beougher: Personally, I'd like to see it all the way back—

Mr. Baker: All the way.

Mr. Beougher: --but if -- I'll take what I can get at this point. I mean, can you give us some of that way?

Mr. L. Baker: Yeah. I can do maybe—

Mr. Beougher: I'm just thinking about somebody traveling—

Mr. L. Baker: If they're driving by—

Mr. Beougher: --east—

Mr. L. Baker: --and look back in that corner and see—

Mr. Beougher: I don't want to see the parked cars in the back there, in storage and—

Mr. L. Baker: There's supposed to those slats -- take away 95%--

Mr. Beougher: Okay. Let me rephrase it. I don't want to see this -- feathered slats or whatever they are, the wing slats -- I don't find those appealing at all going through a chain link fence.

Mr. L. Baker: Okay.

Mr. Beougher: And I'm assuming the chain link is just galvanized, it's not plastic coated or color, anyway.

Mr. L. Baker: No, it's galvanized.

Mr. Beougher: Okay.

Mr. Comeaux: If I could just get you to step back on the microphone just now

Mr. L. Baker: Yeah. I mean, I could go half-way back with the wood on that side and that takes away from that building that's next to us. I think it's a barber shop and you wouldn't be able to see it. I think there's a barber shop and another building that sits right back there.

Mr. Beougher: Are you with me?

Mr. Baker: Second site lines but the, I don't know, I'm not sure I'm in love with the idea of seeing it pushed from wood to the slats. I'd prefer to see that whole 80 feet wood.

Mr. Beougher: Yeah. I would, too.

Mr. L. Baker: So you want to see wood down that one side?

Mr. Beougher: Yeah.

Mr. L. Baker: Okay.

Mr. Beougher: I would.

Mr. L. Baker: That's fine. I mean, the cost of the wood isn't that much.

Mr. Comeaux: Okay. Well, great.

Mr. L. Baker: It's really not that expensive.

Mr. Beougher: And the top of the wood pickets are like a dog-eared detail.

Mr. L. Baker: Yeah. I think you buy them and they're cut like angles on each side.

Mr. Beaughner: Yeah.

Mr. L. Baker: Yeah. I don't have a problem with that.

Mr. Comeaux: Any other questions for the applicant?

Mr. Beougher: Natural finish?

Mr. L. Baker: Yeah. Whatever – treated.

Mr. Baker: I'm guessing that metal coping of some sort will be fun to paint. You guys going to replace it, just going to paint it?

Mr. L. Baker: What's that now?

Mr. Baker: The metal on top.

Mr. L. Baker: Up on top there?

Mr. Baker: Yeah.

Mr. L. Baker: Paint it – we’re going to paint it with exterior latex, the same exterior latex we’re going to use. I believe it’s a satin finish or a semi-gloss, I guess they call it for outside. But I think with getting rid of the red and the nice earth tones, I – yeah, it’s going to be a Mexican restaurant until it’s tore down but I believe it’s going to make it look a whole lot more presentable when it’s not two different colors like that.

Mr. Beougher: And I would sell burritos, too.

Mr. L. Baker: I don’t know. I wish Taco – or what was that, Zampegos? I wish they were back in business.

Mr. Comeaux: Okay. So we covered the colors. We covered where the fencing is going to go. We covered there’s going to be a wood fence all the way back, chain link along – around the rear, to run 10 feet. Are there any other questions for the applicant?

Mr. Beougher: The color of the wing slats for the chain link?

Mr. L. Baker: You want a dark brown, correct?

Mr. Beougher: Dark.

Mr. L. Baker: Okay. That’ll only be in the back—

Mr. Comeaux: Yeah.

Mr. L. Baker: --and then that one little--

Mr. Comeaux: That piece of—

Mr. L. Baker: --section on the side?

Mr. Comeaux: Yeah.

Mr. L. Baker: Okay. Dark brown.

Mr. Beougher: Staff is going to review a landscape plan—

Mr. L. Baker: Yes.

Mr. Beougher: --with the perennials?

Mr. L. Baker: I need to come in and bring some plants in or something? This is new to me, so do I just bring—

Mr. Hansen: Just get like a sketch.

Mr. L. Baker: Huh?

Mr. Hansen: Just a quick sketch of what you're—

Mr. L. Baker: Draw a sketch of the flowers?

Mr. Comeaux: Draw a sketch of the flowers that you want to put in the planters and—

Mr. L. Baker: That's fine.

Mr. Comeaux: --and show them to Matt.

Mr. L. Baker: Okay. That's fine, yeah.

Mr. Hansen: Is there any way that – we're having the drive-thru on Livingston Avenue place street trees. Would you be interested in putting a street tree in front of your property?

Mr. L. Baker: A street tree. I have no problem with that. I mean, if you – let's put it this way. The area needs to be beautified. It's kind of run down and nasty and that was my suggestion when I first talked to Matt, or is that his name? Matt or Lucas maybe?

Mr. Comeaux: Lucas, maybe?

Mr. L. Baker: No, the gentleman before him –he's still here.

Mr. Hansen: Oh, Aaron.

Mr. L. Baker: But I told him I thought, you know, I'll just put a little Japanese Maple, one of them little trees. It's a red maple I think they call it, red leaf maple. I think that's real pretty, just something that doesn't get real big but it's pretty. I just think it needs something out there.

Mr. Hansen: Okay, well, if you can – if you want to include that in your landscape plan that would be fantastic.

Mr. L. Baker: Okay. I'll bring one up and I'll do that for you.

Mr. Comeaux: Okay. So I just want to run down the motion here and make one.

Mr. Baker: Sure. I guess I'm still unclear about the final paint color, that you're going to paint it the light tan with the dark tan at just the header.

Mr. Comeaux: Yeah. And I can articulate a motion here real quick. I mean, it's going to be the building be painted all the lighter tan that was presented, the front header will be the darker tan as well as the planters in front.

Mr. L. Baker: Right. The planter top.

Mr. Comaux: The tops of the planters. Yes, thank you. You're going to have a wood fence along the front and along the—

Mr. L. Baker: West side.

Mr. Comeaux: --west side. I'm still turned around. The west end side is going to be moved back so it doesn't meet up with the front of the building.

Mr. L. Baker: To the window, right.

Mr. Comaux: To the window, chain link with that product. I don't know the name of the product – along the back and that remainder of the 10 foot on the east side—

Mr. L. Baker: Slats done in dark brown.

Mr. Comeaux: Slats done in dark brown and I think that – and then a landscape plan approved by Matt.

Mr. L. Baker: Okay.

Mrs. Boratyn: And the donation bin will be moved.

Mr. Comeaux: Yeah. The donation bin will be moved.

Mr. L. Baker: Absolutely. Yeah. I'll call and find out who that belongs to.

Mrs. Boratyn: Well, I move the approve with those conditions.

Mr. Comeaux: Can we get a second?

Mr. Beougher: Second.

Mr. Comeaux: We have a motion to second.

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

Mr. L. Baker: Thank you, sir.

Mr. Comeaux: Thank you, sir. Have a good day. And just get back with Matt on the—

Mr. L. Baker: (speaking off mic)

Mr. Comeaux: Okay.

Mr. L. Baker: Thank you so much.

Mr. Comeaux: Thank you and have good night.

4. 6411 EAST MAIN STREET, REYNOLDSBURG, OHIO: AMBASSADOR HOME HEALTH, APPLICANT: SCOTT BAKER (5432DR). NEW EXTERIOR DOORS AND AWNING COLOR.

Mr. Baker: Yeah. For the record, I have a conflict of interest as this is one of my clients so I will abstain from vote and discussion.

Mr. Comeaux: Fantastic. Can we get your name, sir?

Mr. Thomas Barnett: My name is Thomas Barnett senior and the representative for Ambassador Church.

Mr. Comeaux: And, Matt, do you have any presentation for us?

Mr. Hansen: Sure. This is the former Ethan-Allen showroom site. It's going to be converted into a home health care office in the front and a daycare in the back. A Special Exception use permit was granted for the daycare. There will be a few exterior changes to the building. All awnings will be replaced with a blue color that's similar to what's there now but much more attractive. Along the east side of the building exterior doors will be added and that's for the egress of the daycare. They will be painted that kind of darker trim color that you see in the window dividers and the water table, I believe it's the same color. As far as in the back, they're proposing to put a wood fenced-in play area and a dumpster with a wood enclosure. Running through the considerations, evaluating the proposal staff definitely thinks that the improvements to the building will enhance the image of the site and enhance the Main Street corridor. The fencing meets all standards for the playground enclosure. The dumpster enclosure will need to have evergreen plant material around it as required by Section 1180.12a1. There are a number of exterior floodlights on the site that are in disrepair. Staff would just like the applicant to confirm if these lights are going to be used and if they're going to be used they probably should be repaired or removed completely. Along the Main Street side – let's see if I can get a better picture. Along the Main Street side and on the east side which fronts onto a private drive there are a number of shrubs which have died and have not been replaced. It'll only take about a dozen of these Taxus hedges to complete that hedge around. And staff would like to see additional hedges/shrubs placed along the Main Street side and up to the second entrance here, to wrap around

the corner. The staff recommends approval with three conditions: that the hedges be added, that the evergreen be added around the service enclosure, and the building floodlights are repaired or removed.

Mr. Comeaux: Are there any questions for the applicant?

Mrs. Boratyn: What do you intend to do with the floodlights

Mr. Barnett: The ones out underneath the hedge which is on the Main Street, I think we're just going to take them out.

Mr. Hansen: So along the hedgerow, you're going to take those out?

Mr. Barnett: Yes.

Mr. Hansen: And then in the yard?

Mr. Barnett: Yeah. Right.

Mr. Hansen: You're going to take those out also? Are you going to leave the concrete footers?

Mr. Barnett: No.

Mr. Hansen: Okay. And for the sign – has floodlights on it. Are you going to keep those there for—

Mr. Barnett: Yeah. We're going to keep the ones underneath the awning.

Mr. Comeaux: Will there be signage associated with this? Are you going to have signs indicating that the business that's taking place in the building?

Mr. Barnett: I'm not sure at this particular time how they're going to address it to be issued.

Mr. Hansen: Speaking with the applicant prior, the sign package was not ready—

Mr. Comeaux: Okay.

Mr. Hansen: --and they will come back for approval.

Mr. Comeaux: Okay.

Mr. Hansen: But it's not part of this application.

Mr. Comeaux: Are there any other questions then for the applicant? (No response.) Can I get a motion then?

Mrs. Boratyn: I move recommend approval with the conditions that evergreen plant material is added on service structure and that plant material is added to the hedgerows to match and with the floodlights are to be removed .

Mr. Comeaux: We have a motion. Can I get a second?

Mr. : I'll second.

(Mr. Hansen called the roll. Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mr. Thompson voted "yes.")

5. 7064 EAST MAIN STREET, REYNOLDSBURG, OHIO: ASPEN FITNESS,
APPLICANT: ROBERT SCHORR (5433DR). FACES IN SIGNS.

Mr. Comeaux: If you just give your name and then Matt's going to give us a brief presentation and then we'll—

Mr. Robert Schorr: Robert Schorr, S&S Sign Company.

Mr. Comeaux: Thank you, sir.

Mr. Hansen: The applicant is proposing to replace two sign faces for a multi-tenant ground sign on Aida Avenue and Main Street. They're also replacing the sign face on the wall above the tenant space. The proposed designs match the existing character of the ground signs and the wall signs, they're all consistent and they meet the requirements of the zoning code, Section 1195.11. Staff recommends approval without any modifications or changes.

Mr. Comeaux: Are there questions for the applicant? This is like a box, like rear lit?

Mr. Schorr: Right.

Mr. Comeaux: And you're just going to change—

Mr. Schorr: Fluorescent box sign faces keeping with what's already there. Removing the aluminum faces and replacing them with new occupant panels.

Mr. Comeaux: Is there any other questions then? (No response.) Can we get a motion?

Mrs. Boratyn: I move.

Mr. Comeaux: Can we get a second? You moved for approval, correct?

Mrs. Boratyn: I moved for approval.

Mr. Beougher: Second.

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

Mr. Schorr: Thank you.

Mr. Hansen: Thanks.

Mr. Comeaux: Have a good night.

6. 6240 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: MARK'S DRIVE-THRU, APPLICANT: BARRET JARDINE & ASSOCIATES, (5434DR). NEW SIGNS AND LANDSCAPING.

Mr. Jeff Brill: My name is Jeff Brill with the Sign-A-Rama.

Mr. Comeaux: Great. Fantastic. Matt, do you have any presentation for us?

Mr. Matt Hansen: Yeah. The applicant is proposing to place new signage on the parapet screen wall, the corrugated metal parapet screen wall that you see here. They're proposing white letters. They'll be attached to a clear acrylic mounting face which will then be attached to the corrugated metal. Staff had some concerns about how this will appear because we haven't come across this type of mounting for these letters but if this applicant can provide more details or explain it further, that would be greatly appreciated. Also there are a number of concerns that we have for the proposed landscaping. What's being proposed is removal of the entire, I guess, lawn and shrub area. What will remain is the tree that's on the right hand side that you see on your screen there. It'll be a mix of junipers, day lilies and ornamental grasses and primarily the area will be mulched, I assume, or have some sort of ground cover. There are perennials proposed for the center landscape area between the two walks. Just taking into overall consideration of the design and staff has some concerns that maintenance will be a significant issue in this landscape plan. We would rather see a landscape plan that is more simplified, that has like an evergreen hedge which would kind of frame the back closest to the building. In front of that a line of perennials such as a day lily to provide some colors and keep the rest of the area lawn so that can be easily maintained. And in the center another perennial that's chosen and maybe some evergreen hedge, just so that during the winter we don't have a big swamp of just mulched area. And that's primarily the concern, too, of the proposed landscape plan, is that when a lot of those perennials are not in full bloom during the winter, like they – we wish they could be but you're going to see large loss of mulch and we want to make sure we keep a green appearance to the site all year round.

Mr. Comeaux: Great. You're going to address the sign issue right. Okay

Mr. Hansen: Yeah. The applicant's also going to provide some direction on the lighting that they're going to use for the sign which is going to be tucked under that first parapet wall and shine up towards the proposed sign here.

Mr. Comeaux: So can you first of all cover how you're going to affix these to the soffet?

Mr. Brill: Going to use a molded plastic signs by Gemini so it's all one color and they have a lifetime guarantee. These are acrylic pads that are put on them. Acrylic pads are now acrylic strip, an acrylic cement that actually bonds that—

Mr. Comeaux: Okay.

Mr. Brill: --that won't come apart. These are two strips, one at the top, one at the bottom that go right along the metal. These strips are fastened into the metal all the way down, so that holds it fast in line.

Mr. Comeaux: And the lighting is going to be – do you know how they're going to light that?

Mr. : (speaking off mic)

Mr. Comeaux: Yeah, please.

Mr. : (speaking off mic)

Mr. Jardine: --and my engineer is out of the country right now and I talked to him on the phone and what he wants to do – he's coming back Sunday. He wants to wait until the letters are up. There's all kinds of ways of doing it but we don't want it to be too bright and we want it to show and we don't want it to be spotted. So he fired off about five different things, none of which would include _____ -- floodlights that are just illuminated. But I just don't want to get it too crazy. I want to keep the lighting soft. I think the _____. It's one of the rare times that we _____ the actual _____ before. But any rate, the lighting is up in the air. I think the sign will be terrific because it's got – well, you saw photos _____. These are 15 inch letters. The original one they show is 18 inch The lighting is going to be tricky on this. _____. He's done a good job

Mr. Comeaux: So are there any questions for the applicant on the sign portion of this?

Mr. Beougher: Where's the name of the business? I mean, is the name of the business "Drive-thru Beer, Wine, State Liquor Agency?"

Mr. Jardine: (speaking off mic)

Mr. Beougher: Okay.

Mr. Jardine: (speaking off mic)

Mr. Beougher: Drive-thru Beer, Wine, State Liquor Agency.

Mr. Jardine: (speaking off mic)

Mr. Comeaux: Okay. If there are no other questions on the sign, can we – You're not really going to talk to us about the landscape plan, right? You're the sign guy, right? Are you going to talk to us about the landscape? If you could please--

(someone speaking off mic)

Mr. Comeaux: Yeah. I think we've got the questions for him out of the way pretty much and so if you could come up here, sir, and go ahead and, I guess – are there questions? Should we start of with questions for him on the landscape plan or is that how we should proceed? And you heard what Matt had said in terms of like—

Mr. Jardine: Yeah. And I--

Mr. Comeaux: --in terms of maintaining—

Mr. Jardine: We don't want it to look like a big thing of mulch in there.

Mr. Comeaux: Sure. Maintaining the lawn and keeping some evergreen and I guess—

Mr. Jardine: Well, the owner is a fiend for landscaping. You should see her home.

Mr. Comeaux: Okay.

Mr. Jardine: She's really good and she wants to – that's cheated on the liquor store.

Mr. Comeaux: Sure.

Mr. Jardine: And she wants to remove those boxy hedges because she just hates them but what I was thinking is we place some rocks in there and surround most of it with juniper and then have the annuals sort of in the front but we could have these

perennials that are still decent looking bushes in the winter. I don't plan on them going away. And we could also fill in with lower ground covers that would work year round.

Mr. Comeaux: Yeah. I mean, I think the easy point is that it sounds like—

Mr. Jardine: her yard looks better than mulch. You don't want it to be a big mulchy thing.

Mr. Comeaux: Yeah.

Mr. Jardine: She'd be better off with lawn if that was the case. In fact, we suggested that and she just wants it to be pretty and we're thinking of a low ground cover in that whole middle part that'll stay year round. And I think we can intertwine. I didn't get into too much detail but when we get into the basics, we can intertwine with certain types of ivy and things that'll take the place of mulch.

Mrs. Boratyn: Do think your client would be amenable to just submitting – do you think your client would be amenable to submitting a landscape plan for review with staff, for recommendations from staff.

Mr. Jardine: I'm sorry. Your – the loud speaker isn't working or something.

Mrs. Boratyn: Okay. Would your client be amenable to submitting another revised plan, submitting it to staff and working with staff?

Mr. Jardine: Yeah, sure.

Mr. Comeaux: Yeah.

Mr. Jardine: Absolutely. In fact, I think the thing we can do is actually do a full scale model and make sure _____.

Mr. Comeaux: Yeah. I mean, I think if you—

Mr. : (speaking off mic)

Mr. Comeaux: Go ahead up here. I think Mrs. Boratyn's point is well put, that—

Mr. Jardine: I don't it to be anything like that either. That's why we left that.

Mr. Comeaux: Yeah.

Mr. Jardine: In the original plan we were going to take that whole thing out.

Mr. Comeaux: Sure. Because I think we can approve with subject to Matt's approval,

Mr. Hansen: Yes.

Mr. Jardine: That's what I'd like—

Mr. Comeaux: Because it sounds like your client wants a very beautiful space and I'm sure she's going to maintain it but I think Matt's concern is, what happens if she doesn't—

Mr. Jardine: We'll have the evergreens—

Mr. Hansen: What happens. Right. And she doesn't own the liquor store anymore.

Mr. Jardine: --dirt all in her lawn.

Mr. Comeaux: Exactly. So if you work with him that'd be great. I think that we can probably approve something along those lines.

Mr. Jardine: She's already picked out plants. She's itching to go and I said, "Don't take anything out until, you know, we get approval from the Board."

Mr. Comeaux: And then finally, I guess, is there any questions that we have regarding the lighting? Is there anything—

Mr. Hansen: Yeah. How do you want to deal with the lighting?

Mr. Comeaux: How do we deal with the lighting in terms of—

Mrs. Boratyn: Right. Because we don't know what it is.

Mr. Comeaux: We don't know—

Mr. Jardine: I would prefer the same kind of a thing. In other words, when we get it up if it's offensive I'll change it.

Mr. Comeaux: Well, no, I think it's going to have be before.

Mr. Jardine: I can – yeah.

Mr. Comeaux: Before you get it up.

Mr. Jardine: Well, okay.

Mr. Hansen: Well, how about just a low intensity floodlight be installed subject to staff review and approval.

Mr. Jardine: Well, that would've been my way of doing it, Matt, and I got confused when I talked to the engineer on the phone. There are so many new things.

Mr. Comeaux: Okay.

Mr. Jardine: For example, we put in new fluorescents in the drive-thru that are this big and two of them instead of four and they're really bright. A new thing for me, T8s—

Mr. Comeaux: Okay.

Mr. Jardine: --and that kind of thing.

Mr. Comeaux: Well then, I think we can probably maybe get a motion here, subject to these things.

Mrs. Boratyn: All right. I'll try a motion that we approve it subject to that the uplights for the sign are subject to review by the City Staff, that they will be hidden from view, fully shielded and acceptable for the type of light.

Mr. Jardine: I sincerely agree with you.

Mrs. Boratyn: And secondly, that you submit a revised landscape plan that's taken into consideration matters we've talked about here—

Mr. Hansen: In more detail.

Mrs. Boratyn: --for submittal to the staff to review.

Mr. Jardine: Okay.

Mr. Comeaux: Definitely the signage.

Mrs. Boratyn: The signage – oh, the signage approved as presented.

Mr. Hansen: Yes.

Mr. Comeaux: We have a motion. Do we have a second?

Mr. Baker: Second.

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

Mr. Comeaux: So, just when you get the lighting plans, if you could run through them with Matt real quick—

Mr. Jardine: We will.

Mr. Comeaux: --just to make sure that it's in accordance with what we talked about and then similarly with a revised landscape and either you talk to Matt or have your client talk to Matt. He might be able to give her some ideas as to what he's kind of looking for so you have the kind of year-round green. Again, I think it's probably she'd do a great job with maintenance but what happens to the next person.

Mr. Jardine: Exactly.

Mr. Comeaux: Okay. Thank you very much.

Mr. Jardine: Well, thank you. You've been a great help through this project.

Mr. Comeaux: And the building does look nice. I drove by it the other day.

C. OLD BUSINESS

D: ADJOURNMENT

This meeting was adjourned at 8:22 o'clock, p.m.

James Comeaux, Chair

Matthew Hansen, Planning Administrator

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