

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JUNE 2, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF MAY 5, 2011 MINUTES

Chairman Baker: Anybody have any corrections or additions to those minutes? (No response.) Hearing none, they will stand as distributed.

3. APPROVAL OF AGENDA

Mr. Baker: Are there any additions to that?

Mr. Hansen: There is one addition. Item No. B8 at 6535 East Main Street, new wall sign in this case (5506DR).

Mr. Baker: Thank you. Are there any objections to that addition? (No response.) Hearing none, they will stand as revised.

4. PUBLIC COMMENT

Mr. Scott: If anybody is here tonight to speak on any item that is not on tonight's agenda, now would be the time to do so. (No response.) Seeing none, we'll move on.

5. SWEARING IN OF SPEAKERS

(Mr. Baker administers the oath.)

B. NEW BUSINESS

1. 1713 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: A PLACE OF OUR OWN, STACY WOODFORD JR (5499DR). NEW COMMERCIAL FENCE

Mr. Baker: Is that applicant here? If you could state your name for the record, Mr. Hansen will give us a review.

Mr. Stacy Woodford, Jr.: Stacy Woodford, Jr.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: The applicant is proposing to place a fence in a Commercial District. This is a daycare business and they are seeking to create an outdoor play area. The fence is in the front yard technically of this lot since there's frontage on both Brice Road and Astor Avenue. Fences that are in the front yard cannot be any taller than 36 inches and have no greater lengths of 36 feet. So the applicant is proposing a white vinyl fence seen here. The fence has to be decorative in nature since it is in the front yard and it's no taller than 36 inches and will not have any lengths greater than 36 feet, so it meets the zoning code regulations. Here are some photos of the area that's proposed to be enclosed. It will eliminate two parking spaces on the side from being utilized, but staff took a look at the parking demand on the site while visiting it and there's plenty of parking available. Here's just another view towards the street. Staff recommends approval without any conditions.

Mr. Baker: Thank you. Do you have any comments to add?

Mr. Woodford: No.

Mr. Baker: Anybody from the Board have any questions?

Mr. Comeaux: I do. Will the entrance to the gated area be directly from the building or will you go out of the building into a gate?

Mr. Woodford: Go out the building.

Mr. Baker: Will there be any kind of bollards or anything in front of this fence to keep anybody from driving up?

Mr. Woodford: Any kind of what?

Mr. Baker: Will there be anything to keep a car from coming through the fence into the play area?

Mr. Woodford: I hadn't thought about that, but we probably could put something out there.

Mr. Baker: I would imagine you'd want something like a concrete bollard out there—

Mr. Woodford: Yeah.

Mr. Baker: --to stop a car.

Mr. Woodford: Yeah. We've actually moved the ones that are there, on there now.

Mr. Baker: Well, those are just parking stops to keep a car from moving too forward. That wouldn't stop a car coming too fast. I'm talking about the 3-foot tall, 6-inch diameter steel pipes filled with concrete--

Mr. Woodford: Oh, okay.

Mr. Baker: --buried down into the ground and then 3 foot up.

Mr. Beougher: Well, I think that's relevant because you're leaving the curb cut without alteration, the curb cut from the road from Astor Avenue.

Mr. Woodford: Okay.

Mr. Beougher: You're not filling that in with grass or anything? You're just putting the fencing in where the two parking spots are it looks like.

Mr. Woodford: Right.

Mr. Beougher: So if a car turns in going fast, thinking they're pulling into a parking lot, they could destroy your fence in pretty short order.

Mr. Woodford: Right.

Mr. Baker: That's a play area, too, correct?

Mr. Woodford: Right.

Mr. Baker: Right.

Mr. Comeaux: That's worse.

Mr. Beougher: The best situation would be if you would take out the curb cut and fill it in with grass, but that gets to be expensive. Even a bollard, unless it's pretty beefy, is going to probably get displaced by a car moving at a rate of speed.

Mr. Hansen: Can we do a concrete planter?

Mr. Beougher: In the right-of-way?

Mr. Hansen: I don't think it necessarily would – well—

Mr. Beougher: It looks like it would be in the right-of-way.

Mr. Hansen: The fence does have to be 5 feet from the right-of-way line per code, so there could be space—

Mr. Beougher: Okay.

Mr. Hansen: --to accommodate that.

Mr. Beougher: Planter okay?

Mr. Woodford: Yeah.

Mr. Baker: This would just be the full width of the drive?

Mr. Hansen: I've seen just various round planters. They could put two or three of them out there, square – I don't know. The applicant can probably investigate a suitable planter and then propose it to staff. We'll take a look at it and see how effective it would be.

Mr. Miller: My question is, if you do that then you're limiting space in which the fire department needs (inaudible – off mic)

Mr. Hansen: Well, aren't you eliminating it already with the fence?

(inaudible – off mic)

Mr. Miller: I know there's – I don't remember what (inaudible – off mic)

Mr. Hansen: I don't know. Essentially, those two parking spaces don't have to be there though.

Mr. Beougher: I think you'd still have plenty of access from the main parking lot and from Astor Avenue and fire truck access probably isn't real relevant with that small of a drive. It's not a very effective parking space either if you have to back out on Astor Avenue.

Mr. Hansen: Yeah. Well, I wondered if it was installed for loading initially.

Mr. Baker: Well, I guess just where the fence is proposed now a car couldn't turn into this curb cut. It's pretty much the length of the car before they hit whatever's there, which doesn't give them a lot of room to slow down. I agree with Mr. Beougher. It'd be nice if that curb cut was just eliminated and it was just grassed in and it wasn't an option of pulling in there anymore. I'm not sure how feasible that is but—

Mr. Comeaux: And you're just one tenant though, correct? It's a multi-tenant building, right?

Mr. Woodford: Yeah, a dentist office on the other side.

Mr. Comeaux: Yeah, just think that he probably can't kill that curb cut.

Mr. Hansen: Right. But its sole purpose now is for two parking spaces that are being removed.

Mr. Comeaux: Yeah.

Mr. Hansen: There could be change of uses in the future where those two parking spaces may need to be utilized.

(inaudible)

Mr. Hansen: There's not even really a real curb along Astor Avenue.

Mr. Baker: You'd still be more apt to turn into this than you would a big patch of grass there. The kids just aren't that far from the street.

Mr. Hansen: Yeah, and I don't disagree with you.

(inaudible)

Mr. Baker: Yeah. If we were enclosing a dumpster I'd have no concern, but since we're enclosing kids, it seems like it's an issue. Can I get a motion or does anybody have any questions?

Mr. Comeaux: I make a motion to approve it provided that the applicant provides a concrete barrier/planter that is not in the right-of-way.

Mr. Beougher: Second.

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

Mr. Baker: Great.

Mr. Woodford: How far from the property line would the barrier need to be?

Mr. Baker: I guess it needs to be outside of the right-of-way.

Mr. Comeaux: Matt, did you hear the applicant's question?

Mr. Hansen: No, sorry.

Mr. Woodford: How far would the barrier need to be from the property line?

M. Hansen: I guess technically it could be on the property line just as long as it doesn't encroach upon the right-of-way.

Mr. Woodford: And you think I need two or three of them?

Mr. Hansen: Probably. It depends how big they are.

Mr. Comeaux: And I would say I think the idea is to go back to your landlord. I don't know if you're – who you are, but if you're the operator of this, going back to the landlord and asking them what you can do, if you're a long-term tenant there and you've been there for five or ten years and you're going to be there for five or ten years and this is what you're going to use this space for, ask them if you can churn up that drive, turf it over and make it consistent with – so that it's not a curb cut anymore, if that makes sense.

Mr. Woodford: Okay, so I could do either the grass or the barrier?

Mr. Comeaux: Well, I think if you-- We didn't approve that way, but if you think that's what they want to do, we could have approved either way I think, because it's my understanding there's not a curb on Astor, correct?

Mr. Hansen: No.

Mr. Comeaux: And so we wouldn't expect them to put a curb – would we expect them to put a curb there if there had never been a curb before?

(inaudible)

Mr. Comeaux: We wouldn't would we?

(inaudible)

Mr. Hansen: It's like those landscape stone edge.

Mr. Beougher: Which could be reconfigured.

(inaudible)

Mr. Hansen: Those are—

Mr. Woodford: Stones.

Mr. Hansen: Those are wood beams.

(inaudible)

Mr. Comeaux: At any rate, I think the short term solution putting the planters there to protect what you have behind there, but getting rid of the curb cut is a preferred longer-term solution, if that makes sense.

Mr. Hansen: The applicant will just have to come back if that's—

Mr. Comeaux: Yeah.

Mr. Hansen: --ultimately what they'll want to do.

Mr. Baker: Great. Thank you.

2. 8139 EAST BROAD STREET, REYNOLDSBURG, OHIO: APPLICANT: ONE REYNOLDSBURG CO LLC, DARRIN GRAY, SIGN VISION CO (5500DR). NEW WALL SIGN.

Mr. Baker: Is the applicant here? State your name for the record and Mr. Hansen will give us a review.

Mr. Darrin Gray: Sure. Darrin Gray with Sign Vision Company.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: Proposed is relocation of an existing wall sign from the interior space of the Chase Bank building on Broad Street to the exterior. Here's the existing condition now, just a little close-up. Essentially what they're planning on doing is mounting a metal racer bar across the window and then mounting those letters to that bar. The sign will continue to be internally illuminated and it meets all zoning code requirements in the relocation, so staff recommends approval without any conditions.

Mr. Baker: Any comments to add to that?

Mr. Gray: No, nothing to add. I can answer any questions.

Mr. Baker: Okay. Anybody from the Board have any questions or comments.

Mr. Beougher: Move to approve.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

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

3. 6935 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: FIFTH THIRD BANK, BRANHAM SIGN COMPANY, GREG HANBAUM (5501DR). NEW WALL SIGN; GROUND SIGN FACE CHANGE.

Mr. Baker: State your name for the record.

Mr. Greg Hanbaum: Greg Hanbaum, Branham Sign Company.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: Fifth Third on Main Street is going through a re-branding process for all their bank branches. Here's the existing wall sign that they have. They're going to replace it with a new wall cabinet and channel letters. Here's a close-up of what they're proposing and the existing sign. There are also wall signs that are on the east and west sides of the building. Because these are no longer permitted on the sides of the building according to our zoning code because it doesn't front upon a drive or a public right-of-way, these signs will be going away. And then they're going to change the face of the existing monument sign. Here's what proposed, a graphic cabinet and then the channel letters underneath. You can see the comparison of the two. And then the face change. It meets all zoning code requirements for the area for the new wall sign and the face change are consistent with other signs in the district. Staff recommends approval.

Mr. Baker: Thank you. Anything to add?

Mr. Hanbaum: No. I'll answer any questions though.

Mr. Baker: Anybody have any questions or comments from the Board? (No response.)

Mr. Beougher: Move to approve.

Mr. Baker: Can I get a second?

Mr. Comeaux: I'll second.

(Mr. Hansen called the roll. Mr. Comeaux voted “yes.” Mr. Miller voted “yes.” Mr. Thompson voted “yes.” Mr. Baker voted “yes.” Mr. Beougher voted “yes.”)

4. 1318 AIDA ROAD, REYNOLDSBURG, OHIO: APPLICANT: DANIEL ROBY (5502DR). NEW COMMERCIAL FENCE.

Mr. Baker: Is that applicant here tonight? Please state your name for the record.

Mr. Dan Roby: Dan Roby.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: The applicant is proposing to – well, they’ve already installed a fence to enclose an outdoor space in front of the Roby’s Pub. The fence is constructed of moveable planters and there’s been a wood post that’s been installed and then a little light cap on top of that post with strings in between each one of those posts. It’s kind of a temporary fence solution because the applicant is requesting that they be able to enlarge this patio space as they have more patrons at certain times of the evening or during the warmer days when more people will want to be outside. Here’s another view of the proposed fence and then a longer view down the walkway. There are still adequate means to have an accessible route if the applicant takes out the majority of this walkway out in front. There’s access on either side. Staff doesn’t necessarily see any issues with the proposed fence. It’s black in color so it will disappear. We recommend approval.

Mr. Baker: Thank you. You have any comments to add?

Mr. Roby: Not really.

Mr. Baker: Matt, you stated that there’s an accessible route if the majority of the walkway was removed. Can you clarify?

Mr. Hansen: If this area was enlarged to come out to the curb, there would still be an accessible route to get to the front.

Mr. Baker: Where’s the handicap ramp to get onto that main sidewalk?

Mr. Hansen: There’s one here at the end and then there’s another one that’s mid-block, right about here.

Mr. Baker: Okay. So they have access to the tenants on either side?

Mr. Hansen: Yeah.

Mr. Baker: Any questions or comments from the Board?

Mr. Miller: What's the purpose of the area?

Mr. Roby: I expanded my liquor license so they can actually – the patrons can go outside. A lot of the new bars that have come in town have outdoor seating, so I've actually expanded my liquor license outside. And the reason I want to keep it mobile is during the daytime we don't need that much space and that way people can walk through the – they can have access through there. I don't want to block anybody going back and forth. Then at night when it's busy we're the only people that are open, the only business that's open and we have a tendency to get busier and more people go out there, so we can just expand it out a little bit.

Mr. : So the expansion only goes out—

Mr. Roby: Straight out, yeah.

Mr. : After most everybody else's hours?

Mr. Roby: Yeah. It's not during the daytime.

Mr. Beougher: Thank you, Mr. Baker. I'm perplexed. First, that Liquor Control would find it suitable. I mean that just surprises me. Second, that people don't run into this because it's a thin, black chain and if they're out there at night, I would be tripping all over this thing if I were drinking anything stronger than a coke.

Mr. Roby: We haven't had any issues with it. Our first design was actually smaller and it was light and people couldn't – the posts that we used were smaller. The posts are pretty adequate, so people can actually see the posts, so they—

Mr. Beougher: And is there any provision for the chain to break away? Do the links – it's thin and—

Mr. Roby: It's a thin chain, sir.

Mr. Beougher: So no one is going to get hurt?

Mr. Roby: No, they're not.

Mr. Beougher: It almost seems like you've got to have a little thicker chain that's like fluorescent orange or yellow or something.

Mr. Roby: Well, the only problem with that is, if people driving by – it probably wouldn't look that good and I don't think you guys would want a bright orange chain.

Mr. Beougher: Probably not. Okay.

Mr. Baker: Anybody else? Can I get a motion?

Mr. Thompson: I'll move to approve.

Mr. Baker: Can I get a second?

Mr. Comeaux: I'll second.

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

5. 2060 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO:
APPLICANT: PRESIDENT TUXEDO, HARMON SIGN, INC., JENNY SMITH (5503DR).
NEW WALL SIGN.

Mr. Baker: Is that applicant here? State your name for the record.

Mr. Ron Kaman: Ron Kaman with President Tuxedo.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: They're proposing a new wall sign to be located in the Slate Ridge Shopping Center. Here are the adjacent signs to give you an idea of what the other signs looks like, primarily channel letters or letters on a raceway. The applicant is proposing a raceway-mounted, channel letters with a small graphic cabinet. It meets the area requirements for the sign code and staff has no issues with it as long as the raceway is painted a buff color to match the stone background.

Mr. Baker: Okay. Anything to add?

Mr. Kaman: No.

Mr. Baker: Anybody on the Board have any questions or comments?

Mr. Beougher: Yes. So the letters are black?

Mr. Kaman: Yes.

Mr. Beougher: So what color do they appear when they're illuminated? Are they gray?

Mr. Kaman: It's backlit.

Mr. Beougher: It's backlit. So still black, but it's going to reflect on the stone behind—

Mr. Kaman: Like fluorescent light. Yeah, it'd be kind of like a fluorescent color light.

Mr. Beougher: Okay.

Mr. Kaman: LEDs.

Mr. Beougher: Okay, wait a minute. You said it's backlit but – so it's going to come through the black face?

Mr. Kaman: No. You won't be able to see. It will just kind of have this fluorescent hue behind the sign.

Mr. Beougher: A glow?

Mr. Kaman: Yes.

Mr. Beougher: On the stone?

Mr. Kaman: Yes.

Mr. Beougher: Got it.

Mr. Baker: That'll show up okay at night?

Mr. Kaman: Um-um.

Mr. Beougher: You'll see the silhouette of the letters?

Mr. Kaman: Yes.

Mr. Beougher: Okay, got it. And is the white shirt-waist, is that translucent?

Mr. Kaman: Yes.

Mr. Beougher: Okay. Thank you.

Mr. Baker: Anybody else? (No response.) Can I get a motion?

Mr. Beougher: Move to approve.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

Mr. Baker: Thank you.

(Mr. Hansen called the roll. Mr. Miller voted “yes.” Mr. Thompson voted “yes.” Mr. Baker voted “yes.” Mr. Beougher voted “yes.” Mr. Comeaux voted “yes.”)

6. 2227 REYNOLDSBURG-BALTIMORE ROAD, REYNOLDSBURG, OHIO:
APPLICANT: REY-BAL LLC, LAWRENCE SHIN (5504DR). SITE MODIFICATIONS
AND LANDSCAPING.

Mr. Baker: Is the applicant here tonight? State your name for the record and Mr. Hansen will give us a review.

Mr. Lawrence Shin: Lawrence Shin.

Mr. Baker: Thank you. Matt.

Mr. Hansen: This application is to do site and landscape modifications to two properties. It's 2225 Baltimore-Reynoldsburg Road which is Wesley Ridge Retirement Center and this is outlined in yellow. It's zoned AR-3, which is multi-family residential. The other property is 2227 Baltimore-Reynoldsburg Road. It's zoned CS and this is the commercial building. It's outlined in red. The applicant is proposing to add parking that straddles these two parcels and these two districts and it's roughly in this green-dashed area. Because the request for the site plan change has straddled two zoning districts, the applicant had to go to the Board of Zoning and Building Appeals last month to receive variances, one for parking lot setback between a residential and a commercial district and another for eliminating buffer requirements between two districts. What's being accommodated is an additional 27 spaces between the two sites, both to accommodate the increased parking demand that's been recently found at the commercial building because of the restaurant and then Wesley Ridge that has the need for additional parking because of employees and such.

Three landscape islands and barriers will be modified. This long area will contain spaces. Two spaces are being proposed to be carved out of this southeast corner landscape peninsula and then an additional four or five spaces will be added along the parking lot that fronts Wesley Ridge on Taylor Park Drive. The outline of the original shape is shown in the green and then the shaded areas you can see where they're going to add the parking. Staff had some concern about this space right here, given the radius of the curb into that space. It might not – we don't think it meets the dimension requirements successfully. If there are going to be any deliveries to the site that may become a problem in the future.

Here's to orient you towards where the building that we're talking about is, the FirstWatch building, there's the title company and then the Rite Rug. Here's the long buffer between the two parking areas. They're primarily filled with evergreen trees. The majority of these trees will be removed to accommodate the parking, so we'll need to confirm a landscape replacement plan to make up for the lost trees. If all of these trees can be replanted on either of the two sites, because the majority of them are smaller, a

lot of them could be relocated successfully. We wouldn't have any issue with that. We just wouldn't want to have them located along streets. There's some area in the rear by the dumpster that could use some additional buffering. Sorry, I don't have a picture of that, but let me show you. There are no trees around this dumpster here, so if we can relocate some of those trees to buffer that, that would be fantastic and then anywhere else on the site, whether it'd be on the side yard or on the Wesley Ridge property if they want to relocate some of those trees. If they can't be relocated, then new ones will need to be planted. We'd rather not see any evergreen trees planted along Wesley Ridge or along Reynoldsburg-Baltimore Road.

I think we just have two conditions of approval. That the southwest corner landscape island is modified to provide only one parking space instead of the two, just because we see sizing issues with that particular space on the end and that a tree replacement landscape plan be provided subject to staff review and approval. We weren't sure exactly how many trees were going to be removed and how many were going to be put back, or if they're all going to be saved. But if they're all going to be saved, we'd like to at least have a guarantee that if any of them do not survive, we'd want to see those replaced with new trees.

Mr. Baker: Okay. Anything to add?

Mr. Shin: Just a detail. The amount of trees that we look to replace is 12. I haven't really talked about replacing the trees from the landscaper. I just asked her to quote me on replanting, but that's the number of trees.

Mr. Baker: I do have one question. Did anybody look at the – with the additional parking, did anybody look to see if more handicap spaces are required?

Mr. Shin: No. There are two handicap spaces in the front of the building and I didn't really address that question as far as if I needed another handicap space.

Mr. Baker: Do you have any clue how many spaces _____?

Mr. Beougher: The buildings already have the number of spaces required by code, so the spaces we're adding are supplemental, which I don't think there's a requirement to add handicap spaces in that situation, is there?

Mr. Hansen: It's above and beyond – the buildings aren't changing so—

Mr. Beougher: Yeah.

Mr. Miller: That's a good question. I was thinking both number of handicap spaces based on the number of (inaudible – off mic).

Mr. Baker: That's how _____ reads.

Mr. Hansen: Oh, it does?

Mr. Miller: That's what I thought, too. I didn't – that's a good question. I wasn't sure about it.

Mr. Hansen: Well, we still need to do a minor site plan approval and if that comes up then we can modify one or two of those spaces in the existing parking area.

Mr. Baker: Any questions or comments from the Board?

Mr. Miller: None of the islands are getting narrower, right? You're not changing those islands?

Mr. Hansen: No.

Mr. Miller: Instead of backing out (inaudible – off mic).

Mr. Hansen: Yeah. Our minimum aiseways are the same whether it's grass or a car.

Mr. Miller: (Inaudible – off mic) --landowners are agreed upon – are the parking – are they complementary, using the different times of day typically or—

Mr. Shin: Well, that'll remain the same. All I know is, is my tenants were complaining and they were backing it up with photo evidence of how packed it was there. This is my solution. The way I envision it working out is FirstWatch, those guys get there really early like 4 or 5 o'clock in the morning. They're only open for lunch, so I imagine that my space will probably use it primarily in the early morning through lunch and the Wesley Ridge will use it with lunch as far as – and then evening with guest visitors visiting their customers and stuff like that.

Mr. Beougher: And FirstWatch isn't open for dinner, right?

Mr. Shin: No, they're not. I think they close their operations at 2 o'clock, I think. Staff is usually out of there by 3.

Mr. Baker: Anybody else? Can I get a motion?

Mr. Beougher: I'll move approval contingent on the staff conditions that the southwest corner landscape island is modified to only provide one parking space adjacent to the existing spaces and that a tree planting replacement landscape plan is approved, or minor site plan as Matt indicated subject to staff review and approval. I also encourage investigation of the handicap space issue prior to submitting for staff approval.

Mr. Baker: Thank you. Can I get a second?

Mr. Thompson: I'll second.

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

7. 2100 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: YONG HWANG (5505DR). NEW WALL SIGN AND GROUND SIGN FACE CHANGE.

Mr. Baker: State your name for the record please.

Mr. Yong Hwang: Yong Hwang.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: The applicant is proposing two new sign faces on existing awnings and a ground sign face change. Here you can see one of the awnings. This is actually a temporary banner that's been placed over that awning face, but the awning color right now is green on top with a tan canvas on the sides and on the front and then the previous side had lettering with vinyl letters and it was burgundy lettering. This sign has already been installed. It's the green awning sign and I believe they've painted the front of the face, which it was already painted when it was Abner's Restaurant. They've placed blue lettering on this awning. Here's the face change. It's almost what is proposed in the packet. It just doesn't say "Under New Management" with the permanent sign, but the same color and font will be used for this face change. Staff did note some repairs that needed to be done where the old restaurant sign is located and then also the stucco on one of the piers for the pole end. Taking a look at this, staff has some concerns about the number of colors that are proposed for the awning and we'd like to see the awnings all coordinate if possible. It seems like the existing awnings had a green and tan color scheme, and we'd at least like to see that carried through if the entire awnings are not going to be replaced. There are two conditions that hopefully will accomplish that. One being that the awning on the north side of the building utilize a tan sign face and then also staff thought the coordination of the tan and the blue color might tie in the ground sign face change a bit better with the building, so we're recommending the blue background with using some sort of tan font color.

Mr. Baker: Thank you. You have anything to add?

Mr. Hwang: I'd like to stay with the beige in hotel logo. That's why I come up with the blue background with the white lettering so I can stay with the beige _____. That's what I would like to put in _____. It's within the hotel. That's why I'm trying to stay with the same color and background of the hotel.

Mr. Baker: Matt, are you proposing anything different than just changing the white to the beige color? Is that what you were--

Mr. Hansen: On the face change? No.

Mr. Hwang: If I can add a little more. It's the color in the background and the white lettering stands out more so it's kind of advertising. It's better because the existing color in the letter, it's hard to really see in the evening, so this blue background/white lettering stands out better for advertising the restaurant and bar.

Mr. Beougher: I would just offer that the size of that sign and the size of the letters, it doesn't matter what colors your letters are, they're going to stand out. I would offer that this sign with the white letters on blue almost give too much contrast. Can you go back to the hotel sign? The Days Inn sign, I'm sorry. There it is. I see your point but there are more colors in their logo and it's a darker blue, right?

Mr. Hwang: It's pretty much the same colors. That's what I tried to get close as I can, but that's darker blues.

Mr. Beougher: Okay. And we're looking at the temporary sign. It's really the Grace Grill sign in your packet. I guess we don't have it _____. So this matches the Days Inn sign as far as colors are concerned?

Mr. Hwang: It's close to, yeah, very close to—

Mr. Beougher: But the intent is that you match the Days Inn—

Mr. Hwang: Yes, sir.

Mr. Beougher: --brand colors?

Mr. Hwang: Yes.

Mr. Beougher: And then what about the other condition, that the awning have a tan face?

Mr. Hansen: I was referring to this awning where it has the tan face and blue lettering, if they want to go the blue lettering route like this awning.

Mr. Beougher: It doesn't do much for me. I don't know.

Mr. Hwang: Just for your information, the Grace Grill, existing Abner Restaurant it was the final lettering that I could get off. It wasn't paint. It was vinyl lettering, the burgundy. Once we change the permanent sign when you take over management, I think it will minimize it, so many letters _____, looks a lot better.

Mr. Comeaux: So that side's going to be like a similar fabric, canvas, what have you?

Mr. Hwang: In the future, yeah. Yes, sir.

Mr. Hansen: Well, you can't have the temporary sign there.

Mr. Hwang: No. This is the vinyl material right but the _____ that I have right now. In the future I would like to change the whole awning on both sides. I don't know how long it's going to take, but that's my plan, plan to change the awning.

Mr. Hansen: So immediately when you're going to change out the name on this—

Mr. Hwang: Grace Grill name, yeah.

Mr. Hansen: --you're going to have what? You're going to have a blue background?

Mr. Hwang: That's—

Mr. Hansen: White lettering?

Mr. Hwang: That's what I'd like, yeah.

Mr. Hansen: And you're going to change out just the face with the blue?

Mr. Hwang: Just the face of the—

Mr. Hansen: With a blue canvas?

Mr. Hwang: That's long – whenever I have some better financial situation then I will—

Mr. Hansen: So what are you going to do immediately, I guess I'm asking?

Mr. Hwang: I want to stay with what I have, what I'm showing here, proposing to—

Mr. Hansen: You can't do that though. It's only temporary. I told you, you can have that sign for 30 days until you got your approval.

Mr. Hwang: My permanent sign that I'd like to have the same. I know what you're saying, but it's what I'd like to propose to keep the same – the face of the awning. The old sign, you can really see in the evening when you – it was really green lettering with _____ and you can hardly see from the street with the old sign. That's why I'm—

Mr. Comeaux: But the existing sign or for the prior establishment, the awning, was it canvas there or what was the place that advertised their name. It said Abner's or something like that. That place that says Matt's Place Sports Bar, what was Abner's on? Was it on vinyl, was it on canvas?

Mr. Hwang: No, it's fabric.

Mr. Comeaux: Okay.

Mr. Hwang: It's fabric, but it was torn down.

Mr. Comeaux: Sure.

Mr. Hwang: So I had to do some repairs out in front.

Mr. Comeaux: Sure. And what you have up there now is some sort of vinyl or plastic or—

Mr. Hwang: Now it's vinyl.

Mr. Comeaux: It's vinyl?

Mr. Hwang: Yes.

Mr. Comeaux: Okay.

Mr. Beougher: Which is temporary.

Mr. Hansen: Yes. He has a temporary sign or a temporary banner permit for 30 days to have that logo up there.

Mr. Comeaux: I think that – I don't know what the – I can't remember the code requirements, but I think what's probably going to come out of here is they're going to say there has to be a fabric that's consistent with the existing awning and consistent with the awning as it was prior. So if you're going to have blue we might need to think of how that blue will show up in canvas versus how the blue will show up in the temporary. Does that make sense?

Mr. Beougher: Yeah. Can you go to the Grace Grill sign? So that sign is on the canvas? That's the permanent sign?

Mr. Hwang: Yes, sir.

Mr. Beougher: And you intend to leave it blue letters on, and that's a tan canvas awning face and the blue matches the sign on the Days Inn sign pretty much?

Mr. Hwang: That's the idea, yes.

Mr. Beougher: That tan is not really a deep tan. It's almost -- it's fairly light. Would you have objection to using that same color in the lettering on the other awning?

Mr. Hwang: I'm trying to -- at least people can see with something bright, the lettering. In the past, it was burgundy, but blue you can see a lot better. Brice Road is -- you're traveling like 35 -- 40 miles an hour and you can really see the burgundy.

Mr. Hansen: Well, just to clarify, the other sign actually faces Eastgreen. It doesn't face Brice Road. The sign does face Brice Road.

Mr. Comeaux: Insofar as the color scheme, I think what you're looking for is kind of a consistent color scheme theme—

Mr. Hansen: Right.

Mr. Comeaux: --which makes very good sense to me, but I think the physical location of this, they're almost -- they're pretty two distinct entrances, correct?

Mr. Hansen: Sure.

Mr. Comeaux: And so it's not like you're going to say this awning is right here and then 5 yards away or 10 yards away a separate awning is. I understand your concerns and if they were having two doors of a McDonald's, for instance, that were -- but these, I think, my recollection is there are fairly different ways to get to the same place in the building. Am I right? I mean, one fronts Brice and the other one is kind of a side lot?

Mr. Hansen: Right. I think the only thing I was trying to avoid was having three colors on one awning.

Mr. Comeaux: Three colors on—

Mr. Hansen: So the top of this awning is green, the sides are beige and—

Mr. Comeaux: Okay. I understand.

(inaudible)

Mr. Hwang: May I say just one -- with the distance you really cannot see the top of the awning and side of canvas really. From a distance you cannot really see it. I know what you're saying, color coordination is very important to you. I know that. It's just that my point is I'm trying to do some advertising because business has been really dropped and I took over this hotel three years ago and we lease the restaurant, the bar to a third party and he closed the business in March, so that was an unexpected thing

to happen within two months. I had to invest a lot of money to just reopen the business and I was planning to actually change the whole awning and I got some estimates, but it was so expensive to do that.

Mr. Beougher: Since you have the tan color on the sides of this awning that's up on the screen, would you consider replacing the end panel with tan cloth with blue letters to match the other awning?

Mr. Hansen: It's tan now underneath that.

Mr. Beougher: It's tan now underneath?

Mr. Hansen: Yeah.

Mr. Beougher: So you just apply blue letters to the tan cloth?

Mr. Hwang: Yes, just the front of the awning and the rest of it stays the same, which is—

Mr. Beougher: If you do that, use blue letters here and I think the ground sign is around the corner, right?

Mr. Hansen: Yeah.

Mr. Beougher: And I think for the sign faces matching the white lettering on the blue-green or blue—

Mr. Hansen: Blue and yellow Days Inn logo?

Mr. Beougher: Yeah. The corporate sign colors, I think that would be fine. I think the awnings are where we're kind of getting hung up, on the tan. That's where I'm most concerned, that they match or look like it's a cohesive package and then the two signs ought to look similar as well.

Mr. Hansen: I agree with that.

Mr. Beougher: Is that acceptable to you, to use blue lettering here on the existing tan panel?

Mr. Hwang: Yes, sir, but it's – yes.

Mr. Beougher: And then white lettering on the ground sign with the blue background.

Mr. Hwang: But it's bold like advertising because people can see. I had a few persons say that sign stands out, so I came here. I didn't know before you were here, so for the business advertising I think that helped better.

Mr. Beougher: It was easy to miss when it was green.

Mr. Hwang: Yes, you-- I'm trying to do whatever you recommend to do, but my point is just that trying to stay with the hotel logo and then there were also to stand out, better for the advertising. Like you say, it's the west side of the hotel entrance and there is the southeast side of the entrance, so it's far from each other. So it's not really close to – and it looks really ____.

Mr. Beougher: And the green fabric in only on the top of this sign.

Mr. Hwang: Just on the top and that's the green and on the side it's a tan awning.

Mr. Beougher: I'm sorry, I missed that.

Mr. Hansen: And the front's tan. That's what you confirm?

Mr. Hwang: No. The front was a tan with green letters that used to be Mulligan's Pub, green letters with a _____ strip for bar was there.

Mr. Beougher: And you're okay with using the tan awning face as it is, take off the existing letters and use blue letters on that tan face?

Mr. Hwang: Yes.

Mr. Beougher: Instead of white on blue like you've got shown here? So it would look like the other, like the Grace Grill. You can go back to that. And is this the same green that the other awning is?

Mr. Hwang: Yes, sir.

Mr. Hansen: I think when we get to the point where you're going to replace the entire awning, we can discuss the color options at that point that you ultimately want what I think in this temporary--

Mr. Hwang: But I cannot promise when that will happen but that's my plan, just when we do better business, when I have a better financial situation I will change the whole awning, yeah. And when we do that we can discuss it, yeah.

Mr. Hansen: We would like that very much also.

Mr. Hwang: Yes.

Mr. Beougher: All right. I will make a motion to approve the package contingent on the following conditions. That the awning for Matt's Place utilize the same color face and letters as Grace Grill currently has, using a tan sign face and blue-green letters, whatever it is. I can't really tell from the photographs.

Mr. Hansen: Can we also condition that the old sign be repaired, the old sign location on the west side of the building, on the west elevation?

Mr. Beougher: Second, that the Abner's Restaurant remnants be repaired with an acrylic coating on the EFIS surface.

Mr. Hwang: Yes, sir.

Mr. Beougher: And also that the ground face change utilize white lettering and blue background to match the Days Inn sign at the front of the building.

Mr. Baker: It's been awhile. Is this the building that had the pier? It's all – where the stucco is removed?

Mr. Hansen: Yeah. It's a code enforcement issue so we'll address it that way, but I just wanted to let you guys know.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

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

8. 6535 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: ALL STAR SIGN, INC., VIVIAN DIEHL (5506DR). NEW WALL SIGN AND GROUND SIGN FACE CHANGE.

Mr. Baker: State your name for the record please.

Ms. Vivian Diehl: Vivian Diehl.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: The applicant is proposing a new wall sign for 6535 East Main Street. This was the West Shore Pizza location and they're also proposing a ground sign face change. Here's the existing ground sign and then they're proposing – what's the term that you used on this, I forget?

Ms. Diehl: Cap-over, cut-to-shape, cap-over.

Mr. Hansen: Cut-to-shape cabinet, so it's not – it's a cabinet sign but it's not an interchangeable cabinet sign face and kind of bubble letters in a way, so they're proposing that for the wall sign. Staff sees this acceptable to meet the Community Commercial Overlay requirements that no cabinets be used. Here is the face change. It meets all area requirements for the sign code and staff recommends approval.

Mr. Baker: Thank you. You have anything to add?

Ms. Diehl: No.

Mr. Baker: Any questions or comments from the Board?

Mr. Miller: I have one. The brick sign foundations, several of them down Main Street have chloride leaching through the bricks. May we ask that that be cleaned up, powered washed and waterproofed? This foundation design itself looks like it's just in need of maintenance, when I look at it when I drive by there. And the reason I say that is the City's looking at a lot of retaining walls along Main Street that are within our right-of-way and we're having _____ and these monument sign foundations are on private property. They were built during the Main Street project. They won't _____. So I don't know if it's a question that we can ask the monument part of the sign be made a little more presentable _____ the maintenance _____. Usually that stuff comes off with a power wash and some waterproofing after _____ (inaudible – speaking off mic).

Mr. Baker: Sounds reasonable.

Mr. Thompson: Well, you know the reason that happened, right?

Mr. Miller: Yeah. I've been (inaudible – off mic).

Mr. Thompson: That fly-by-night engineering company that designed it didn't put in cap flashing.

Mr. Miller: Right and they don't have _____. And you know what, and there aren't weep holes down at the bottom either.

Mr. Thompson: It's not a cavity.

Mr. Miller: So, you just have the same problem (inaudible – off mic).

Mr. Diehl: Well, I can propose that along with our face change that we, to our customer, that they clean that brick up. It's not a problem.

Mr. Hansen: I think they'll be understandable since that is their business image to have something—

Mr. Diehl: They're doing a lot of, I think, extra landscaping and cleaning up the building as well, so I don't foresee that to be an issue. The cap-over sign and the cut-to-shape sign is similar to Dollar General, Advanced Auto. It's the same similarity.

Mr. Baker: Can I get a motion?

Mr. Beougher: Well, I just have a question and it's not really to the size, it's more of an operational issue. I want to know how they're going to do the little onion volcano at the drive-thru window. It's part of the whole experience.

Ms. Diehl: I can't answer that.

Mr. Beougher: All right.

Ms. Diehl: But I can get back with you.

Mr. Beougher: It just won't be the same driving through and not having flames shoot at you and singe your eyebrows.

Ms. Diehl: Do you want me to really propose that?

Mr. Beougher: No.

Mr. Hansen: Just out of curiosity, what's the graphic?

Ms. Diehl: What is the graphic? You know, to me it looks like dominoes, three dominoes strung together but it's just something that has – it actually has some meaning. It's like an Asian, like lucky kind of thing, or peace or _____ or something. I don't know, but I do know it has meaning.

Mr. Hansen: Okay.

Mr. Baker: Can I get a motion?

Mr. Beougher: Move to approve.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

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

C. OTHER BUSINESS

Mr. Baker: I assume there's no Other Business. Meeting adjourned.

D. ADJOURNMENT

The meeting was adjourned at 7:30 o'clock p.m.

Scott Baker, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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