

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
MAY 15, 2008
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Lucas Haire Mr. Duane White Mr. Thomas Kucera Mr. Norman Brusk Mr. Patrick Feeney
Others Present:	Ms. Nadine Morse, Clerk

2. APPROVAL OF MINUTES

Chairman Feeney: All right. Move on to Item A2 which is approval of the minutes. Is there any changes? Does anybody have any changes or additions, deletions to the minutes? (No response.) Hearing none, we'll approve them as written and we'll go on to approve the agenda.

3. APPROVAL OF AGENDA

Mr. Feeney: Any changes to the agenda? (No response.) All right. No changes. We'll keep the agenda.

4. SWEARING IN OF SPEAKERS

Mr. Feeney: We'll swear in the speakers, so if anybody wants to – is going to get up and speak – if anybody's going to speak, if you'll please stand raise your right hand. (Mr. Feeney administered the oath.) Yeah, if you're going to speak tonight, if you'll sign in at this table up here before you leave or – yeah, when you come up to speak you can sign in. That'd be fine. Thank you.

5. PUBLIC COMMENT

Mr. Feeney: Is there any public comment tonight? (No response.) Okay. We'll move on to the issue of unfinished business.

B. UNFINISHED BUSINESS

Mr. Feeney: We don't have any unfinished business tonight so go ahead and read Item C1, please.

1. VARIANCE APPLICATION, 2426 TAYLOR SQUARE ROAD, REYNOLDSBURG, OHIO: REQUESTING A VARIANCE FROM TABLE 1181 OF THE REYNOLDSBURG PLANNING AND ZONING CODE TO ALL A **TYPE A** GROUND SIGN TO BE CONSTRUCTED THAT IS LARGER THAN FIFTY SQUARE FEET (50') PERMITTED BY CODE AND IS CLOSER THAN TEN FEET (10') TO THE RIGHT-OF-WAY LINE. CONTACT PERSON: BRENDA HUNT (30-ZV).

Mr. Feeney: Will you just state your name and who you are and who you represent.

Ms. Brenda Hunt: I'm Brenda Hunt from Hanover Sign Company. We had this approved once, but it was in the wrong place. We came for a variance, what was it, last month or a month before? They want to put the – their tenant sign is three panels where the Panera Bread sign is right now. Evidently, Panera got approval to put that sign there temporarily. They had some kind of agreement with the Drury Inn.

Mr. Feeney: Okay.

Ms. Hunt: So it's going to come down and the Olive Garden, it's a smaller sign, it's going to go up. It's a shorter sign as well. Do you have the drawings?

Mr. Feeney: Yes, we do.

Ms. Hunt: Okay.

Mr. Brusk: Is Panera going to have a sign also?

Ms. Hunt: I have no idea.

Mr. Haire: No. I spoke with the vice president of Drury Inn in the real estate section and he said that their agreement with Panera was that when the property in the rear developed that that sign would be removed and that a new sign would go up and Panera will not have a location on that sign. So that'll be for future tenants.

Mr. Feeney: Does Panera have a sign out there? I mean, are they going to come to us here?

Mr. Haire: No. Drury owns the property so Drury is – I guess that would be the sign for this property and I told them, by placing this sign here they're giving up the right to the monument sign for restaurant number three as it's shown on your map. He said that's fine, that there would be a panel on the sign.

Mr. Brusk: So this future tenant is the future restaurant?

Mr. Haire: It'll be – yeah, restaurant number three and then they'll do – the Drury Inn will probably be across the top there.

Ms. Hunt: Right.

Mr. Feeney: Okay.

Mr. Brusk: Oh, I see.

Mr. White: Ms. Hunt, I am really concerned about the sign you're proposing to put up here in place of the Panera sign. It's a monumental sign and apparently the Panera sign has two posts that go through and allow visual sight of the traffic coming to the right. I'm wondering if your sign, if your request for variance to be closer than 10' from the right-of-way. How close would you actually be to right-of-way in which you would obstruct the visual?

Ms. Hunt: We won't be any closer than Panera is right now, because this sign is smaller than Panera's.

Mr. White: Well, how much are you asking? It's indicating here that you're asking for less than 10'. How much variance are you asking?

Ms. Hunt: Luke, I don't know, you did all this work before so you have to—

Mr. Haire: Yeah. I don't know what – I think—

Ms. Hunt: I think it's really close to 10'.

Mr. Haire: Yeah. The right-of-way line is where the fence is actually located. So you see the corner post for the fence? That's the actual right-of-way location and I had the City engineer look at this and he said it wouldn't be within the site triangle, so it wouldn't interfere with any traffic as far as site lines.

Mr. Kucera: So you say the traffic engineer is okay with it?

Mr. Haire: Yeah, and City engineer—

Mr. Kucera: --guidelines?

Mr. Haire: Right.

Mr. White: Okay

Mr. Feeney: So, how many square feet are you – is the sign going to be? I didn't have my calculator with me so -- and you're asking for more than 50 square feet, right?

Ms. Hunt: It's just a hair over 50 square feet. But they usually put it on here, so—

Mr. Feeney: I didn't see it.

Ms. Hunt: Well, the sign is 6 – so that's 5 by roughly 11, not quite 11.

Mr. Haire: I think it was 56 something.

Ms. Hunt: Yes.

Mr. Feeney: Oh, okay.

Mr. Haire: About 6' over--

Mr. Hunt: It's not as big as, like I said, Panera. Panera's is 59 square feet. It's 13' long.

Mr. Brusk: I don't see any problem with it. I think this will work nice.

Mr. Feeney: Okay. So you're asking for 6 -- for a sign that's 6 square feet larger than what is required--

Ms. Hunt: Correct.

Mr. Feeney: --and it's going to be 10' off the right-of-way?

Ms. Hunt: Right.

Mr. Haire: I think it's about 8 off of Taylor Square Drive. That's what the variance request is for.

Mr. Feeney: Okay. Yeah, the site plan is – I couldn't get my ruler out to measure how far that thing was going to be.

Mr. Haire: Right.

Mr. Feeney: Is there any other Board questions, comments? (No response.) If not, I'll entertain a motion.

Mr. Brusk: I move that we accept Variance C1 (30-ZV).

Mr. Haire: I'll second.

Mr. Feeney: Call the roll, please.

(Clerk called the roll. Mr. Feeney voted "yes." Mr. Brusk voted "yes." Mr. Kucera voted "yes." Mr. White voted "yes." Mr. Haire voted "yes." Motion carries.)

Mr. Feeney: Thank you very much.

2. MAJOR SITE PLAN REVIEW APPLICATION, 1549 BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT USE, VACANT; PROPOSED USE, DENTAL OFFICE; PRESENT ZONING, COMMUNITY COMMERCE (CC); PRESENT OWNER, DR. HELLEN ASHFORD. CONTACT NAME: JEFF MEMMER (18-MS).

Mr. Feeney: Thank you.

Mr. Jeff Memmer: Hello. My name is Jeff Memmer and I'm representing Dr. Ashford for her new dental office.

Mr. Feeney: So, we're just here to review the site plan. It looks like it's going to be a very nice building. I think I saw on the one site plan where you had an egress easement. So these are two separate pieces of property, the front and the back?

Mr. Memmer: Correct. I think it starts _____ the front parcel and she owns the parcel directly behind it. So they have an easement, you know--

Mr. Brusk: Could you speak into the mike? I can't hear you.

Mr. Memmer: Oh, yeah. They have an ingress-egress easement come through his parking lot.

Mr. White: What arrangements have been made for drainage in that area? You know, you can't add a structure that's going to increase the drainage.

Mr. Memmer: The engineering plans have been approved and it doesn't call for any storm structures that I'm aware of on the site there. We're adding water and sewer to the area out from Brice Road, but I don't believe that it – based on it's not that large of a building that it's going to require an actual storm sewer. So I don't-- correct me, Lucas, if I'm wrong but I don't believe that there's any major storm water—

Mr. Haire: No. It's under a half acre, so they're not required to do any onsite detention. I passed out a copy of a landscape plan that was submitted with the Design Review packet and I don't think that Mr. Memmer, you have a copy of the landscape plan. But I had some concerns over there's no species listed on the landscape plan that was submitted, so that's something we'll need to address prior to issuing zoning certificates for the property. So that's something I would have to recommend that we do

conditional approval based on them supplying the species of the plants. It appears that it'll meet the requirements as far as quantity of plants and tree caliper and all those things that are required.

Mr. Kucera: The property behind it, what is that zoned?

Mr. Haire: The property to the rear?

Mr. Kucera: Yeah.

Mr. Haire: It's in the City of Columbus, so I don't know. It's used as single from the residential.

Mr. Kucera: Okay. So we don't – I mean, normally when you have CC backing up on residential there's a, I think, the back set is like 120' or something. The back of the building, setbacks on -- because it's not in Reynoldsburg, then there's no variance required?

Mr. Haire: It's typically 30' setback. Parking is 50 which can be reduced to 25. Remember we did the variance down there on Farmsbury. We ran into that same issue. The setback itself is 30, but parking is 50.

Mr. Kucera: Well, I thought it was 120 and you could – if they put in mounding and screening, you can have that which would get you down to 60. I don't—

Mr. Haire: Do you have that code there? Can I see it?

Mr. Brusk: It's going to be 30 eventually.

Mr. Kucera: I don't know if that applies, because the other land isn't in – it's out of our jurisdiction.

Mr. Brusk: Yeah.

Mr. Kucera: And then, if I could ask, what – how are you going to light this property?

Mr. Memmer: The lighting right now is scheduled to be on the building.

Mr. Kucera: And what kind of lighting is to be on it?

Mr. Memmer: Like the coach light type situation.

Mr. Kucera: Excuse me?

Mr. Memmer: Coach lights on the front of the building—

Mr. Kucera: Okay.

Mr. Memmer: --and then there's a -- flood lights in the back.

Mr. Kucera: Okay. And what style are they? Are they down lighting? Are they dark skies—

Mr. Memmer: The exact spec hasn't been specified at this time on the exact fixture that'll be chosen for those.

Mr. Haire: I don't think there's an intention to do parking lot lighting, because this business won't be open in the evening hours.

Mr. Kucera: Yeah. But during the winter, it's dark at 5:00.

Mr. Haire: 5:00. Yeah.

Mr. Kucera: Yeah. 4:30, 5:00 and—

Mr. Haire: But I think they just intended to on-building lighting, I guess.

Mr. Kucera: Yeah.

Mr. Haire: Some typical -- nothing out of the ordinary for—

Mr. Kucera: Because, again, my concern is that on the back of the building that whoever's residence is back there—

Mr. Brusk: --is shaded.

Mr. Haire: If you look at the photographs you can see there's a pretty heavy tree line in the back.

Mr. Kucera: Okay. And there's no intention to affect that tree line?

Mr. Haire: No.

Mr. Kucera: I'd like to -- similar to the specie, I'd like to make it conditional on them to advising the building department or yourself on what style of light's going to be back there.

Mr. Haire: Okay. And I see on the architectural renderings they have lighting shown on the front of the building anyways, at least the type of fixtures they're looking at.

Mr. Feeney: Globe.

Mr. Haire: Yeah. The globe type fixtures, but I don't see anything on the rear.

Mr. Feeney: Noting on your landscape plan, that it just shows that there's a future six parking spaces towards the front, or the entrance into the property and the landscape plan, you show that there's trees going to be planted in those spots. Those aren't existing, are they? It didn't appear in the—

Mr. Haire: No.

Mr. Hemmer: No. Those are non-existing.

Mr. Feeney: You'll probably move them out instead of tearing them out later.

Mr. Haire: I think that was the intention. We talked about that at the Design Review. When they place those parking spaces, if expansion takes place and they require that parking, they'll move those trees to the islands, I guess, at the front because they're looking at adding three spaces. And then you'll have a small island between the two parking lots, so they'd put those trees in there to screen and that would meet the screening requirement also for the parking area.

Mr. Feeney: Wouldn't it be smart to do it now? Then you wouldn't have to—

Mr. Memmer: Well, the doctor and I had a discussion about potentially putting those spots in at construction now so that they – just to have more parking. So it's likely that that's going to happen. I don't know, would that require the screening to change at all or—

Mr. Haire: Yeah. And--

Mr. Memmer: Because we wouldn't—

Mr. Haire: --with your revised landscape plan you'll want to show that.

Mr. Memmer: Okay. Yeah, because you have to-- I don't know that you-- there's no timetable on the expansion or the potential, if ever, for sure. But parking's not real, real thick there, so we discussed putting all the parking spaces in. And I think there's six additional spots there, so—

Mr. Feeney: Yeah, I think -- it just shows three on each side there. Any other comments from the Board or questions?

Mr. Haire: Do you know what the intentions are for signage? They're not showing anything on the building itself?

Ms. Ashford: Basically—

Mr. Haire: You just come to the mike in front.

Mr. Feeney: Yeah, you can come on up.

Mr. Brusk: Swear her in.

Mr. Feeney: Just introduce yourself.

Ms. Hellen Ashford: I'm Hellen Ashford, future building owner. We were basically -- Don Wilkins is in front of me and he has the signage that sits on Brice Road and we were going to go in with the sign together. So it's going to be more like kind of a marquis with everyone that's kind of back on that acre being on there, which will be him and me, so just the two of us then.

Mr. Haire: Will it be a new sign or will it be you're going to just alter the existing?

Ms. Ashford: It will be a new sign because it's he has kind of an oval—

Mr. Feeney: Right.

Mr. Haire: Right.

Ms. Ashford: --like sign that's just kind of low than the rest of it. We're still kind of going along with the Dental Association regulation of signage and the rest of it. But just a -- and I don't know if this was something that you guys -- because I know on what, Main Street, you have certain, you know, the way things go there and the rest of it.

Mr. Brusk: We have the same requirements.

Mr. Feeney: Right.

Ms. Ashford: So we're still pretty open at that. We haven't come up with exactly how we're going to treat that, but we're all going to be on the same thing. And it will probably be in about the same spot that it is now.

Mr. Haire: Okay.

Mr. Brusk: You anticipate it being electrical or is it going to be--

Ms. Ashford: No. I think what it'll be would be more like floodlights kind of lighting it at night on it the way that he has it now.

Mr. Feeney: Any other comments?

Mr. Haire: I'd just like to commend you. This is a very nice attractive building. I think it'll be a great addition to Brice Road.

Mr. Feeney: All right. There's no other comments, so I'll accept a motion to – what do we do, approve?

Mr. Haire: Yeah. I'll make a motion to approve with the condition that a revised landscape plan be submitted showing species and a revision to the location of the trees within the future parking spaces.

Mr. Kucera: And I'd like to amend that motion that also that the submittal of the type of lighting in the back to make sure that it's not objectionable to the rear neighbors.

Mr. Haire: Great. I agree with that.

Mr. Feeney: All right. Do I have a second?

Mr. Kucera: I'll second.

Mr. Feeney: Can I hear the roll, please?

(Clerk called the roll. Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. Kucera voted "yes." Mr. White voted "yes." Mr. Haire voted "yes." Motion carries.)

Mr. Feeney: Thank you very much.

Mr. Memmer: Thank you.

Mr. Feeney: Ma'am, could you – Ma'am?

Mr. Memmer: Ms. Ashford?

Mr. Kucera: Dr. Ashford?

Mr. Feeney: Could you sign in, please? Thank you.

D. OTHER BUSINESS

Mr. Feeney: All right. Is there any other business that – seeing none on the agenda and we didn't modify the agenda--

Mr. Brusk: I just want to say I wish Tom good luck in everything and have enjoyed being on the Board with you.

Mr. Feeney: Is this your last meeting?

Mr. Kucera: Yes.

Mr. Feeney: Oh, it is officially your last meeting?

Mr. Kucera: Yeah.

Mr. Feeney: Good luck. Yeah, that's great.

Mr. Haire: Thank you for your years of service, Tom.

Mr. Kucera: Well—

Mr. White: I would like to put mine in, too. I appreciate knowing you and hope everything will go good for you.

Mr. Brusk: It's four to 0. You lucked out.

Mr. Kucera: Likewise, my thanks to you all. You all were a great help to me when I was Chairman and I enjoyed my tenure here and, but for things always change, things have to move on. Otherwise, I'd stay here because I really enjoy doing it.

Mr. Feeney: That's great. We appreciate it very much.

Mr. Kucera: Thank you.

Mr. Feeney: Thank you. If nothing else, we'll adjourn.

E. ADJOURNMENT:

Meeting adjourned at 6:50 p.m.

Patrick Feeney, Chair

Nadine Morse, Clerk

This document transcribed by:
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