

MINUTES  
CITY OF REYNOLSBURG  
DESIGN REVIEW BOARD  
MAY 7, 2009  
6:30 PM

A. CALL TO ORDER

1. ROLL CALL

|                  |                                                                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Members Present: | Mr. James Comeaux<br>Mr. Lane Beougher<br>Mr. Richard Hudson<br>Mr. Kevin Bainter<br>Mr. Scott Baker<br>Mr. Thomas Eller<br>Mrs. Pamela Boratyn |
| Others Present:  | Mr. Aaron Domini, Planning Administrator                                                                                                        |

2. APPROVAL OF MINUTES OF APRIL 2, 2009 MEETING

**Chairman Comeaux:** The next item is approval of minutes for the April 2<sup>nd</sup> meeting. I was not here so—

**Mr. Domini:** I'd like to make a note, Mr. Comeaux. At our last meeting, I started the meeting as the Chair and Vice-Chair were not here. I don't believe our Bylaws has a provision for what we're supposed to do when that happens. So I was corrected by a member of the City that I'm not to run a meeting. And I tried to put the election of officers as the first item of business, but I just want to make note for the record that's why I started the meeting and did the approval of agenda and approval of minutes. We may want to look at our Bylaws so we are prepared if this happens again. I think other Boards have a provision for a senior member, acting senior member to run the meeting in the event that the Chair, Vice-Chair are not here.

Also, I would like to note that the meeting was adjourned at approximately 7:40.

**Mr. Comeaux:** Were there any other notes or comments on the agenda?

**Mr. Domini:** One other note. Mrs. Boratyn is noted as Chair on the minutes and she should be noted as Vice-Chair.

**Mr. Comeaux:** Okay. Are there any other comments, notes, etc. about the minutes from the prior meeting? (No response.) Can I get a motion for approval?

**Mr. Beougher:** Move approval of the minutes as amended.

**Mr. Eller:** I second.

**Mr. Comeaux:** All in favor say “aye.” (Response is “aye.”)

3. APPROVAL OF AGENDA

Everyone has received a copy of tonight’s agenda, correct? Additions or deletions to that agenda?

**Mr. Domini:** No. No additions or deletions.

4. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers the oath.)

5. PUBLIC COMMENT

**Mr. Comeaux:** Now is an opportunity for public comment. If anyone is here to comment, if they anything that you’re not maybe specifically talking to us about later, now’s your chance. (No response.) No? Okay.

B. NEW BUSINESS

1. 2036 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO:  
APPLICANT: SIGNCOM, INC., BRUCE SOMMERFELT (5366DR). NEW  
STOREFRONT AAA LOGO; STANDARD CORPORATE SIGN.

**Mr. Domini:** Yes. Your monitor’s not on. You need to turn the power button on. Well, we’re fortunate enough to have AAA moving to town and with that comes a sign. So before us we have a Type B wall sign. AAA is opening at the location which is the old S&K Warehouse. I believe this is referred to as the Slate Ridge Commercial Plaza. Internally, illuminated LED channel letter sign that measures approximately 35 square feet. The length of the building is approximately 40 feet, so it meets the provisions for a Type B wall sign. With these types of applications, we’re looking at how the sign as proposed fits the intent of the sections I have listed here, the overall visual impact the sign on the viewer’s perspective and the overall impact on the District per those two standards. There are other standards you may want to look at, but those are the two that I pull out for you.

Here’s the sign as proposed. I think we’re all familiar with the AAA logo brand. That’s what it looks like on the existing building. I believe they’re taking both of those tenant spaces there. And that is all I have. Here are some additional pictures for you of the center and the other signs that are currently up at that center and the S&K Men’s Warehouse, that’s shown there, is where AAA is going. I believe we have somebody here to speak to the issue if there’s questions.

**Mr. Comeaux:** Sir, if you’d just say your name for the record.

**Mr. Bruce Sommerfelt:** Thank you. Bruce Sommerfelt with Signcom on behalf of AAA and they're excited to be moving into the space. It fits their prototypical area, space and size. They are, as Aaron said, taking both those storefronts for 40 foot of frontage. The S&K Men's Ware has already been removed in anticipation for the installation of their logo branded signage and hopefully it fits within what Reynoldsburg would like to see, a straightforward installation. I did see on the application – we meant to bring samples, but I was running incredibly late so I don't have physical samples, but I can certainly get them to Aaron for review. But it is typical of the internally illuminated channel letter application.

**Mr. Comeaux:** Are there any questions or comments for Mr. Sommerfelt?

**Mr. Eller:** I drove by and noticed that the cultured stone where the old sign had been removed was in pretty bad shape. Is that going to be repaired before you install the sign?

**Mr. Sommerfelt:** Yeah. The penetration holes should all be caulked and filled with a light colored caulking. And any staining that was from that should be power washed off prior to the new installation, so you don't see that residue or that haze from prior--

**Mr. Eller:** It looked like there were some loose stone and some stone that were cracked and needed to be replaced.

**Mr. Sommerfelt:** I'll certainly make that--

**Mr. Eller:** I don't know that caulking the holes in that stone is going to be—

**Mr. Sommerfelt:** Yeah.

**Mr. Eller:** And the S&K sign was so much larger than the AAA sign.

**Mr. Sommerfelt:** Correct. We'll make a mention. Lincoln construction normally does due diligence on that. I'm surprised they haven't at this point, so – but I'll certainly make mention to that.

**Mr. Comeaux:** Anything else? I just want to say I'm happy AAA is moving here. Can I have a motion?

**Mr. :** I motion to approve.

**Mr. Comeaux:** I have a motion to approve. Can I have a second? Second by Mr. Beougher.

(Mr. Domini called the roll. Mr. Hudson voted “yes.” Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Eller voted “yes.” Mrs. Boratyn voted “yes.” Mr. Comeaux voted “yes.” Mr. Beougher voted “yes.”)

**Mr. Sommerfelt:** Thank you, ladies and gentlemen.

**Mr. Domini:** Next step is just a sign permit and building permit.

2. 7522 BROADWYN DRIVE, REYNOLDSBURG, OHIO: APPLICANT: JACK STEPHEN (5367DR). REPLACING ROOF AND REQUESTING APPROVAL OF MATERIAL (METAL STANDING SEAM ROOFING).

**Mr. Comeaux:** You can just come up here, say your name and then Aaron will give us the preliminary walkthrough.

**Mr. Jack Stephen:** Jack Stephen.

**Mr. Domini:** This is a single-family home in the Historic Overlay District and, as you know, we have recently passed the Historic Commercial Overlay. We did not delete this section and the intent was we wanted to see how the Historic Commercial Overlay would work prior to deleting this section, so a single-family home, still within the Historic Overlay, still are required to get approval through this Board. That was something that the committee discussed and decided ultimately not to delete this section at this point in time.

This applicant is proposing to change the roof type. The existing roof is both metal and shingle. I'll show you a picture in a moment. And the applicant is proposing to install a standing seam metal roof on all areas of the existing roof. He indicated he would bring samples for us. The Board just needs to consider the standards that I've listed in the staff report when reviewing this application. Here is the existing house on Broadwyn. I tried to take some pictures just to show you there are some different roof materials that are on there now.

**Mr. Stephen:** That's the wrong house.

**Mr. Domini:** It is?

**Mr. Stephen:** Yeah.

**Mr. Domini:** Then I apologize.

**Mr. Stephen:** That's all right. That's the one that already has an existing standing seam roof on it. That's the one on the corner.

**Mr. Eller:** That's on the corner of Graham.

**Mr. Stephen:** Graham and Broadwyn.

**Mr. Domini:** I apologize.

**Mr. Stephen:** I think that actually might – that's a much older roof. That might be the old—

**Mr. Domini:** As you can see, it was a rainy day when I took that picture, so I must have misread the address. But at least you can see the character of an existing standing seam in that district. I will bring up a picture of the applicants house on Google now for the Board to examine.

**Mr. Stephen:** I brought a picture of mine.

**Mr. Domini:** Brought a picture? Okay. Excellent.

**Mr. Eller:** Question: How bad is the condition of the existing slate roof?

**Mr. Stephen:** They're falling off faster than I can keep up with it right now. I don't know if they're original to the house. The house was built in 1890, so that type of slate, it's good for roughly 120 years and it's about there right now.

**Mr. Eller:** What about the gutter system? Right now you've got a gutter that matches the slate roof. Are you – and you've got some rake boards that are kind of nice and a nice feature and don't really go with the typical gutter and downspout system. What's your strategy there?

**Mr. Stephen:** We were going to update the gutters around.

**Mr. Eller:** The porch roof is asphalt, shingle I believe, and you've got slate on the house, so what are your intentions with the roof on the porch and the colors perhaps?

**Mr. Stephen:** To match the metal roof and here I did the best to get—  
(speaking off mic)

**Mr. Eller:** Any plans for the garage out back?

**Mr. Stephen:** I don't know the history on it, but it's got a brand new roof on it. It looked like at one point the garage had burnt and they rebuilt the upper portion. It's got new roof trusses and a new roof on the garage. Of course, the 70 mph winds we had out of that hurricane storm, I think they damaged a couple of shingles, but as of right now I was just going to keep that roof shingled.

**Mr. Eller:** It's difficult to see from the small brochure just exactly what type of roofing. Is it a standing seam type panel or does it have – is it just a ribbed panel?

**Mr. Stephen:** It's a ribbed panel. It should be the pro-rib premium, the profile in there.

**Mr. Eller:** So the one in the center here? That one?

**Mr. Stephen:** Yes.

**Mr. Eller:** My concern with that is that it doesn't really have the same profile as an historic structure would, more appropriate for a pole barn or other modern structure, unless it's much flatter than it looks on this picture. It just looks like it's—

**Mr. Stephen:** I have picture of the — actually I think it's — the Historical Building has that type of roof on it. Truro -- Reynoldsburg Historical on the corner. It's hard to see but the profile, I think—

**Mr. Eller:** Well, having owned a number of houses with slate roofs, I can appreciate your maintenance issue. From the road, driving by it looks nice, but we understand there are some issues with that.

**Mr. Stephen:** You basically have to repel to paint your house.

**Mr. Eller:** Yeah. And any time you go up on it, you're going to crack more than you fix.

**Mr. Stephen:** Yeah.

**Mr. Comeaux:** What's the paint color on the house now?

**Mr. Domini:** Slate blue?

**Mr. Stephen:** Slate blue.

**Mr. Eller:** I mean the other color on the house?

**Mr. Domini:** Oh, I'm sorry.

**Mr. Eller:** The Google.

**Mr. Comeaux:** Like a taupe?

**Mr. Stephen:** That's probably an old — I don't know, I can't tell from that picture if that's the new paint or the old paint.

**Mr.     :** Okay.

(speaking off mic)

**Mr. :** Are the shutters removed now?

**Mr. Stephen:** Yeah.

**Mr. Beougher:** Sorry, I'm holding your sample.

**Mr. Stephen:** That's all right.

**Mr. Comeaux:** Are there any other questions for Mr. Stephen? Mr. Beougher, when you were saying about the ribbed versus the flat, was it consistent with the pictures that Aaron showed us for the wrong address, or do you think it's a different character than that all together or—

**Mr. Beougher:** Well, the house on the corner of Graham and Broadwyn has traditional standing seam crimped metal roof with a flat pan across between the ribs. My concern with the brochure was that it almost showed like a pole barn profile which has intermediate ribs to keep it strong. What's the gauge of the metal they're using?

**Mr. Stephen:** 28. I have – they didn't send me the right colors, though. What I have – this is the gauge of the steel.

**Mr. Beougher:** Okay. And typically they put the intermediate ribs in when it's not strong enough to – it's going to oil can. Does anybody else want to see the sample?

**Mr. Comeaux:** In terms of the aesthetics though, is it consistent with what you'd expect on the – I mean obviously (speaking off mic – inaudible).

**Mr. Beougher:** Right. I think, just looking at the picture of the historic barn – the Historic Society barn, do you have an opinion of that roof, Aaron? I mean is it appropriate for the area?

**Mr. Domini:** That particular structure has gotten mixed reviews. When people approach me about that structure, it gets mixed reviews. I think that just depends on what your knowledge is about historic structures. In the general public, there's not too much criticism of it; but those who are more associated with the architectural field have some criticism.

**Mr. Beougher:** Have you looked at a slate look asphalt shingle at all?

**Mr. Stephen:** No. I was trying to stay away from shingles. I was kind of – a new slate roof is expensive, so I was going with the old tin roof kind of look and that fit the budget.

**Mr. Beougher:** And I don't want to steer you in another direction, but when we were considering re-roofing the Livingston House, we found a shingle that had a look like slate, but it's an asphalt shingle. It's a laminated asphalt shingle. The cost of a metal roof is usually pretty high, but maybe you've found a source that's not. Usually shingles would be competitive with it.

**Mr. Stephen:** I was just trying to steer clear, because I think once I put that on it's supposedly guaranteed for life. I don't have to touch it.

**Mr. Beougher:** Have you seen any of the news stories about the schools that leak with metal roofs?

**Mr. Stephen:** No.

**Mr. Beougher:** One of the things-- First of all, the shingles are probably nailed to strips of wood rather than sheathing.

**Mr. Stephen:** The slate or the shingle?

**Mr. Beougher:** The slate on your roof.

**Mr. Stephen:** The slate's probably got 1 x 6's underneath of it with about an inch gap in between.

**Mr. Beougher:** Yeah, so you're going to have to re-sheath it. Okay. One of the strategies that we have done on projects for large commercial facilities is using ice and water shield under the whole metal roof, so you basically have a waterproof membrane under the metal. The problem is it's a little slick, so you have to be careful when you're working on it. But I would just urge some caution when you install the roof. Don't expect it to be completely watertight until you do some tuning.

**Mr. Stephen:** Okay.

**Mr. Comeaux:** Are there any other comments or questions for Mr. Stephen? (No response.) Any further discussion on the matter? (No response.)

**Mr. Eller:** I move we approve.

**Mr. Hudson:** I'll second.

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

**Mr. Domini:** Your next step is to get a building permit from the Building Department.

**Mr. Comeaux:** (speaking off mic – inaudible)

**Mr. Stephen:** Is there anything that I should shy away from that you don't want to see?

**Mr. Comeaux:** I can't remember, is there a color palette? I don't remember if there is, or if it's just kind of—

**Mr. Domini:** I talks generally about colors and I think I put that in the report, but it says to avoid certain bold colors.

**Mr. Comeaux:** (speaking off mic – inaudible)

3. 7669 FARMSBURY ROAD, REYNOLDSBURG, OHIO: APPLICANT: SIGN VISION COMPANY, JIM GRAY (5368DR). INSTALL ONE SET OF ILLUMINATED, INDIVIDUAL MOUNTED CHANNEL LETTERS READING "EDIBLE ARRANGEMENTS".

**Mr. Domini:** I apologize for that picture. Just for the record, I did submit the Google image to the file. That's what we were viewing in the last application and that other picture worked out well.

**Mr. Jim Gray:** I'm Jim Gray with Sign Vision.

**Mr. Domini:** This is a very similar application to AAA, existing commercial center where a new tenant's going in. Like the AAA, it's a type B wall sign. For those of you who don't know where this is located, it's behind Chipotle, adjacent to NG Bar & Grill, which we saw not too long ago. They're proposing to install internally illuminated channel letter with white lettering and red overlay the sign. The size of the sign is approximately 50 square feet and the building face is 30. On these type B's, you get 2 square feet per lineal foot of building face, so it will comply. Here is the tenant space showing the new signage and then I took just kind of some shots of the plaza to show you what other signage is up there. The NG Bar & Grill we saw not too long ago, Jackson Hewett and, I believe, there's a Hallmark in there. The picture on the far left is the vacant space that Edible Arrangements will be taking. It's just to the right of the NG Bar & Grill.

**Mr. Comeaux:** Is there anything you'd like to add?

**Mr. Gray:** It's LED, it's not neon, so it's low voltage within the channel letters.

**Mr. Beougher:** Just on the picture, it looks like the sign is a little higher than center. Is it the intent that it be centered, or where's it going to be located?

**Mr. Gray:** It will be centered in that sign band, sir, yes. It's higher than what it is. I could not adjust that. That came to me that way and I couldn't manipulate that.

**Mr. Beougher:** So it's just the photograph? Your intent is to center it on the facia?

**Mr. Gray:** Oh, yeah.

**Mr. Beougher:** Okay. I thought maybe there was a structural element that you couldn't—

**Mr. Gray:** No.

**Mr. Comeaux:** Any other questions or comments for Mr. Gray? (No response.) Is there a motion?

**Mrs. Boratyn:** So moved.

**Mr. Baker:** I'll second.

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

C. OTHER BUSINESS – NONE

D. ADJOURNMENT

The meeting was adjourned at 6:58 o'clock.

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James Comeaux, Chair

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Aaron Domini, Planning Administrator

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