

MINUTES

CITY OF REYNOLDSBURG DESIGN REVIEW BOARD

MAY 1, 2008
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mrs. Stephanie McCloud Mr. Thomas Eller Mrs. Pamela Boratyn
Members Absent:	Mr. Richard Hudson Mr. Kevin Bainter Mr. Mario Serraglio
Others Present:	Mr. Lucas Haire

2. APPROVAL OF MINUTES

Mrs. McCloud: Item number two is approval of the minutes of the April 3, 2008 meeting. Are there any additions or deletions to those minutes? (No response.) Hearing none, they will stand as distributed.

3. APPROVAL OF AGENDA

Mrs. McCloud: Item number 3 is approval of tonight's agenda. Are there any additions or deletions to tonight's agenda?

Mr. Haire: There's one addition to the agenda which is for 2220 Baltimore-Reynoldsburg Road. It is the BP station that was discussed previously in February. They've brought back the sign samples that were requested. It's application number 5312DR.

Mrs. McCloud: All right. Thank you. Is there a motion for that amendment?

Mr. Comeaux: I'll move.

Mrs. McCloud: Mr. Comeaux moves. Is there a second?

Mr. Eller: I'll second.

Mrs. McCloud: Mr. Eller seconds. All those in favor of the amendment signify by saying aye. (All responded “aye.”) All opposed same sign. (No response.) All right. That item will be added as Item B3.

4. SWEARING OF SPEAKERS

Mrs. McCloud: Item number 4 is Swearing in of speakers. (Mrs. McCloud administered the oath.)

5. PUBLIC COMMENT

Mrs. McCloud: Are any of you gentlemen here tonight here to address the Board on an item not on the agenda? (No response.) Okay, great. Let’s move right along.

B. NEW BUSINESS

1. 7410/7418 EAST MAIN STREET, REYNOLDSBURG, OHIO:
APPLICANT: GOSHIA’S-JOHN GRADUSS, ARCHITECT (5320DR). DESIGN OF CONNECTOR TO JOIN TWO (2) BUILDINGS, BACK DECK AND FRONT SIDEWALK EXTENSIONS.

Mrs. McCloud: If you would, please state your name for the record and then walk us through the proposal.

Mr. John Grauduss: My name is John Grauduss. I’m the architect for Goshia’s Hair & Nail Salon. It’s a 5’ wide addition to the buildings, to join the two buildings and that addition has a 5’ wide face towards Main Street. It’s just a connector between the two buildings and it is drawn in elevation in the plans, also drawn in floor plan, of course. Then there’s an elevation of the back side of the building for a deck, to be able to add a back door for her – an expansion of her salon. This allows the employees to have a location for a break. Then the third item being the addition of paved area along the second building that she has purchased where she is expanding her business, to take out the dirt planters that are along the wall where nothing seems to grow and adds water intrusion into the building. We’re proposing to extend the sidewalk to those areas. Those are the three issues.

Mrs. McCloud: Thank you, Mr. Grauduss. Do we have renderings, any renderings that represent the colors?

Mr. Grauduss: The colors would be the same as they are on the building now. Those were approved previously, so it would be—

Mrs. McCloud: Okay. That’s right.

Mr. Grauduss: Yes.

Mr. Haire: It'll be painted what? Tan?

Mr. Grauduss: I'm sorry?

Mr. Haire: It's a tan color?

Mr. Grauduss: It's a tan color, yeah.

Mr. Haire: Yeah. The pictures that you have in front of you are obviously old pictures because I didn't make it out to the site to take pictures, but what was formerly Reynoldsburg Vacuum is shown in the picture now has a very similar design look to the Goshia's Hair & Nail, with the same awning and same color scheme on the front of it as you see in the top picture there.

Mrs. McCloud: But the connector material?

Mr. Grauduss: Connector material will be the same siding as the adjacent building and then the same colors.

Mrs. McCloud: Okay.

Mr. Grauduss: So it will look like one building.

Mr. Haire: Is that aluminum siding, Mr. Grauduss?

Mr. Grauduss: The one that's adjacent – well, one is block, concrete block, her original building and the other one I think it's an asbestos type shingle. So the siding would have to be a board that is as wide as that shingle or as that siding is. We'll have to determine what that is. It won't be aluminum. It will have to be a board and it'll have to be the same dimensions. It's an 8" dimension, so it's a standard dimension.

Mr. Comeaux: When you say it'll look like one building at the end, when I'm looking at the south elevation, labeled south elevation, is the top of the ceiling or the roof going to meet up with either of the buildings or—

Mr. Grauduss: Actually we're going to drop it down on the little bit, because the two don't meet—

Mr. Comeaux: Okay.

Mr. Grauduss: --that are adjacent buildings, so we're going to drop it so that it has a better look to it.

Mr. Comeaux: Okay. So it's going – one building is here then it's going to be down?

Mr. Gauduss: Right. The other building is at slightly different height, so the connector will be a third different height that's actually lower and that'll make for a better connection. Also, we're going to recess it 2' back so that you don't notice it as much.

Mrs. McCloud: Thank you, Mr. Comeaux. Are there other questions, comments from Board members? The door on the rear of the building?

Mr. Gauduss: The doors are remaining--

Mrs. McCloud: Okay.

Mr. Gauduss: --the way they are.

Mr. Haire: You're replacing the window with a door on the rear, with the deck addition?

Mr. Gauduss: Oh, the door to the rear, excuse me. It would be, yeah, a door with a window into the rear. I think there's an elevation of it, isn't there?

Mrs. McCloud: Yeah, the northern elevation. What kind of door, what color door? Tell me about the door.

Mr. Gauduss: It'll probably be white, a white door. The way the -- no, excuse me. They painted all their doors burgundy, I think.

Mrs. McCloud: Yeah. I was going to say I think—

Mr. Gauduss: So it'll be the same as that.

Mrs. McCloud: Okay.

Mr. Gauduss: The same as the other door.

Mr. Eller: It'll match the existing door—

Mr. Gauduss: Yes.

Mr. Eller: --on that western portion?

Mr. Gauduss: Yes.

Mr. Comeaux: I do have one more question real quick.

Mrs. McCloud: Yes, Mr. Comeaux.

Mr. Comeaux: What are you going to do with the awning that was over the old building? I mean, is there going to be a new awning or a new signage there?

Mr. Gauduss: That was decided last time when I was here.

Mr. Comeaux: Oh, okay.

Mr. Gauduss: So, the awnings don't change.

Mr. Haire: It's been replaced.

Mr. Gauduss: It was already changed and approved the last time.

Mr. Comeaux: Must have been before my time or something.

Mrs. McCloud: I think it was. Thank you, Mr. Comeaux.

Mr. Comeaux: Is Mr. Haire behind on his photographs?

Mr. Haire: Yes.

Mrs. McCloud: Any other comments, questions?

Mr. Eller: Did you mention something about parking, or the parking lot, or expanding or—

Mr. Gauduss: There is a parking lot back there already

Mr. Eller: Right.

Mr. Gauduss: So it would remain the same.

Mr. Eller: And there were plans awhile back to expand that, wasn't there?

Mr. Gauduss: That's correct. And she expanded her existing parking lot. See, this is an adjacent building that she purchased and this connector just simply connects the two buildings.

Mr. Eller: Okay. So I must have been — I don't know why I was thinking additional parking.

Mr. Gauduss: It was some time ago—

Mr. Eller: Right.

Mr. Gauduss: --there was additional parking granted, yes.

Mr. Eller: Right.

Mrs. McCloud: And the concrete fill-in. Is she going to do anything there by way of planters or anything? Did you—

Mr. Gauduss: I've been working with her very hard to – she used planters last year and she had a difficult time with them, but I'm going to encourage her to keep working on it and use planters again this year. That's what we plan to do.

Mrs. McCloud: It's just – I know that it's difficult. I understand that it's difficult to grow indoor, maintain things right there in front of the new building, but to just pave that and make more concrete there—

Mr. Gauduss: Well, I do have permission to say that it would be – it could be pavers, the brick pavers that are used in sidewalks. She would be willing to do that again, because she did it on her previous building when we changed the front.

Mrs. McCloud: At least visually it would break it up a little bit if there were pavers. I really would like to see – it would be nice to have something – I would like the pavers. It would also just be nice to see something green there just to make it a little earth-friendly looking, but-- Other comments, questions?

Mr. Eller: Apparently the hanging pots that the city is maintaining on the street pole there, they survive somehow.

Mr. Gauduss: Yeah, they do.

Mr. Eller: I would think that—

Mr. Gauduss: Well, she just needs to do a better job in maintaining her plants, so I'm working with her closely on that. I've been now working with her for several years, but I understand and I believe she can do it.

Mrs. McCloud: Any other comments, questions, motions?

Mr. Eller: I was hoping to hear even a mild commitment on some type of just minimal landscaping, but I didn't hear anything. Would you be comfortable offering anything or is that beyond—

Mr. Gauduss: I can't offer any actual in-ground landscaping. That hasn't worked there either. That's been – it's just been – what it currently is, is a 2" high curb which is actually a dangerous kind of thing that's made out of little logs, sawdust basically, that's what it is.

Mr. Eller: You mentioned there were some urns or some planters there at one point that—

Mr. Gauduss: Yes, the urns and planters that were used at her original shop. She had a hard time maintaining those last year, but I want her to keep it up because she can do it, just like the street plants have been done.

Mrs. McCloud: Mr. Eller, you can make a motion conditional on that.

Mr. Gauduss: The motion can contain that. I'm willing to take that back to her and make her do it. She'll do it.

Mr. Eller: And that would also include the pavers then?

Mr. Gauduss: Yeah.

Mr. Eller: And at least the urns or the planters she had and before?

Mr. Gauduss: Right.

Mr. Eller: I would be comfortable in moving that we accept your proposal based on the pavers being installed and the planters with some live vegetation of some sort in there.

Mr. Gauduss: Right.

Mrs. McCloud: At least two new ones in front of the new building in addition to the other ones, Mr. Eller?

Mr. Eller: Yes.

Mrs. McCloud: Okay. There's a motion. Is there a second?

Mr. Comeaux: I'll second that.

Mrs. McCloud: Mr. Comeaux seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Haire to please call the roll.

(Mr. Haire called the roll. Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes.")

Mrs. McCloud: Item carries. Thank you very much.

Mr. Gauduss: Thank you.

2. 7110 LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT: JAB LAW – JASON HONAKER (5321DR). REMOVE GLASS STRUCTURE AND REPLACE WITH WOOD CONSTRUCTION.

Mr. Jason Honaker: Do you guys need samples?

Mrs. McCloud: If you have them that would be great. It helps us, especially when all we have are black and whites. If you would, please, state your name for the record and tell us a little bit about the proposed change.

Mr. Jason Honaker: My name is Jason Honaker with Honaker Construction. We've been employed by JAB Law to remove the damaged glass structure (they had a tree limb go through the top of it) and turn it into regular office space. The tree died and they removed it and, therefore, created a lot of heat there in that glass area for the one lawyer that's using that office. We're just proposing to remove that, use the existing foundation and put back a 2 by 4 construction type thing. The siding is old and the shingles on the existing place are old and this is how we came up with updating to a dimensional shingle and some vinyl siding on the whole building, the entire building.

Mrs. McCloud: Where will the entry to the building be?

Mr. Honaker: It's in the rear of the building by the parking lot currently and it's going to remain there. We're not changing that.

Mrs. McCloud: So there'll be no entry now on the front of the building?

Mr. Honaker: And there isn't now.

Mrs. McCloud: Okay. Well, there's a door in that--

Mr. Honaker: It's like a window over there.

Mrs. McCloud: --glass.

Mr. Honaker: Yeah, but they have it blocked off on the inside.

Mrs. McCloud: Okay. But there is physical capability of an entry in the front of the—

Mr. Honaker: Correct.

Mrs. McCloud: --structure and there will no longer be that?

Mr. Honaker: Correct.

Mrs. McCloud: Okay.

Mr. Eller: So that step will be removed then?

Mr. Honaker: Correct. One thing we were going to do, I think, on page four, something we were just going to add a couple of windows there to let some lighting in.

Mrs. McCloud: Especially with the removal of those steps-- Let me back up. You're going to remove the steps. Are you also going to remove the walkway and sod that?

Mr. Honaker: Yes.

Mrs. McCloud: And then let's talk about, especially without even an entry path, landscaping on the front of the building. What are the plans for that?

Mr. Honaker: There are some large deep planters on the back of the building with railroad ties and we're going to remove those because they're actually hurting the building. They're holding too much water and they're way above the basement windows. We're going to remove those and we're going to actually put some flowerbeds and stuff in the front with mulch.

Mrs. McCloud: Okay. And flowerbeds will include annuals, perennials, shrubs – what kind of stuff are we talking about?

Mr. Honaker: They have not had very good success with the shrubs there, but they are talking about annuals, perennials and they don't want to go back to bushes and shrubs if they don't have to.

Mrs. McCloud: Yeah, I just—

Mr. Honaker: --small tree or anything because it—

Mrs. McCloud: Sure. No, I understand. We approve the landscape design plans as well and have a little bit of concern over approving annuals that may get done one year and then we never see them again. So, I think the Board just in general, has an interest in knowing what kind of landscaping is going in there and knowing that it's something a little more substantial and perennial that will be maintained and continued forward, because especially once that walkway – and there's no – there's just going to be the – you're going to see the split block underneath and then it'll just be the front building with two windows and-- I definitely think it needs some green and some color. I don't know if the Board – it's up to the rest of the Board whether we want to see a landscape plan come back or we want to approve something here tonight at the table. Either one is fine with me.

Mr. Honaker: I don't know, they have a professional landscaper that mows and takes care of things and so forth for them. He did not have any specifics for me at the,

you know, last couple of weeks to give me some specifics, but I think he wants to see it at the end and kind of tie it in together. So if you could give me some guidelines, I could pass it on to him and maybe come up with something concrete.

Mrs. McCloud: Okay. The siding and shingle sample that you produced this evening, that is the same as what's currently on the building?

Mr. Honaker: No. What's currently on the building is a white aluminum siding and a green three-tab shingle, not a dimensional shingle, like a hunter green, is what's currently on the building.

Mrs. McCloud: Are those being redone?

Mr. Honaker: They're going to be torn off and the whole roof's going to be ripped up—

Mrs. McCloud: Okay. So the whole roof will be redone and this shingle you've presented this evening and all the siding will now be this gray siding?

Mr. Honaker: Correct, because of the age of the building. The shingles are probably, I'd have to guess 30 years old. They're definitely in need of repair.

Mrs. McCloud: Okay.

Mr. Honaker: So I thought this would be a good time to do it all.

Mrs. McCloud: Right.

Mr. Comeaux: And the siding – you're residing the whole—

Mr. Honaker: Yeah. There's some pieces of siding missing on the other side of the building.

Mr. Honaker: There's been some other issues with it and it definitely needs repair, so that's how we got there. I was like, well we might as well as do the whole thing while we're here.

Mrs. McCloud: The two windows that are going in on the front, is that where on this particular page—

Mr. Honaker: Right.

Mrs. McCloud: --that they're darkened in? And those will just be—

Mr. Honaker: Just a vinyl window—

Mrs. McCloud: Vinyl window.

Mr. Honaker: --a white vinyl window.

Mrs. McCloud: Okay. I'm fine with the change-out. My only concern remaining is going to be the landscaping and what that will entail and I'll let some of the other Board members talk now if they have questions or comments.

Mr. Eller: Are the windows going to be centered in that south elevation area? The sketch shows the door is still there.

Mr. Honaker: Right.

Mr. Eller: I know—

Mr. Honaker: They'll be centered up there and there's been some discussion yet whether he can get three in or if two is going to be enough light. There may be an additional window and that's the only reason -- originally we thought there might be three windows there. But he didn't want to do a triple and, depending on the desk arrangement and so forth.

Mr. Eller: I think the new siding and the new roof will certainly be an improvement over what's there now. There's no question there, but just even minimal landscaping would just add so much to that south—

Mr. Honaker: I agree with that and we'll definitely put some landscaping in there. We're not saying that we're not going to put any in. I'm not saying that. I just don't have a specific name of a flower or something that we're going to put in there.

Mrs. McCloud: We can do this. Why don't why we-- If the Board is so inclined to approve what's been submitted this evening, we can approve that conditional on -- the City has kind of a set list of plants, shrubs, flowers, things that have already been approved and you can work with Mr. Haire--

Mr. Honaker: Okay.

Mrs. McCloud: --on getting in place whatever the City -- and as long as you're using something that's been approved and that Mr. Haire looks at and approves, we can conditionally approve this tonight based on that.

Mr. Honaker: Then that way I could get the specific vocabulary from him?

Mrs. McCloud: Exactly.

Mr. Honaker: Great. That'll be helpful.

Mr. Eller: Lucas, on that list there's – in addition to shrubs, there are annuals and perennials?

Mr. Haire: Yes.

Mr. Honaker: Are there small, like hedge-like shrubs that don't do a lot of growth?

Mr. Haire: There's every type of plant you can think of.

Mr. Honaker: They had some shrubs before there that got out of hand, way over the windows and stuff and—

Mr. Haire: Yeah. There are smaller dwarf shrubs, things like that you can use.

Mr. Honaker: All right. Good.

Mrs. McCloud: Wonderful. Any other comments, questions?

Mr. Eller: I move we approve subject to the landscaping discussion and that there be landscape coordination with what the City will approve.

Mrs. McCloud: Mr. Eller moves approval with that condition. Is there a second?

Mrs. Boratyn: I'll second.

Mrs. McCloud: Mrs. Boratyn seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Haire to please call the roll.

(Mr. Haire called the roll. Mrs. McCloud voted "yes." Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes.")

Mrs. McCloud: Item passes. Thank you so much.

3. 2220 BALTIMORE-REYNOLDSBURG ROAD: SIGNAGE REMOVAL & REPLACEMENT.

Mr. Stan Young: Good evening. My name is Stan Young. I'm with Allied Sign Company here in Columbus. This case previously came to you back in February, I believe, or March. I was not at that meeting, but I understand that there was a request on behalf of the Commission to have an opportunity to review the point of purchase frame and material that will be installed on that little brick tower to the right. As you face the building, there's actually two of these. So I brought that sample this evening for your review.

Mrs. McCloud: Thank you, Mr. Young. I am trying to re-create the discussion.

Mr. Haire: This item was conditionally approved with the exception of this poster sign. The Board was concerned over the materials of the sign and how often they'd be changed and things along those lines.

Mrs. McCloud: And it was the two signs on the right where the tower is or the one sign on the left?

Mr. Haire: The two signs on the right. The one on the left is existing.

Mrs. McCloud: Okay. Well, it looks like they're changing it out.

Mr. Haire: Yes.

Mrs. McCloud: It looks like the one on the left was too and we already approved that, okayed that one? Okay. So the issue is now, these two signs.

Mr. Young: Just for your edification, the construction of this is basically it's aluminum frame, it's all weathered-proof. The way that this thing works is these flip up all the way around to allow for this to be changed, which is this is like a polypropylene plastic. It's not a paper, so it is weather-proof and after it's been replaced it simply snaps back down and the backing here is like _____ material which is weather-proof as well. This portion of the sign is attached to the brick and then the fastening, the screws are actually ended by the frame.

Mrs. McCloud: Okay.

Mr. Young: And that's pretty much about it.

Mrs. McCloud: All right. Comments, questions? I did have one question on the monument sign. I know you are removing the helio sign box on the wall. Are you guys going to remove it from the monument sign? Do you know?

Mr. Young: No, the helios will stay. The only things changing on the monument sign is where the Wild Bean Café—

Mrs. McCloud: Right.

Mr. Young: --portion of that sign will come off and the a.m./p.m. face will be added. That's really the only change.

Mrs. McCloud: Good. Thank you, Mr. Young. I do not have any questions. Do any of the other Board members have questions or comments? (No response.) Thank you for bringing in those samples for us.

Mr. Young: Sure.

Mr. Comeaux: I move that we approve it.

Mrs. McCloud: Mr. Comeaux moves approval. Is there a second?

Mr. Eller: I'll second it.

Mrs. McCloud: Mr. Eller seconds. Is there any other discussion on this item?
(No response.) Hearing none, I'll ask Mr. Haire to please call the roll.

(Mr. Haire called the roll. Mr. Eller voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes.")

Mrs. McCloud: Item passes. Thank you, Mr. Young.

C. OTHER BUSINESS – None.

D. DISCUSSION OF COMMERCIAL DESIGN STANDARDS

Mr. Haire: The Commercial Design Standards are still on track. We are now working on Main Street and design guidelines as they relate to Main Street. We're still working on the Historic District in regards to definition and some wording and some things, but we're pretty far along with those and we're getting more comfortable with that. So some of the items we've discussed on Main Street are setbacks and what's appropriate setbacks, some concern over building height and what's allowed currently and what we'd like to see. So those are some of the issues that we're researching and investigating at this point. But, hopefully, another month or two on Main Street and then we'll be ready to move on to Brice Road and possibly the 256 area.

Mrs. McCloud: Great. Thank you for that update. Does anyone have questions for Mr. Haire? (No response.) All right. Having no other business to come before the Board, we stand adjourned.

E. ADJOURNMENT

Meeting adjourned at 7:05 p.m.

Stephanie McCloud, Chair

Lucas Haire, Planning Administrator