MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
APRIL 7, 2011
7:00 P.M.

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF MARCH 3, 2011 MEETING

Chairman Beougher: Now we'll approve the minutes of the March 3rd meeting. Are there any comments or revisions necessary to the minutes? (No response.) Seeing none, without objection they stand approved as submitted.

3. APPROVAL OF AGENDA

Mr. Beougher: Is there anything to add or delete from the agenda this evening?

Mr. Hansen: No.

Mr. Beougher: Any member additions? (No response.) The agenda stands approved as submitted.

4. PUBLIC COMMENT

Mr. Beougher: Are there any individuals wishing to make public comments for anything that's not on the agenda this evening before the Design Review Board? (No response.) Seeing a mad dash to the podium, we'll go to the swearing in of speakers.

5. SWEARING IN OF SPEAKERS

(Mr. Beougher administers the oath.)

B. NEW BUSINESS

1. 6161 RADEKIN ROAD, REYNOLDSBURG, OHIO: APPLICANT: SUPREME CHILDCARE ACADEMY LLC, CONSTANCE DOWDY (5490DR). NEW FENCE.

Mr. Beouger: Mr. Hansen. And is there someone to speak for this item tonight? Could you please state your name for the record?

Ms. Connie Dowdy: Yes, I'm Connie Dowdy and I'm the owner of Supreme Childcare Academy.

Mr. Beougher: Thank you. Mr. Hansen.

Mr. Hansen: Ms. Dowdy just received approval for a Special Exception to run a childcare facility at 6161 Radekin Road. Part of that approval granted the use of an outdoor play area on the site located in the side yard, approximately this blue box here, and Ms. Dowdy would like to fence in this area with a 6-foot tall, wooden, dog-eared fence. The dimensions are 20 feet by 40 feet long and here's an image of the fence and it meets all fence requirements subject to commercial properties and staff recommends approval without any conditions.

Mr. Beougher: Thank you. Any questions from the members? (No response.) Would you like to make some comments about your project?

Ms. Dowdy: It's just a pre-finished coating fence as he described and one of your comments was that there was concern that – this says needs to provide more information if this will change the color of the wood to a color other than natural and the answer to that is "no." It is a pre-finished coating, but it will not change the color of the wood to a color other than its natural color. However, I was informed that the color of the wood will lighten over time due to weather exposure and in the event this happens, then it's recommended that the fence be pressure-washed and a solid stain be applied.

Mr. Beougher: And the stain would match the original wood?

Ms. Dowdy: Yes. Correct.

Mr. Beougher: Any questions? I do have a comment and just want to point out that the fence area on the plan is not to scale. It's 20 feet by 40 feet, but it looks much narrower than that on the plan. Not that that's a criticism, it's just when I first looked at it I didn't think it was – anyway. Is there a motion to approve?

Mr. Thompson: I'll move to approve.

Mr. Beougher: Is there a second?

Mr. Hudson: I'll second.

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

2. 2386 TAYLOR SQUARE DRIVE, REYNOLDSBURG, OHIO:
APPLICANT: LANCASTER WINGS LLC, EMH&T, PATRICIA BROWN (5491DR).
NEW COMMERCIAL BUILDING.

Mr. Beougher: Is there someone here to speak to this item tonight? Could you please state your name for the record?

Mr. Greg Wehman: My name is Greg Wehman.

Mr. Beougher: With?

Mr. Wehman: Intertech Design Services.

Ms. Jayme Ritter: Jayme Ritter with Intertech Design Services.

Mr. Beougher: Thank you. Mr. Hansen, would you introduce this item?

Mr. Hansen: Sure. Proposed is a new commercial building for an eating and drinking establishment. The total area of the structure is 6,037 square feet. It’s a one-story building. The site plan was approved by the BZBA at the March meeting with a number of conditions listed in the staff report and the applicant has since then updated the plans and submitted, at the time of this meeting, plans which reflect those conditions. Here’s the landscape plan. We’ve been working closely with the applicant to make sure that the landscape plan meets code requirements and provides the necessary screening and buffering to the building in certain locations where it is needed. Here’s an up-close view of the landscape plan and the patio area. There’ll be foundation plantings all around the building.

The elevations – we’ve been working closely with the applicant to revise elevations to make sure that it’s an attractive building that fits in with the area. We have only a few concerns regarding the elevations, one being the use of this Spandrel glass on the front elevation. If you look here, the blacked-out windows are Spandrel glass. There’s also one on the north elevation next to the patio and then on the south side -- the Spandrel glass is used on all these windows. The other concern that we had is the color of the bi-fold patio doors that will be installed on tracks to enclose part of the patio space and we’d just like to see this black so that it matches the awning. Other than that, the development seems to coordinate well with the other buildings in the area and meets zoning code requirement. And we have four – recommending approval with four conditions: 1) that the parking lot light used is the same decorative fixture used in the adjacent parcels, we hadn’t seen a specification on that; 2) that the alternative glazing treatment is used in place of the proposed black Spandrel glass and we can discuss that with the applicant to come up with a conclusion; 3) that the patio enclosures utilize

a black finish; and 4) that a sign face is designed for the existing ground sign that's located at the northwest corner of the site. There is a multi-tenant sign and a sign face wasn't provided. The sign face for that particular sign was not provided in the application but as long as, I think, we can work out a sign face between staff, we would just recommend staff review and approval of that sign face.

Mr. Beougher: Thank you. Looking at the product literature for the bi-fold doors, it indicates that finishes include clear and bronze anodized. What is the color of the finish on the other doors?

Ms. Ritter: On the other storefront doors and all the glazing, it is clear.

Mr. Beougher: Okay.

Mr. Hansen: I thought I did read that they could do custom finishes also.

Mr. Beougher: Okay. But the other doors are clear anodized, which is a silver color. Mr. Hansen, the reason for matching the awning instead of the other doors is?

Mr. Hansen: We thought that the darker color would, I guess, tie that portion of the building together better.

Mr. Beougher Do you have objection to that provision?

Ms. Ritter: If staff recommends that it's black, we can make that happen. The reason for making it clear obviously was to match the rest of the storefront, but—

Mr. Beougher: And the black Spandrel glass?

Ms. Ritter: We presented a solution to that. Basically we would use a tinted glass in lieu of the black Spandrel, something a little more translucent and then put a drywall wall behind that, painted so that it has some kind of graphic behind it, but you're not getting all the light from a 100% clear or all the heat gained from the 100% clear glass.

Mr. Hansen: So, are you talking about this particular window?

Ms. Ritter: We provided Staff with an example image--

Mr. Hansen: Is that – okay. So, here's an example.

Ms. Ritter: We've had to do this in other locations where they don't permit Spandrel glazing and it seems to work out well as long as we can use some sort of slightly tinted glass to not get all the heat gain from the window.

Mr. Beougher: And which window on the photograph that's being passed around is this treatment?

Ms. Ritter: It's—

Mr. Beougher: The one clear to the left?

Mr. Wehman: Yes.

Ms. Ritter: Yes. It's yellow with black checkers.

Mr. Beougher: So it matches the Dryvit finish on the outside roughly. And you agree with that treatment, Mr. Hansen?

Mr. Hansen: The other alternative that I thought of is maybe tinting the other windows to a darker color so that there's not such a contrast between the black Spandrel and the other glazing.

Ms. Ritter: We can do that, too, whichever you guys would prefer. I know, at one point, that shutters were recommended and I just don't feel like that will meet the end goal of the client as well as the brick.

Mr. Beougher: Thank you. Any questions from the members? Actually, let me give you a chance to present the project from your perspective. Do you have any comments you'd like to add at this point relative to the staff report or project in general?

Ms. Ritter: No. We agree with matching the – with the results of the staff report. We'll accommodate the comments that were put forward.

Mr. Beougher: And you don't have any concerns about the pole light?

Ms. Ritter: No. I do want to make sure that we get the specification from you. I believe that we did re-submit the photo metric and it was –

Mr. Hansen: Yes.

Ms. Ritter: --acceptable, so as long as we use the _____.

Mr. Hansen: Sure. I'll have to find it.

Mr. Beougher: And then you would come back with the sign face at a later date?

Ms. Ritter: We can email that to Mr. Hansen.

Mr. Hansen: Can I just email it to you guys for confirmation so that they don't have to return?

Mr. Beougher: Do we have a vision of what that's going to look like?

Ms. Ritter: It's a pretty standard sign face. It will have Buffalo Wild Wings. It will have their stars and logo, and it will be Buffalo Wild Wings Grill & Bar, probably a black face with yellow letters for the Buffalo Wild Wings, red for the Grill & Bar.

Mr. Beougher: All right. Thank you. Any questions? (No response.) You guys are quiet tonight.

Mr. Thompson: What did we decide on the window tinting? Did we actually decide anything on that?

Mr. Beougher: I think that's what we need to ask questions about.

Mr. Thompson: Okay.

Ms. Ritter: Is there a preference among the Board on how it's addressed. I understand that the black Spandrel glass is not necessarily the most attractive way to handle it, but it is the most cost effective. If you have other – if you prefer to see the other windows tinted slightly and to make the Spandrel glass not stand out so much, or if you'd rather see a painted drywall finish, that's fine, either one.

Mr. Beougher: Any comments on preferences?

Mr. Comeaux: This is just so far beyond my design. What effect does – because obviously it's the artist's rendering, but what effect does this – what does a Spandrel glass look like?

Ms. Ritter: It is literally like a black glass.

Mr. Comeaux: Completely – there's no—

Ms. Ritter: You can't see through it—

Mr. Comeaux: At all.

Ms. Ritter: And the reason for it is, obviously it's in places where on the – I believe south elevation. That is where the kitchen is,so the windows are there to give it some kind of architectural feature but they don't really—

Mr. Comeaux: Rather than having a black wall, right.

Ms. Ritter: Right. They really have no business being there, for me.

Mr. Beougher: It has an outside clear pane and then an opaque interior pane, is that correct?

Ms. Ritter: That's correct. So you cannot see through it.

Mr. Beougher: Okay. But you can – there's a little bit of depth because of the insulated glazing aspect and then you can just drywall behind it, insulate it and it's a much more efficient use of space. By doing clear glazing you'd have to step back, what a foot, something like that?

Ms. Ritter: A lot of times you can – the wall width is much thicker than the actual glazing so you can build within that wall width. It does require venting. It does require, especially if you use clear glazing, you do have to provide a vent in the drywall which is not always an easy task, but it can be done.

Mr. Beougher: And then the Spandrel glass is usually designed with some sort of ceramic component to absorb heat and not break. Having designed a few other competitors' projects, we did use Spandrel glass that matched the transparent glazing. One side was family dining. The other side was theater and he wanted to have the same look appearance from the front. You can pretty much tell that it's not clear glass though, especially at night when the lights are shining through.

Ms. Ritter: You're not really hiding anything.

Mr. Beougher: If you had a little space there you could light it and it would have a little more consistent appearance from the outside at least at night, but you don't think that the clear glazing would impact your space requirements on the inside significantly?

Ms. Ritter: We'd like to keep it tinted to some degree but, no, we can make the adjustment. I'd rather not do a big build-out and make some faux activity going on behind there that will impact the space behind it. If we can keep whatever we do to the width of a standard window glazing, it would be preferred.

Mr. Beougher: Okay. And, Mr. Hansen, the west elevation faces the drive to Panera and IHOP and Olive Garden?

Mr. Hansen: That's correct.

Mr. Beougher: The north elevation faces Taylor Road?

Mr. Hansen: Yes.

Mr. Beougher: So those are the two thoughts of most concern?

Mr. Hansen: Correct.

Mr. Beougher: And are you objecting to the south elevation or can those be seen—

Mr. Hansen: Not as prominently, just because there's a more consistent application of the Spandrel all the way across, then obviously, it's not going to be as recognized.

Mr. Beougher: I appreciate that you went to the expense of the Spandrel and awnings on that side. I mean, I might expect a blank face on the wall. And you don't have regular glazing adjacent to Spandrel glazing on that façade, so you're not going to see any inconsistencies.

Ms. Ritter: Right.

Mr. Beougher: Do you agree with that--

Mr. Hansen: Yeah. I'm fine.

Mr. Beougher: --in going that direction?

Mr. Hansen: Yeah.

Mr. Beougher: So what I guess I'm proposing is we use the transparent glazing on the north and west facades and then allowing the Spandrel on the south, which also allows you to have a little better heat control.

Ms. Ritter: Um-um. And so how do we address the – I mean, if those windows still need to – covered from the inside, how would you prefer that we address that? Would you prefer to have the drywall face with the painted finish?

Mr. Beougher: I think that's what we're saying.

Mr. Hansen: Yeah. I would prefer a more tinted—

Ms. Ritter: _____ tinted?

Mr. Hansen: Yeah. Something more tinted than this.

Ms. Ritter: Yes. That had to be--

Mr. Hansen: This is completely clear?

Ms. Ritter: That had to be fairly clear.

Mr. Hansen: Okay.

Ms. Ritter: It had to be like 90% clear. So, we can go with something that is more tinted than that but if we can do the same kind of application.

Mr. Hansen: Are you okay with the graphics behind it?

Mr. Beougher: Well, that's – as far as matching the stucco color or--

Mr. Hansen: Yes.

Mr. Beougher: There's some paint changes in there to match the corner—

Mr. Hansen: Right.

Mr. Beougher: I'll call it a coin, but I don't want to use too many technical terms. So you're basically matching the left corner of the elevation?

Ms. Ritter: That's the idea, yes, sir.

Mr. Beougher: I don't necessarily mind that. Does anyone else have an opinion? (No response.) Okay. I can see I'm going to do all the talking tonight.

Mr. Hansen: I don't mind it as long as they use a more tinted glazing. That's a good option.

Mr. Beougher: I think it's important to, if you're going to have space behind it, you need to maintain it and, like I said, having a can light to kind of throw some light on the wall, but you need to be able to change the can and that sort of thing.

Ms. Ritter: Right. That's _____.

Mr. Beougher: Exactly.

Ms. Ritter: The beauty of what – I use that term loosely – of what we're proposing with that, with the photo that we showed is it is just paint. And that wall is built directly behind. It's a 2½ inch metal stud wall. It has the drywall on it that's painted before it's installed so that it requires very little to no maintenance. We've tried other options where we've used like a graphic in there, you know, like a vinyl graphic and the heat still causes that to peel and become—

Mr. Beougher: Yeah. And I'm sorry, we don't have a floor plan. What is behind the windows--

Ms. Ritter: On the west elevation?

Mr. Beougher: --on the west and south and north?

Ms. Ritter: On the west to the south side of the entry feature?

Mr. Beougher: No. I think we're talking about the north side? So what is behind the Spandrel glass on the north and west?

Ms. Ritter: That would be AV, so they would have a projection screen to the other side of that wall there. The audio-visual component to the Buffalo Wild Wings brand.

Mr. Beougher: Okay.

Ms. Ritter: That's also the case on the west elevation. Is that right?

Mr. Wehman: Yeah, that's right.

Ms. Ritter: And then the restrooms are to the south on the west elevation.

Mr. Beougher: Mr. Comeaux, excellent.

Mr. Comeaux: So, did you say the back of the house, the kitchen was on the south elevation or the east elevation?

Ms. Ritter: It is on the south elevation, yes.

Mr. Comeaux: On the east elevation, on this parcel it's going back, but the east side will be seen by what, the hotel over there for now?

Ms. Ritter: That's correct.

Mr. Comeaux: Is there another parcel to – I don't have the size in my mind.

Ms. Ritter: To the south?

Mr. Comeaux: No, to the east, I'm sorry. To the east there'll be the hotels, right?

Mr. Hansen: Yeah, the existing hotels.

Mr. Comeaux: Will there be another restaurant parcel there or is this taking the entire area?

Mr. Hansen: No, the two property boundaries are adjacent to each other.

Mr. Comeaux: So, the only people who really see the east side are people staying in the hotel there or whatever. I mean, it's not really particularly visible from the road or whatever else?

Mr. Hansen: No, and the amount of landscaping that they're adding—

Mr. Comeaux: Is going to take care of that.

Mr. Hansen: --to that east side will screen that elevation.

Mr. Comeaux: And I know we don't have a separate signage package,but right now you have – on the west elevation you have the sign above the entry door and you have on the north elevation the other one. You think those are pretty much going to be the nature of the signs, location of the signs?

Ms. Ritter: Yes.

Mr. Comeaux: And the only ground – you're going to have one ground sign out by the corner, is that right?

Ms. Ritter: From what I understand, there's an existing multi-tenant sign there,so we'll add a panel to that.

Mr. Comeaux: So there's not going to be any other directional signage about this way to parking or anything like that?

Ms. Ritter: Not at this time, not that I'm aware of.

Mr. Beougher: Would anyone like to offer a motion? Oh one more thing. What's the Board's opinion of the door color? Should it be black or is clear anodized to match the other storefront framing acceptable?

Mr. : (inaudible)

Mr. Beougher: And I hate to disagree with Mr. Hansen all the time, but I think doors should match doors and awnings should match awnings. I don't have a problem with the clear anodized. I think if one door were black and all the others were clear or silver, it would be a little confusing to me. Sorry, Matt.

Mr. Hansen: That's okay. I have to throw it out there.

Mr. Beougher: That's why we pay you. All right. Motion?

Mr. Comeaux: Where did we end up on the windows, Spandrel versus tinting the windows adjacent to them?

Mr. Beougher: I think the proposal is the north and west faces will be the clear glazing or tinted glazing with a decorated finish behind it and the south façade will have Spandrel glazing.

Mr. Comeaux: Yeah. I think I can make a motion then. I'll make a motion that we approve with the provision that the windows on the north and west side, which on the diagrams are shown as Spandrel, will be tinted – instead of Spandrel, will be tinted with a decorative finish behind them. Is that the correct terminology? Okay. And then on the south they will remain Spandrel. That the signage on the building will be consistent with what you've shown us, but further changes to that will be run through Mr. Hansen and I believe that's it.

Mr. Beougher: Patio enclosure.

Mr. Comeaux: The patio enclosures, the door frame will be anodized.

Mr. Beougher: Clear.

Mr. Comeaux: Clear to match the doors on the front.

Mr. Beougher: And then Number 1.

Mr. Comeaux: Yes, and Number 1, sorry.

Mr. Beougher: Parking.

Mr. Comeaux: Yeah. The parking lot we use the same decorative lighting pole and fixtures specified in the adjacent outparcels.

Mr. Beougher: Thank you, Mr. Comeaux. Is there a second to the motion?

Mr. Bainter: I'll second.

Mr. Beouger: Further discussion? (No response.)

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

Mr. Beougher: All right. The item is approved.

3. <u>6505-6574 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO:</u> APPLICANT: E V BISHOFF COMPANY, R CHAPMAN (5492DR). LANDSCAPE ENTRY IMPROVEMENTS.

Mr. Beougher: Good evening. Please state your name for the record.

Mr. Michael Rosen: I'm Michael Rosen, Architect, representing E V Bishoff with the Blacklick Plaza Shopping Center. Good evening, gentlemen.

Mr. Beougher: And—

Mr. Roy Chapman: I'm Roy Chapman, City Manager of E V Bishoff Company.

Mr. Beougher: Thank you. Matt, would you like to introduce this item?

Mr. Hansen: The applicant is proposing to do some entry improvements to the two curb cuts located along Livingston Avenue for the Blacklick Plaza. You can see them located here with the red dots. The eastern-most entry proposes eliminating two spaces on the west side of this divided entry to add a landscape area to incorporate a wing wall, a brick wing wall with piers that anchor the ends. Also proposed is an improved landscape area on the east side which will also have a smaller, in length, wall to flank either side of the entrance. In the middle there'll be some edging and landscape improvements where the sign base is located. To the west the applicant is proposing the same type of treatment using a wing wall on the west side and then another shorter wall on the east side. Here's a picture of the area. This is the eastern entry, the one that doesn't contain the sign and this eastern entry also has a tree. Here's the area where the pavement will be removed to increase the area for the landscaping. Here's the middle of this entry and then the eastern part of that entry. So, the applicant has proposed a brick color which will compliment the brick that's found in the plaza. There'll be some lights installed on top of the brick piers and there will be some up-lighting involved on the wing walls. Also proposed is repainting this ground sign, the posts and the cabinet, I believe. And I think we have a couple of options and I don't know if you want to go through those options. I'm not really sure exactly which one is proposed or if they're all options.

Mr. Rosen: Well, we submitted three very similar colors and we would like to have the option to be able to pick one of those three out on the jobsite. It's a little difficult at this point to determine which one, but if you folks have a preference, we'll go along with the one that you select.

Mr. Hansen: So staff recommends approval. We've got three conditions to this approval: 1) that any up-lighting to illuminate the landscape walls is hidden from view; 2) we thought that there could be some vertical plantings added to the rear of the wing wall areas in this spaced here and this space here. There's no landscaping proposed, so either some medium size shrubs or a small ornamental tree just to enhance that rear area. We're just recommending consideration of that. And then 3) part of this entry is on the adjacent property, the old Dairy Queen site, and we would like the applicant to provide a right-of-access and maintenance agreement for that portion of the entry wall, so that we can ensure that maintenance will be provided.

Mr. Beougher: Mr. Rosen, is there anything that we missed? Is there anything you'd like to add to the staff report?

Mr. Rosen: Only that I did a traffic study and the parking after the two are eliminated is well in excess of the required parking.

Mr. Hansen: Yes, that's correct and staff confirms that.

Mr. Rosen: And, as you're well aware, the old Dairy Queen that's on the corner, it does not enhance the property and we're trying to do some enhancements here and maybe some more further along the way, because this property needs that kind of help. And we think that this type of entrance will be inviting to the folks in Reynoldsburg to use the center.

Mr. Beougher: Are there any questions from the board?

Mr. Comeaux: Do you already have the agreement from Dairy Queen to put this—

Mr. Rosen: We are trying to determine who is the responsible party for that site.

Mr. Beougher: I think we still need some assurance that you constructing on their property is acceptable to them. Who is the owner of the property?

Mr. Hansen: I'm not actually sure at this moment. It may be owned by a bank.

Mr Beougher: They're sometimes difficult to negotiate with. Any other questions? (No response.) Is there a motion?

Mr. Thompson: I'll move to accept with the three conditions: that any up-lighting to illuminate the landscape walls is hidden from view; 2) that the vertical plantings are added behind the angled entry walls; and 3) that a right-of-access and maintenance agreement for a portion of the entry wall on the adjacent property is provided for staff review and to approve.

Mr. Bainter: I'll second.

Mr. Beougher: Any further discussion? (No response.) Mr. Hansen, would you please call the roll?

(Mr. Hansen called the roll: Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Miller voted "yes." Mr. Thompson voted "yes." Mr. Bainter voted "yes." Mr. Beougher voted "yes.")

4. 7520 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: NOLAN & REEDY INSURANCE, RICHARD D. BIGHAM (5493 DR) GROUND SIGN FACE CHANGE.

Mr. Richard Bigham: My name is Richard Bigham. I'm a sign installer in the area and we changed the face on the lower half of this sign six months ago, and now Nationwide has taken an office in there and they want to do it. The background color is actually darker than what it shows here, by the same manufacturer, so the background will match and the background is opaque and the Nolan and the Nationwide logo will be the lighted part of the sign.

Mr. Beougher: And is it on the top on both sides? I thought there was an alternation.

Mr. Bigham: There is. They alternate.

Mr. Hansen: Staff recommends approval with the recommendation that the background is completely opaque just because it wasn't entirely indicated on the application.

Mr. Beougher: Any questions from the board?

Mr. Hudson: It's not really a question, but I'm kind of surprised that the word Nationwide is so small on that sign. For it to be a logo – I mean I guess it's their business, but that's really pretty small.

Mr. Beougher: That is their logo and that is small. You need the world's greatest spokesperson in the world with a big blue phone or something. Well, since you brought it up, shouldn't the color within the frame be the same color as the sign face? Their logo is framed. So if you drive down High Street in front of One Nation, it's clear through. It's just a frame and you can see through it. So if you can see through the frame, wouldn't you want the sign face to show through the logo?

Mr. Hansen: I spoke with the business owner there and we talked about that very issue and he was very adamant on having that interior portion be illuminated. I'm just relaying that.

Mr. Beougher: Just thought I'd ask. Any other questions? (No response.) Does anyone else have insurance with Mr. Nolan or Mr. Reedy? (No response.) I'd like to abstain since Doug's been my insurance agent since I moved to Reynoldsburg 20-some years ago. Any further discussion? (No response.) Is there a motion?

Mr. Hudson: I move to approve.

Mr. Thompson: I'll second.

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

5. 6502 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLI8CANT REICHERT FAMILY CHIROPRACTIC, TAMMY REICHERT (5494DR). GROUND SIGN FACE CHANGE.

Ms. Tammy Reichert: My name is Tammy Reichert.

Mr. John Reichert: My name is John Reichert.

Mr. Hansen: There’s a three tenant ground sign located on Main Street and they’re wanting to replace the middle panel. It’s currently blank right now. Here’s the proposed graphics and you can see that in relation to the other two businesses that are located on the sign. The font and the graphics are slightly different than the rest of the composition of the sign, we still think as a whole it reads well and is indicative of other signage found along Main Street, so staff recommends approval without any conditions.

Mr. Beougher: Thank you, Mr. Hansen. Is there anything you’d like to add?

Ms. Reichert: No.

Mr. Beougher: Any questions or comments from the board? (No response.) I just think the logo’s going to get lost a little bit with moving traffic and being that small, kind of like the Nationwide logo we just saw; and having your name top and bottom might not be as effective as if you kind of – but that’s just my own individual preference. Any comment on the difference in font and the boldness of the new sign face lettering? (No response.) Is there a motion to approve?

Mr. Bainter: I move for approval.

Mr. Thompson: I’ll second.

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

C. OTHER BUSINESS – None

D. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Lane Beougher, Chair

Matthew Hansen, Planning Adm.

This document was transcribed by:
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