



MINUTES

PLANNING COMMISSION THURSDAY, APRIL 5, 2018 6:30 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Bizjak
ABSENT: Bowman

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – March 8, 2018

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

None.

D. NEW BUSINESS

1. 7381 Broad Alley; Application #2018-0007; Applicant: Joe Segna; Certificate of Appropriateness - Historic District Re-Use Existing Building to Provide Crematory Services on Site.

Mr. Domini: This is for application# 2018-0007, address is 7381 Broad Alley, applicant is Joe Segna, it's for certificate of appropriateness in the historic district, re-use of existing building to provide crematory services on-site. Mr. Cotner and his team have been working with Mr. Snowden for some time, so we are catching up on this application, but it's been in the works for a while. So, we may have more questions for the applicant than we did on some of the other ones. In simple terms, as it relates to the use, that's not what we're here to discuss. That's been determined that that's a permitted use within the district. So, we're really focused on the proposed improvements. You have a copy of the proposed improvements before you. I'm going to turn it over to Andrew.

Mr. Bowsher: Working with the applicant, Mr. Cotner, he is proposing that the garage space

just southeast of the current funeral home to be a crematorium out of the garage space with 2-large garage doors. He's basically going to put an administrative approval sign above the front door as well block glass in all of the exposed windows, removing one of the garage doors, applying a new garage door, putting in a chimney flute, as well as exterior modifications including an overhang over the door and some exterior ventilation systems. Currently, you can see in front of your screen the existing building and in front of you the drawings you can see that it is a vast improvement of the existing building and I'll open it up for Mr. Cotner if you have any additional information you'd like to give to the commission.

Mr. Cotner: 7369 East Main Street, Reynoldsburg, Ohio. Sorry I didn't get here right on time. I thought we were last on the agenda.

Mr. Zollars: You are.

Mr. Cotner: Probably the architect and contractor are better to speak to design and so forth, but I've been working closely with them so I'm happy to answer any questions that I can or thankful to have both of them with us to answer anything you would have of them. I guess, probably more what you might have for me than anything I have to say to you I think.

Mr. Hicks: Mr. Chairman, I'd just like to ask a few questions. Mr. Cotner, first of all, your funeral home is one of those icons within downtown historic Reynoldsburg. It's a major building facility and I appreciate you taking a crack at this building here and looking to fix it up, that's great. My one comment would be here is that I believe in our code in the historic district there's a lot of wait towards windows and maintaining windows and here I see that building does have windows and removing those windows and the glass block are there specific reasons for that and are there any other alternatives like blacking out the glass or something like that?

Mr. Cotner: There's absolute reasons. A - I like the look of glass block. I guess for one opinion, but that's purely an opinion. Probably the bigger reason is the nature of what we're going to do with cremation services in there. We want to make sure that building is 100% totally secure. I can tell you even back to my youthful days I might have broken a window or two in that building. I hate to be on the record and say I definitely did it, but it could have happened. I think we made amends for all of those, but there becomes a lot of traffic up and down that alley. The windows aren't attractive anyway, but there is a lot of action up and down that alley. Our parking lot gets a lot of activity. The building then would be on the north side. The apartments there, as well as the barber shop, they get a lot of activity, so again, there's a lot going on. You wouldn't think so much for a back alley like that, but there really is, so, security is first and foremost. The aesthetics is just I kind of like the glass block look, but it's largely to make sure that the building is secure, but it does still have some natural light that we can use instead of just like an old garage. I don't want cold sterile look and so I liked the idea of the glass block to add some character, as well as getting some light inside the building. I mean, I'm open to flexibility on that if we need to do some more glass block or something, but I really, I don't know how I could leave those windows and again, Mr. Hager, my contractor. I've owned the building for a few years when we bought it when the Bennett's passed away and he has had to fix windows and block it up anyway. Security is

first and foremost.

Mr. Hicks: I guess my preference would be, I absolutely understand the necessity of blocking up the windows or closing in the window space, getting them up high so that people can't look in, break in, etc, but would there be any considerations instead of glass block to do like a clear story window, so that people can't get in and out, they're secure. As far from a material standpoint a glass block just wouldn't be something you would typically see in the historic district and so if there could be any consideration to possibly a clear story type window. A warehouse kind of look.

Mr. Cotner: Educate me a little bit what a clear story window is because I don't want, again, what I love of glass block, I mean, there's a building that I own before I bought it all the basement windows are glass block and it's right across the alley, so there is glass block in old Reynoldsburg. I love it. If something hits it it's not breaking and shattering, so, what's a clear story, I mean, I don't want just a regular window that even and again, I hate to say, the nature of what we are going to do in there I don't want somebody climbing up on a ladder or being stupid and trying to look in the windows and I think we prohibit that with glass block.

Mr. Hicks: Your point is well taken and I think we could also consider precedence within the historic district. I'm a big advocate of the historic district. I live in the historic district and I'd like to see the historic district more historic if possible. I think you could probably draw a clear line here that if you are modifying an existing building to do a crematorium that glass block would be an exception.

Mr. Zollars: I might have an option. We can think this one through. Instead of normal masonry, concrete, mortar, maybe color it and give the impression of panes.

Mr. Cotner: Again, I want it to look good. I don't want it to look like a modern building. I don't want it to look like a warehouse. I want it to look good, so yes, if coloring, I'm open to anything like that. By all means, I don't have that knowledge, but I'm open to it for sure.

Mr. Zollars: I don't know that, to Mr. Hicks point, I'm sure this wasn't back in the day, but it might get us closer to accomplishing what you'd like, what we'd like as the board, and especially the historic district. I will leave that up to these guys if that would qualify.

Mr. Cotner: If you look at the historical society and even their building, again, the other Bennett's garage they blocked up those windows years ago, so, I mean, it's happened and again, I said it's totally security. That is my biggest priority. Security and privacy. I just don't want anything else happening in and around. I'm open to trying to aesthetically improve that too.

Mr. Zollars: Staff, any initial thoughts?

Mr. Bizjak: I have a question, not on the windows. Mr. Cotner, what's the material for the garage door? Is that vinyl, aluminum, glass? What is proposed?

Mr. Cotner: Probably metal. My other garage doors, those are metal. They're white metal garage doors. I would assume just the standard panel garage doors what we're talking.

Mr. Bizjak: Does that open up into *inaudible.

Mr. Cotner: The front third of this building will be still a garage space where we will bring a vehicle into park to take care of getting someone out of the car and there will be some privacy in there and then the door would go back down and then in the back half of the building would be where the actual crematory equipment is, as well as a private office and family room and bathroom, so really, the back half-ish is going to be kind of more of the family area and the back half of the building is more of the necessity of what we need to do there.

Mr. Zollars: Would a colored mortar get us closer to the historic look?

Mr. Bizjak: Maybe. I guess I'm with you Mr. Hicks, but I do think that in this situation like this concern the use and exception and we can make that for the record so we're not setting a precedence. I don't think we're going to get other uses like this in the historic district. So, I do understand the security and nature of it and my preference would be for aluminum, like traditional historic aluminum, black or wood that you might see traditionally with this use.

Mr. Hicks: Some more natural materials on the doors. I did notice like the entry door, like those materials aren't specified in here, but I think that's something that, does that called out in the code that in the historic district there's supposed to be natural materials on these?

Mr. Bizjak: Yes, you should be using traditional and natural materials. Glass block, that's a traditional material that we've used for a long time. I do like the idea of using the colored mortar and using it in a way a pattern and in a way it makes panes. I think that's a good suggestion. I think if we make a determination on this we should be clear that the reason that it's being considered is because the nature of the use, so we don't set that precedence. Because I would agree, I don't think that we don't want to see glass block windows around.

Mr. Cotner: I know there's different sizes of glass block even. Would bigger, instead of just the small square glass blocks, would bigger glass block look nicer, more historic in there? Again, I'm open to... These are things that certainly help me improve, so I don't have any problem with any of these.

Mr. Zollars: I would do some homework. I don't know off the top of my head, but to get to the window pane effect, larger would be better to get to that effect. How big you can get, I don't know that.

Joe Segna - Architect: 781 Northwest Blvd, Columbus, Ohio. Sizes, typically a glass block is 8 x 8 inches and that's pretty standard. If you get something different that's custom made it gets to be difficult again.

Mr. Zollars: My thought isn't to mortar every block, like you look like you've got a quilt.

Just like the center and two across, something like that. Just so it's offset. So, it appears to be a window.

Joe Segna: You can change the pattern of how the block looks in that opening. We could put masonry and block and break it up so it looks a little different. I'm not sure if the historic district has anything like that.

Mr. Zollars: The whole intent here is to get to the security we're after that the guidelines that we propose...

Joe Segna: The comment on the existing windows. They're steel windows, industrial grade and they're single pane glass. There's one window in the very front that we've eliminated altogether that's glass in a wood frame and glass falling down, so it's a disaster basically. I think it's ideal to use glass block is good from a security standpoint. I don't know it's not necessarily a non-historical component. It's been around for many, many years. If we want to make some adjustments in how that block looks in that panel I think we'll make some accommodations for that. We tried to reduce the size of the openings in the building wall just because of the size of what they are and the acceptability to get into the building it's much easier that way.

Mr. Hicks: I think I'm interested in us trying to move this along with an approval with maybe a couple of conditions. One would be that the applicant work with staff on the glass block, there may be some creative ideas there to get the effect that we're looking for, for some kind of faux mollian type faux window looking options and we don't know what those are and we would delegate that to staff to work with the applicant to find the best solution. My only other condition then would be to use natural materials on the doors. On the garage door and the entry door. You could either use wood or any of our other approved natural materials and those items improve the look and fit in better with the community and I think that would work great.

Mr. Zollars: Can you put that into a motion?

Mr. Bizjak: Right before you make a motion can I ask one other question? Color scheme. I think that's a pretty big one is what colors are we going with. There's some mention in the drawings of like the gray blue in there, but there's some different details, so on this elevation what you see up there, which is the bottom left, what colors are we going to be using? Is it cream? Is it gray blue are you doing white? How are we going to handle that?

Unknown: Before we go that far I have one question in regard to wood. Can we use a fiberglass type door which is wood and a fiberglass face? From a durability standpoint wood does not hold up in exterior climate that we have in Columbus very well. We prefer to use a fiberglass face for it because it's more of a durable product. It looks the same. It has a grain pattern. It replicates it. I don't know the historical standards for this area requires to have exactly that material that was characteristic when it was built because there's a lot of different things going on in that area.

Mr. Zollars: I think in the past we've approved hardy plank for instance which is a modern thing with an old look. Hardy plank is a cement *inaudible.

Mr. Hicks: As long as it has a wood grain texture to it I think that's accomplishing it.

Joe Segna: Even the metal doors have wood grain on them too. *inaudible garage door can be gotten with a wood grain on it, which is a better more durable than a wood door. Is that an option that we have to take a look at? If we're trying to bring up the characteristic that's one thing, but if we have to replicate the materials that's another thing.

Mr. Zollars: Board, Mr. Hicks, do we have a thought on that statement?

Mr. Hicks: Yes, possibly, not really what I'm asking for, but I see what you mean. I understand what your concern is. I just...

Joe Segna: If we're in Massachusetts, you can't take a window out. You have to replace the wood in that frame and in German Village, yes, everybody's got their different standards and realistically what we're trying to make it look like something and if we can replace it with a look like material I think we can achieve that characteristic for the period to have a wood look door whether it be a single person door or whether it be an overhead garage door. I'm just looking from a practicality. This is not the prime focus of his business operation. It's actually *inaudible Allen and the building in the front is a stucco building. It doesn't have much character to it. Stucco pattern is all messed up on it. There's some other buildings in the community that really don't have a lot of character to it. I think the idea here is we're making an improvement with an industrial building. *inaudible fit totally 100% the historical nature of what...

Mr. Zollars: If you guys could work with staff maybe staff could circulate here's their proposal and email get some feedback back. Start that dialogue and then move down towards that goal.

Mr. Domini: Sounds like then we more need to move to table this discussion and maybe approve it with conditions. I think the applicant probably wants us to make a determination.

Mr. Cotner: The door I want it to look historic. I'm not interested in... I'm trying to take this garage industrial looking building and make it fit. I really am. I am willing to and again I'm open to some suggestions. If you've got something that's going to be a quality product believe me I'm investing in to it. I don't want to cut a corner on something like that and have it look like there's... I mean, even like the garage door, I don't want it to be ugly and obvious right there in that alley. I'm trying to do what we can to make it fit as much as possible.

Mr. Zollars: Mr. Hicks, do you want to modify and make a motion?

Mr. Hicks: I think I'm good with the motion and just to make a comment about the paint colors you have blue gray to be determined. So, the way I'm reading this is that those still need to be established and approved. I don't know if that would require a second submittal or

not.

Mr. Cotner: We know what we want. It's a blue. It's a white trim that matches the building.

Mr. Bizjak: My question would be the blue gray the way it's on the drawings it's kind of monochromatic, so I'm wondering if you're doing any trim...

Joe Segna: Here are some sample colors of what we're proposing.

Mr. Domini: That would be great. If you look on the elevation here, Mr. Cotner...

Joe Segna: We also have elevation that have some *inaudible

Mr. Domini: The top right. The question would be, is that a different color? Are we monochromatic across...

Mr. Cotner: The whole building would be the same color. It would be all this blue. It's a colonial blue. I got my inspiration from where Gary Napp lives down on Graham Road. The blue with the white on there it just looks classy. It looks cool. That's the right kind of fit that blends, so yes, that's the blue with the trim and again, yes, all the sides the same. The top right...

Mr. Zollars: Hold on, Mr. Hicks, we got 5-people talking.

Mr. Cotner: The top right that's not as much of the building that we see there, but yes, that would be the blue. So, the blue would be on all four sides. The only parts breaking it up would be the window framing and the gutters and the down spouts and of course doors. The entry side will have the security lights and the entry way. I see your wheels still turning. Did I explain that right?

Mr. Hicks: Just a comment. We've got a submittal floating around with paint colors and could the applicant just describe for the record what the paint colors are and the stucco texture as you were describing to me when we were not supposed to be.

Mr. Cotner: The blue is the color of the main structure of the building overall color. The stucco sample, that's the pattern that the stucco would be. It blends as close as we could to the one existing building we have where our mural is. Then the white is the trim that's the same color of the trim on the rest of the property we have. The gray would be the color of that awning at the entry way. So, it's kind of again, we're not looking for that entry way and awning to be gaudy and standing out at all. We're wanting it to be very subtle and try to blend in a little bit. We we're just really trying to keep that simple, so that's what that kind of slate gray color is for that awning entry.

Mr. Zollars: To recap, Mr. Hicks is entertaining making a motion with conditions and you guys will work with staff on the details. Staff will give us some feedback and we will feedback to staff under conditions.

Mr. Hicks: Just to note, the colors there would then be of record, right? You can incorporate those as part of your submittal.

Mr. Cotner: Yes.

Mr. Hicks: I'd like to make a motion that we approve this submission under the following conditions that the applicant work with staff about potentially modifying the glass block to replicate some kind of window or mullion combination faux window type look if possible and the second condition be that the applicant use some natural materials for the doors on the building.

Mr. Zollars: We have a first. How about a second?

Mr. Bizjak: Second.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Joseph Bizjak, Commissioner
AYES:	Cullinan, Zollars, Hicks, Bizjak
ABSENT:	Bowman

2. 7094 E. Main St; Application # 2018-0005; Applicant: Shifra Tyberg, Metropolitan Family Care Inc; Certificate of Appropriateness - Awning

Mr. Willis w/OHM: The property in question is on 7094 E Main Street. We have a map of that. It's one of the out-parcels on East Main Street and there is a proposal to put a new awning on the front of the building which is actually not facing East Main Street it is facing the parking lot. The application additionally asked to replace two the existing window awnings facing East Main Street. Looking through the code the proposed awning on the front side of the building it met the permitted sign area as mentioned in the code. Lighting is not proposed in the sign, so there's no complications with that. The sign height does not exceed the building height and it is being placed on an existing awning structure. The proposed window awnings on East Main Ave, they don't have signage on them. They will just be blank blue awnings. Additionally, one of the existing wall signs on the street just has an address, but no other sign and one of the things we would like to recommend for consideration is that sign be used and/or taken away. We don't want blank signs facing East Main Street.

Mr. Bowsher: To piggyback on just the specific location this is just east of the Massey's Pizza, right in front of the Kroger shopping place here on Main Street to our west.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Bizjak, Commissioner
SECONDER:	Steven Hicks, Commissioner
AYES:	Cullinan, Zollars, Hicks, Bizjak
ABSENT:	Bowman

3. 6515 E. Livingston Ave; Application # 2018-0009; Applicant: Velma Truesdale;
Certificate of Appropriateness - Main Front Entrance Sign

Mr. Willis w/OHM: The sign on the property, they are looking to redesign the top pylon sign and they are looking to replace the blank tenant panel inserts and they are looking to repaint the existing frame in the exact same color. Currently, this does not conform. This is a non-conforming sign; however, the code permits non-conforming signs to remain, provided that the size and the shape are not altered, which they are not and the proposed application meets these requirements.

Mr. Hicks: Mr. Chairman, I believe this came before the Design Review Board last year or the year before. I wasn't sure if we were looking at the exact same thing that I believe either was approved or tabled back then. I just wasn't sure. I know that we just lost staff member who would have known those answers. I wasn't sure if anybody on the board remembered.

Mr. Zollars: I don't remember the sign. I remember the store fronts. I don't remember if this sign was in that package. Would anyone know that history?

Mr. Domini: We don't know off the top of our heads. We certainly can find out and looking back through the records.

Mr. Bizjak: Is there a way maybe we could table this discussion until the next meeting for approval if that's alright just to get a better understanding of the history?

Mr. Hicks: Because there was a reason, there's a reason why it's back and my other point I would like to make is that it appears they are making updates to the shopping center, which is great, but it's kind of an oil and water thing. The existing shopping center has got a lot of browns and the colors and everything are one thing and this blue is 180 degrees different and as they are integrating this, I mean, we would like some kind of comment from the applicant about how long is this transition process going to be, kind of growing pains as they are going from one look to the next look and what else is involved. So, if we could just get, I would prefer to table this one. Get some more details. Maybe some more details from the applicant before we consider it again.

Mr. Zollars: Would you care to make a motion to that effect?

Mr. Hicks: Yes, I move that we table the submission.

Mr. Bizjak: I second.

Mr. Zollars: I would ask staff to come back at the next opportunity with an answer to Mr. Hicks question, if you would please.

Mr. Domini: We'll also work to contact the owner the applicant to get a more comprehensive package about the upgrades to the center because I think you raise a really good point.

Mr. Zollars: Ok. Very good. Alright, so we have a motion to table this followed by a second, Mr. Domini, would you please do the roll-call?

RESULT:	TABLED [UNANIMOUS]	Next: 5/3/2018 6:00 PM
AYES:	Cullinan, Zollars, Hicks, Bizjak	
ABSENT:	Bowman	

4. 2644 Taylor Rd; Application # 2018-19; Applicant: Branham Sign Co; Zoning Sign Permit Application

Mr. Willis w/OHM: This site is the former Gander Mountain building. There are three separate signs that we're looking to see if they conform with code. The first is the proposed monument sign on Taylor Road and in front of the building. The total square footage of both the top identity sign and the digital display totals 87 sq ft, which exceeds the 50 sq ft area allowed in the code. Secondly, the sign is 20 ft tall, which exceeds the 10 ft height limit in the code. Just an additional note that if the digital display, which is 44 sq ft were eliminated you would be able to get this to under the 50 ft threshold, so, that is the monument sign. On the Taylor Road wall sign there is one wall sign plus three additional wall signs advertising the furniture, HGTV's and appliances and sleep solutions. That total wall signage is 518 sq ft. Based on the code, the permitted sign area is 340 sq ft based on those setbacks, so, the wall signage area as it stands exceeds what's permitted in the code. Additionally, the code also allows for one wall sign per road. This is one main wall sign plus three secondary or supporting wall signs. Finally, the last one to take a look at is the one, which was just on the screen, that is the signage fronting I-70. Currently, it has a main identity wall at 379 sq ft plus four image signs of kind of flex material that are envisioned to sit on either side of the main identity sign and if you add the total area of all of those signs that is 1140 sq ft. That exceeds, according to the code, based on the setback there, that exceeds the permanent area, which is 170 sq ft. Additionally, there were some questions, I think, regarding the nature of those photo signs on either side of that main identity sign, which we thought should be a point of discussion.

Stanley Young - Assigned Consultant to Branham Sign Company: 220 Pontius Ln, Circleville, Ohio. First of all I'd like to thank staff for taking this in so quickly. This was last minute thing, so we appreciate your energy and efforts. I guess we can start off as staff indicated looking at the existing ground sign. Do you all have a site plan available to you?

Mr. Domini: Yes we do.

Stanley Young: Ok. There is one free-standing monument type sign that used to have a, well maybe it still does, the Gander Mountain type cabinet on the actual brick face and what we're proposing yes, is a free-standing sign that is 20 ft in height and I understand according

to code it is a little bit larger than what code permits. In addition to the free-standing sign there are wall signs on the different building elevations that do face Taylor Road and I-70, which again, according to staff do exceed the allowable square footage. We're here to present this. We're open to ideas, thoughts, concessions, and kind of wanted to throw it back to you folks to see what your thoughts and feelings are. I can tell you that this is a pretty atypical store. This is their image. It's their branding and it's very important for them from a visual perspective so that all the stores are consistent in how they look and how they're branded. We do have some folks here from Big Sandy from a corporate level. If there are business questions that you need to have answered to satisfy your inquiry certainly they would be happy to come up and answer those questions. I would be happy to answer any signage questions.

Mr. Hicks: Mr. Chairman, to just run through, sort of my comments and some of these may be questions or comments, but in general we could start with the monument sign. I think that one of the things as a planning commission we're working to do here is to continue and establish and identity for Reynoldsburg for what Reynoldsburg looks and feels like. It's probably something that's a discussion of our comprehensive development plan that we're working on this year and one of the themes that if you drive down Main Street or down the Taylor Road area you see a lot of is the brick monument sign with the businesses panel up above it and that's what's at the ex-Gander Mountain location now and I think that we would recommend that that same sign type be kept. Substitution of the panel with the Big Sandy logo, I think it would blend in with the surrounding neighborhood, Main Street and continue on with our city's branding and identity along with Big Sandy. In regards to the Taylor Road elevations, I think one of the things we would like to see is the actual elevation of the building with your sign on it. The building that you've got shown here structurally is significantly different than what that Gander Mountain location is. The entrance is kind of on the corner. Where this one the entrance is centered and we do take into consideration the overall look and feel of what a signs going to look like on that particular building. I understand you're probably working really fast to try to get this thing put together, but an actual rendering of the sign on the building would be significantly helpful, especially if there's any consideration where you're asking for more square footage than what you're technically allowed. Sometimes we can see through differentiate the woods from the trees and see the intent of the code. If the sign fits with building we may be able to recognize that. Third one would be the I-70 elevation. I would say you would be probably better off trying to stick with the signage limits that you're permitted to have and I don't think you're going to have much support for the flex print big pictures on the side of the building. I understand the necessity to have a nice sign there along the freeway for the visual with all the traffic count going by and my last comment would be that with the changing world in retail the Gander Mountain location going out there that we would very much like to see a Big Sandy in that location. Personally, I would like to see a Big Sandy in that location. Retail's changing and we've got a lot of retail in the city and there's going to be some vacant retail in the city. I appreciate your guys' interest in an investment in the community and I think if we address some of these items we could get this thing approved.

Mr. Bowsher: The Big Sandy sign that's up and if you guys turn to your packet here and this is kind of to Mr. Hicks, your question. The building is actually not in the center. I know it's

kind of deceiving on this drawing, but the center line between these two doors that is a 45 degree angle that's right there. They're just showing the two doors on either side of the building as it comes to the center. This sign right here is at a 45 sitting on top of that corner of that building.

Mr. Hicks: Would the sign then be flush with the two side and turned with the building?

Stanley Young: *inaudible and then you have the north elevation that faces parallel to Taylor Road, so they both, the entrance and that north building elevation do face Taylor Road.

Mr. Zollars: On the flex print, is that video part of the signage allotment or is that outside?

Mr. Willis w/OHM: Yes, we calculated that as part of the total sign area.

Mr. Zollars: So, that video is part of the sign allowance?

Mr. Willis w/OHM: Yes.

Mr. Domini: The video or the stuff facing...?

Mr. Zollars: I call it a video. The TV, LED.

Mr. Domini: Historically, two flashing blinking signs we've classified those as such. We have made conditions that they don't change more than once every 60-seconds, 5-minutes, whatever, but continuous movement on those, we've considered those non-conforming.

Stanley Young: And generally, we understand that. I'm pretty familiar with most city sign codes. City of Columbus has a static where you have to have your message, but it has to be displayed a minimum of like 8-seconds and that's in their code, so I mean if there's specific things and standards that you're comfortable with it could certainly could be reviewed and approved with conditions based on no scrolling, no animation, and you have to have this displayed for so many seconds. I guess if there's no more questions here I do have an alternative to the pylon. I have an alternative drawing if you would be interested in seeing it for the monument type sign.

Mr. Domini: Do you have it with you?

Stanley Young: I do.

Mr. Domini: While you're looking for that one of my questions would be for you and I guess for the board and to your comment Mr. Hicks, I do agree it's nice to see this retail space being filled. I think there's some things that meet code and you could approve. There's other things you probably want to come back. So, depending on how quickly you want to see this store tenanted there might be some creative things you can do to move this forward.

Stanley Young: Certainly, and what I gave you sir is an alternative to a very tall pylon type sign. This would be a thought, consistent to with what your wants and desires are and that is using that existing brick base and simply putting the LED cabinet and the Big Sandy cabinet on that. So, it greatly reduces the height. It does keep the monument type look as Mr. Hicks was talking about and I think certainly could be something that would be a little more pleasing as far as you folks would be concerned.

Mr. Domini: How married are you to the LED signs?

Stanley Young: We would very much like to have that because it's a big part of their advertising campaign and program.

Mr. Bowsher: Is that going to be a scrolling LED or are they going to continuously flash images or is going to be one solid image for a while and then it will change?

Stanley Young: I would have to refer to...

Laura Timberlake (Chief Operating Officer of Big Sandy Superstore): With regards to the actual digital video, those images will typically be 3 to 5 images that will be changed periodically. They're not obnoxious. It's not intended to be, "hey, come see us", but the whole intent is just from a promotional perspective typically looking at what's going on with us at that particular time.

Mr. Zollars: I'll speak for myself, I think we're on the right path. I think we need to change gears here for a minute. This far exceeds the allowance correct? Far exceeds. So, I think you know what our thresholds are. I would suggest maybe that we table this for 30-days and re-visit with adjustments and then if you guys could work with staff to get closer I think, is that acceptable board?

Laura Timberlake: I think from a design perspective the one thing which I think we were trying to drive home, the 45 foot angles is actually quite different for us. Just to give you an idea, our concept is a 3 in 1 store, so it's a come one, shop all, home furnishing, so we have 3-entrances typically in our standard flagship stores, so we're trying to take a corner entrance and fit our typical face on this building. It's a little challenging, so that's why we're trying to incorporate that with a single entrance. We are anticipating 1 1/2 million for a new facade, so this will completely have a brand new face-lift, brick to fit basically the area facing. I think you'll be pleased with the overall design once you see it.

Mr. Domini: So, in regards to this being non-traditional in its shape and the style of the sign, one thing I would have a question about if staff still work with them on this application would be would you have a preference for seeing rather 2-wall signs vs. the one big 45?

Mr. Hicks: Mr. Chairman, I'm open to the facade of the building being modified to do what you guys want to do to make it work and potentially working with your size that you want this main building sign. My big hang-up is the monument sign. I think that's something we've been really consistent on throughout the rest of the city and so I would be really

hesitant to approve any type of video board underneath the monument sign. Just kind of looks like we have what we normally have with the video board sandwiched in the middle. So, I would oppose that, but I still would like to see, I understand we've got the building kind of elevation here, but I don't think that technically we are at this moment reviewing any of these architectural changes to the building, which we would, so tying those two things together, if you're going to ask for a bigger sign than what's permitted by code would certainly help your case.

Mr. Zollars: To piggyback on that, how soon are you going to think about improving the facade and if doing it soon maybe get at least a rendering of what that's going to look like with signs on it.

Laura Timberlake: We anticipate that *inaudible as per usual we're waiting on our structural engineers. *inaudible 45 degree front that we're putting on there, so looking at how much steel is as I watch the steel prices kick up daily. All that aside, we're hoping to have that nailed down in 2 to 4 weeks.

Mr. Zollars: Given that conversation, can we get a motion to table this or?

Mr. Hicks: I move to table.

Mr. Bizjak: I second.

Mr. Zollars: Mr. Domini, would you please call the roll on tabling this.

Mr. Domini: That motion was for tabling to review the application with staff and bring it back to you.

RESULT:	WITHDRAWN
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5. 2644 TAYLOR RD; Application # 2018-11; Applicant: BRANHAM SIGN CO;
CERTIFICATE OF APPROPRIATENESS - COMPREHENSIVE SIGN PLAN

Mr. Bowsher: So, this is for the same signs. One is for the sign zoning certificate and the other one is for the design review of the changes to the exterior modifications of the building.

Mr. Hicks: I'd like to move to table.

Mr. Bizjak: I second.

RESULT:	TABLED [UNANIMOUS]	Next: 5/3/2018 6:00 PM
MOVER:	Steven Hicks, Commissioner	
SECONDER:	Joseph Bizjak, Commissioner	
AYES:	Cullinan, Zollars, Hicks, Bizjak	
ABSENT:	Bowman	

E. OTHER BUSINESS

Mr. Bizjak: I just have one piece of new business I want to throw out there and suggest. I understand these meetings sometimes can go on a little long and that's perfectly fine, but I want to throw out the possibility of maybe having our meetings at an earlier time, say around like 5:00 or 5:30.

Mr. Hicks: I would have trouble getting here before 6:00. Just working on the other side of town and trying to get over here. I wouldn't be able to make it before 6:00.

Mr. Cullinan: I know we did 6:00 before and it changed to 6:30 not too long ago. I'd be fine with 6:00.

Mr. Hicks: I could make 6:00.

Mr. Zollars: I'm good with 6:00 if you could pull that off staff.

Mr. Bizjak: I prefer 6:00.

Mr. Zollars: Do we have to do anything officially to make that change?

Mr. Domini: It's not in the code of ordinances. So, no.

Mr. Zollars: Ok. Effective May 3rd.

Mr. Hicks: I had one other comment. Welcome our friends from OHM. Look forward to working with you in the interim period. As far as meeting materials before the meeting I understand like the Big Sandy application may have been kind of a last minute thing. These folks are obviously really working hard to get their product up and moving. Are we going to continue with the physical mailers? I did not get a physical mailer.

Mr. Bowsher: So, at this time, in the transition with Eric we're trying to go more paper friendly here so we're not sending something out, but we're going to make sure we have the materials here. Going forward we'd like to email a copy ahead of time for you to be able to review. You do not need to print that out because we'll have a copy here. There's just no reason to print off two different ones and it just makes it easier for staff so we're not having to do that and we're trying to make sure that we're uploading everything so there's digital files as well and moving towards the applicant submitting everything digitally instead of paper copies.

Mr. Hicks: And then on like typically on the emailed versions the PDF files I'm getting the application and some of the 8 1/2 x 11 documents, but I don't always get like site plans or full-building elevations or if it's a half-sized print of the drawings. I'm not necessarily getting those, so I just want to make sure that...

Mr. Bowsher: So, I think going forward we just got a new program to kind of help with some of that, especially when we're working with OHM and we're dealing with those large files and sharing them back and forth and so, I think what we can do is we can have you guest sort of administrators that are on there, so basically I'll send out an email for the coming meeting. It

will have that meeting on there. It will have the agenda and all of the information that's on there, so then maybe we don't even send an email other than to tell you, hey, that's on there for your able to view it. Then you can go on that drive almost sort of like a drop box. You can view it. Share file sort of thing. It's called Leap File the company that we're working with and so that way I'll do that for the BZBA and as well as Planning Commission going forward.

Mr. Zollars: One comment on that. Let's make sure we're friendly and not burdening somebody that doesn't have IT experience or able to download that package software.

Mr. Bowsher: This will be all through online. As long as you have Chrome, Internet Explorer, and anything like that.

Mr. Domini: It's like an FTP drop box. We also have flat-bed scanners and everything so, large files like this we can digitize and go paper free. When I was here previously, Connor is going to cringe, but I put everything into a presentation, so we weren't trying to flip back and forth and we can just go through things here even google our stuff. I would take a snapshot, so you could see that, so we're not flipping back and forth on the screens, so as long as we're in the driver's seat I'd like to go back to that because it allows Connor and myself and Andrew, we know what we're showing you. So, we we're a little clumsy tonight, apologize, just because we weren't in full step, but we will be next time. It will be smoother and I will say from my perspective this is probably one of the better groups I've seen up here.

Mr. Hicks: We're excited about this year. One other comment. I have requested this in the past. I don't know if it would be possible. If Planning Commission members could have access to the city's GIS website. Log in and information. It would be helpful for us; especially the comprehensive development plan is coming around. It's nice. I like GIS systems. Some cities you have public access. Delaware County you can...

Mr. Cullinan: Worthington you can look at every plan.

Mr. Hicks: Yes, you can see everything and the City of Reynoldsburg we can't do that and I think that would be helpful for us and our awareness.

Mr. Bowsher: I appreciate you bringing that up. What I'll do is tomorrow I'll put in a ticket to IT to make sure that we can get you a log in and password for all of that, so you can kind of view that. You can kind of see the zoning and kind of aware everything is at because it is a web portal and it's a viewer and it's the same thing we have access to.

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator