MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
APRIL 5, 2012
7:00 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Kevin Bainter
	Mr. Scott Baker
	Mr. Lane Beougher (present at case #3)
	Mr. James Comeaux
	Mr. Richard Hudson
	Mr. Marshall Spaulding
	Mr. Bill Smith
Others Present:	Mr. Matthew Hansen, Secretary

2. APPROVAL OF MINUTES OF MARCH 1, 2012 MEETING

Mr. Baker: Everyone should have received a copy in their packets. Are there any additions, deletions, revisions to those minutes? (No response.) Hearing none, they will stand as distributed.

3. APPROVAL OF AGENDA

Mr. Baker: Mr. Hansen, are there any revisions to tonight's agenda?

Mr. Hansen: We just have one minor revision on the agenda. It would be Item B1. They're requesting a new – they're requesting a ground sign face change and exterior color modification.

Mr. Baker: Okay. Do we need to vote on that?

Mr. Hansen: Yes.

Mr. Baker: All right. Can I get a motion to accept the revised agenda?

Mr. Hudson: So moved.

Mr. Baker: Can I get a second?

Mr. Spalding: I second.

Mr. Baker: Thank you. Mr. Hansen, do you need a—

Mr. Hansen: Voice vote is fine.

Mr. Baker: Okay. Anyone opposed? (No response.) All right. And it'll stand as revised.

4. PUBLIC COMMENT

Mr. Baker: If anyone is here tonight to speak on any item that is not on tonight's agenda, now would be the time to do so. Seeing none, we'll move on.

5. SWEARING IN OF SPEAKERS

(Mr. Baker administers the oath.)

B. NEW BUSINESS

1. 6780 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: JOHN GAVIN, CUSTOM SIGN CENTER, TIM HORTON'S (5534-DR). NEW GROUND SIGN.

Mr. Baker: Is that applicant here tonight?

Mr. Hansen: Yes.

Mr. Jeffrey Oloski: The sign company's not here, but I'm here with Tim Horton's.

Mr. Baker: Okay. You can state your name for the record and Mr. Hansen will give us a review.

Mr. Oloski: Jeffrey Oloski with Tim Horton's.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: The applicant is proposing a ground sign face change to an existing ground sign that fronts onto Main Street. This will reflect Tim Horton's new branding and logo. They're also painting the cabinet surround. It is a light tan color right now and will be a darker tan called Desert Tan. They'll be incorporating the address numbers that front onto Main Street on the side of the cabinet and they will orient it vertically. And I believe that the applicant has some additional information to share with the Board regarding the color change.

Mr. Oloski: Yes, the color change to the EFIS—

Mr. Hansen: Okay. Do you want to pass out that material for review?

(speaking off mic)

Mr. Hansen: We can share.

(speaking off mic)

Mr. Hansen: Okay. So it doesn't really quite match?

Mr. Oloski: Right. Right is the darker color.

(discussion)

Mr. Oloski: Yeah, from light to dark.

Mr. Baker: How much of the building is being painted?

Mr. Oloski: All the EFIS and dumpster enclosure and the screen up on the rooftop for the RTUs.

Mr. Baker: Okay.

Mr. Comeaux: So the signage of the building itself is staying the same?

Mr. Oloski: Yes. The script on the building is staying but the face change to the monument sign is changing to our new logo.

Mr. Baker: You say you're changing to this darker color?

Mr. Oloski: Yes, the French Roast.

Mr. Baker: So basically everything over the windows is being painted?

Mr. Oloski: Yeah. Storefront remains the same. In the brick there'll be a soldier horse that does get painted that French Roast. It's hard to depict from that picture but—

Mr. Baker: Are they painting the rooftop units as well or just the screens?

Mr. Oloski: No, just the screen.

Mr. Baker: They look like they've painted the match the stucco already.

Mr. Oloski: What's that?

Mr. Baker: They look like they've painted the match the stucco already.

Mr. Oloski: Yes.

Mr. Baker: The EFIS.

Mr. Oloski: We're also doing some light renovation inside as well.

Mr. Comeaux: The dimensions on the monument sign are the same as the existing monument sign?

Mr. Oloski: Yes. The same exact cabinet will be in place.

Mr. Hansen: So I didn't provide the staff a recommendation but, given this new information and the information I previously presented, we recommend approval.

Mr. Baker: Okay. Do you have anything else to add?

Mr. Oloski: No, we're good.

Mr. Baker: I think it looks pretty good. The address being turned and then running vertical seems odd but—

Mr. Hansen: A number of ours are that way.

Mr. Baker: That seems nice. Any questions or comments from the Board?

Mr. Smith: I think it looks fine.

Mr. Baker: Can I get a motion?

Mr. Hudson: I'll move to approve as is.

Mr. Baker: Can I get a second?

Mr. Smith: I'll second.

Mr. Baker: Thank you. Mr. Hansen

(Mr. Hansen called the roll. Mr. Bainter voted "yes." Mr. Scott Baker voted "yes." Mr. James Comeaux voted "yes." Mr. Richard Hudson voted "yes." Mr. Marshall Spalding voted "yes." Mr. Bill Smith voted "yes.")

2. <u>7721 EAST MAIN STREET, REYNOLDSBURG, OHIO:</u> APPLICANT: JOHN GAVIN, CUSTOM SIGN CENTER, EYECARE ASSOCIATES (5535-DR). GROUND SIGN FACE CHANGE.

Mr. Baker: Is the applicant here tonight?

(speaking off mic)

Mr. Baker: That's all right. If you could state your name for the record.

Mr. John Gavin: John Gavin, Custom Sign Center.

Mr. Baker: Mr. Hansen.

Mr. Hansen: This is another ground sign face change to an existing monument style sign that's in our Historic Commercial Overlay District. The face of the proposed sign is largely the same in character with a dark background and light lettering. This sign is internally illuminated and, hence, not conforming to the Historic District guidelines found in the Olde Reynoldsburg Main Street Revitalization Plan; but face changes to existing illuminated ground signs are permitted though we have requested from this Board that the backgrounds are completely opaque, so that only the lettering and any graphics permit light trespass. So it wasn't specifically called out in the application, but we assume that the background will be completely opaque and staff would just recommend approval of this face change with the condition that that background is opaque.

Mr. Baker: Is that the intent?

Mr. Gavin: That is the intent.

Mr. Baker: Okay. Do you have anything else to add?

Mr. Gavin: Only that the change is because another service, another person is taking over the business.

Mr. Baker: Okay. Questions or comments? (No response.) Can I get a motion?

Mr. Comeaux: I move that we approve on the condition that the sign is opaque.

Mr. Baker: Can I get a second?

Mr. Bainter: I'll second.

Mr. Baker: Thank you. Mr. Hansen.

(Mr. Hansen called the roll. Mr. Baker voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes." Mr. Bainter voted "yes.")

3. 2883 TAYLOR SQUARE RD SW, REYNOLDSBURG, OHIO: APPLICANT: ROSE FERRARO, BUNTING GRAPHICS, FIFTH THIRD BANK (5536-DR). NEW GROUND & WALL SIGNS.

Mr. Baker: Is the applicant here?

(speaking off mic)

Mr. Baker: State your name for the record and Mr. Hansen will give us a review.

Mr. Shannon Worthington: Shannon Worthington with Bunting Graphics.

Mr. Baker: Thank you. Mr. Hanson.

Mr. Hansen: Fifth Third has been going through a re-branding process for all of their branches. This has included some exterior signage changes. We saw this on Main Street at the bank branch there. They're proposing all new wall signs on the south, west and east elevations. They will not be replacing the north elevation wall sign that's currently on the drive-thru canopy. All of their proposed wall signs are compliant with the zoning code regulations and so staff is recommending approval of the wall signs. The ground sign will be replaced and – entirely replaced, including the base of the sign. Staff had a question about the material that was going to be used to cap the sign base. It wasn't specifically called out in the construction drawings or in the exhibits that were provided to the Board. It just kind of shows a gray band and so staff wants to know what that material is. If you can provide that to the Board that would be great, but we're recommending approval of all the wall signs and the ground sign with the condition that that band is either a stone or maybe another brick course, just to be consistent with other signs down in the Taylor Road area. They all have natural materials to them. I actually have some pictures of the building, too.

Mr. Baker: From the drawings that you have here it looks like it's intended to be a part of the sign base and it looks as if it is a metal cap. Is that accurate?

Mr. Worthington: There is a metal cap that comes – you've got a 3-inch concrete cap over the top of the brick and then it has the metal shroud actually coming up like a bolt.

Mr. Baker: Kind of dresses that out so you don't see the concrete?

Mr. Worthington: Right.

Mr. Baker: Do you have anything else to add?

Mr. Worthington: No, sir.

Mr. Baker: Any questions or comments from the Board?

Mr. Beougher: The height of the sign is – I mean, with the shrubbery there, are you going to trim that back or are you going to—

Mr. Worthington: The shrubbery – once we go in, we're going to take out the existing footer and then once we dig to the footer to the specs that we have, that you all have, and then the height, the overall – the foundation, I believe it's right at 9 feet 8 inches, right at 10 feet under code.

Mr. Beougher: Okay.

Mr. Worthington: And then they'll come in and they'll re-landscape around that.

Mr. Beougher: And is there a reason that – okay, so let me get this straight. You're replacing the brick pedestal—

Mr. Worthington: Um-um.

Mr. Beougher: Is there any reason you wouldn't just go up to the bottom of the sign cabinet?

Mr. Worthington: No. We can do that.

Mr. Beougher: Well, I think I'm hearing concern from staff about the metal wraparound below the sign box.

Mr. Hansen: Yeah, and traditionally I think we would want to see a natural material for that. I think it would work better, but it's up to the Board.

Mr. Beougher: And is the bank willing to do that?

Mr. Worthington: Take the brick on up to the bottom?

Mr. Beougher: Yeah.

Mr. Worthington: Yeah. We can go that way.

Mr. Baker: And then what would we cap the brick with?

Mr. Worthington: It's got a 3-inch concrete form cap that we will put over top of the brick.

Mr. Beougher: Okay.

Mr. Baker: Is that okay for staff?

Mr. Hansen: Sure.

Mr. Baker: Yes? Okay. Any questions or comments? (No response.) Can I get a motion?

Mr. Smith: Move for approval of the submittal with the proviso that we install the masonry as we have specified.

Mr. Baker: To the bottom of the cabinet?

Mr. Smith: Yes.

Mr. Beougher: Second.

Mr. Baker: Mr. Hansen.

Mr. Hansen: Who provided the second, please?

Mr. Baker: Mr. Beougher.

(Mr. Hansen called the roll. Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes.")

Mr. Baker: Okay. Thank you.

4. 6446 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: RANDI GOOD, SIGN VISION, CUBESMART (5537-DR). WALL SIGN FACE CHANGE.

Mr. Baker: Is that applicant here?

(speaking off mic)

Mr. Baker: Please state your name for the record.

Mr. Don Castle: Don Castle, Sign Vision Company, Inc.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: This is a request for a new wall sign and a ground sign face change. The U-Stor-It name is being re-branded to Cubesmart Self Storage. The proposed wall sign is actually smaller than their existing sign and still meets zoning code regulations, exact same character as the existing sign and the ground sign face change is largely in the exact same character. Also the changeable copy there will not be enlarged, so that portion of the sign can remain as is. Staff recommends approval

as it meets all zoning code regulations and the graphics regulations in the Main Street Overlay.

Mr. Baker: So I can clarify, you said the new sign is smaller than the existing?

Mr. Hansen: It's slightly smaller, yes.

Mr. Baker: Looks like the existing 91½ inches – looks like the new is about 97½ inches.

Mr. Hansen: The copy length is shorter.

Mr. Baker: Okay.

Mr. Beougher: So it's the same cabinet?

Mr. Hansen: Same cabinet.

Mr. Castle: Yes.

Mr. Beougher: Okay. And we couldn't talk you out of taking out the removable lettering?

Mr. Castle: They're pretty adamant that they wanted to keep that.

Mr. Baker: Okay.

Mr. Castle: If we can get that grandfathered in.

Mr. Beougher: I had to ask.

Mr. Castle: Okay.

Mr. Baker: Any questions or comments? (No response.) Do you have anything to add?

Mr. Castle: No, not at all.

Mr. Baker: Okay. Questions or comments from the Board?

Mr. Comeaux: On the façade of the building, do you have a cabinet there now, or what?

Mr. Castle: Yes, there's a cabinet up there now.

Mr. Comeaux: It's a cabinet—

Mr. Castle: Channel letters.

Mr. Comeaux: It would be about the same size?

Mr. Castle: Actually it's just a little bit smaller.

Mr. Comeaux: Okay. So will there be any kind of – will we be able to see the discoloration of the façade behind it at all, do you know?

Mr. Castle: I don't believe so.

Mr. Baker: Can we add that the wall would be painted if there is?

Mr. Castle: Yes.

Mr. Baker: Yes, just to match the existing color. I have to believe some kind of discoloration would be behind those letters.

Mr. Castle: Yeah, there's a stucco substrate, isn't it?

Mr. Hansen: Yes, there is.

Mr. Bainter: It is an EFIS material.

Mr. Smith: It is going to show some stuff. You'll be painting.

Mr. Baker: Okay. Can I get a motion?

Mr. Bainter: I'll move for approval with the stipulation that for the storefront sign that if there's discoloration there'll be some painting done.

Mr. Baker: Can I get a second?

Mr. Smith: I'll second.

Mr. Baker: Thank you. Mr. Hansen.

(Mr. Hansen called the roll. Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes.")

5. 1840 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: GISELE BACHELOR, KESSLER SIGN CO., LOANMAX (5538.DR). NEW WALL SIGNS, GROUND SIGNS, EXTERIOR MODIFICATIONS.

Mr. Baker: Please state your name for the record.

Mr. Kevin Booker: Kevin Booker which when he says your name, I think he's calling on me. No wonder people ask how to spell it now.

Mr. Baker: Mr. Hansen.

Mr. Booker: Kevin Booker with Vertex Signs out of Roanoke, Virginia.

Mr. Baker: Thank you.

Mr. Hansen: There are several proposed changes to this site, one being new exterior color change. They're proposing to paint the roof red and the fascia trim yellow and I believe the walls will be painted white. It's what's shown in the rendering. Also proposed are new signs that will be placed on the parapet roof. The signs will be, what I'm calling, the west elevation which is the longest elevation and the north and south elevations, which are the two shorter sides. Those signs are all channel letters with some sign cabinet mixed in but with the, they call them cloud lettering where it's not a changeable face cabinet, which we permitted in the Community Commercial Overlay District. The raceways will be painted the same color as the roof and they all meet zoning code requirements for area.

The ground signs that are existing are considered abandoned signs because the use has not been in service for longer than 90 days. And when this happens, the signs that are non-conforming and considered abandoned are no longer permitted to be utilized. So what the applicant is proposing is to repurpose the sign cabinets and make them conforming to the zoning code regulations. They will be no taller than 6 feet tall. They will be monument style and they are no larger than 50 square feet in area which does meet all the criteria for the Community Commercial Overlay. However, these signs are now considered new signs, because the old signs cannot be reused. So since they're being considered new signs, they would be subject to all Design Review Board standards for placement and integration into the site. The existing signs which are placed within two parking spaces and then protected by bollards, were not subject to a Design Review Board as this was an existing condition before the Board was created. I do not believe that the Board would recommend approval of integration of ground signs in this fashion. The bollards can be seen as unsightly to the district and don't meet the goals according to the Community Commercial Overlay standards.

Furthermore, the proposed red roof color and yellow fascia trim using primary colors would most likely not meet the overlay guidelines which promote more use of natural materials, having subdued, and muted tones to them. Also the surrounding structures in the immediate vicinity don't utilize primary colors to accentuate their main building features, so staff is not recommending approval at this time. We'd like to see the application tabled so that we can discuss more appropriate colors for the roof and potentially the walls so that they all coordinate together. We're not opposed to using

accent colors that are more primary in nature for trim, but having large expanses of roof that are of this color cannot fit with district and the goals that we want to create.

Furthermore, we'd like to explore better ways that we can integrate ground signage on this site and have it coordinate in a fashion which makes it more aesthetic. So we're recommending a discussion and then tabling so that we can explore with the applicant some other options for the ground signs and the building colors and come back for approval at the next meeting.

Mr. Booker: Could I ask if we can have a discussion tonight? I do have some options to explore. The – you know, running back and forth up here. If it's something we can address, I do have some liberties with my customer on what I can discuss so, once again, I would like the conversation to be open and we could hopefully hammer something out and I can go back and explain to the customer. If it needs to be tabled, I understand. I would like the opportunity to kick some stuff around and maybe the Board would have an opinion or not, but just—

Mr. Hansen: No, exactly. That's what we intend or I would recommend that we do now.

Mr. Booker: --and I would want to—

Mr. Hansen: We'll discuss and then table if it comes to that.

Mr. Booker: Right. Thanks. Can I go ahead and just kind of explain or—

Mr. Baker: Yeah, go for it.

Mr. Booker: Just a little background. Once again, my name is Kevin Booker and Vertex Sign Company and we have this customer that we do nationwide called Loanmax and they have 10 or 12 different brands but throughout the country they use different names. You know, just the same as McDonald's, Wendy's, Rally's and all those people, they have a prototypical color. Now whether you like that or not, that's open for discussion. Matter of fact, I think I've been here before. We used to do all the Advance Autos and I'm pretty sure when they changed to Parts America we had to go through the same exercise. But, none the less, when we start out of the gate we always propose standard, however, we realize that municipalities, restrictions, overlays and all of that come into play and we have to be a good corporate citizen and adapt as much as possible. You know, the red roof is something that they normally are pretty adamant about. They have deviated on the building color. They have a secondary tan. I don't know if painting the building tan from the stark white would be of interest. In Historic Overlay Districts and stuff like that we drop back to a muted burgundy. For instance, Staunton, Virginia which is 60 miles out from Roanoke where I'm from, Historic Overlay and we drop back to the burgundies and more of a muted yellow – Florence, South Carolina, Dillon, South Carolina. Once again, this isn't the first trip to town, realizing that, what we have to overcome so, you know, just food for thought. I've got renderings

of that if the Board would be open to seeing those. My customer will be like, "Well, what did you discuss, you just came in and handed everything?" But, nonetheless, I mean, I know where we're trying to land, so we've all got better things to do than split hairs.

I guess one thing that is a little unique and I don't know if this Board has any ability to waiver on it but I fully understand, and staff discussed and explained that the building had been abandoned and, by that, that would make those existing signs non-conforming. I think it's odd, 90 days is a pretty tight window to land a ship. I mean, hypothetically if Target moved out and Walmart came in and 96 days later you're like, "Whoa, you've to adhere." Unfortunately, right or wrong, my customer was led to believe, and there was some discussion from the leasing agent who supposedly – and, once again, it sounds like it was just maybe a misunderstanding, but had some discussion with staff and said, "Can we reface?" The discussion was yes. Now probably the asterisk was "with conditions" and that got omitted in the conversation. My customer, in turn, leased the property and then we got to be the bearers of right news and said, "By the way, those existing signs you have don't comply. They need to be shorter and, by the way, we've got six other hoops we've got to jump through." So we always get to be the bad guy and explain that to people.

But I guess my – as staff has pointed out, we've offered to lower those signs. I think they're 9 foot 5 now down to 6 foot and I know, if you're familiar with the site, it almost has a landscaped moat around it and I think you all agreed that, unfortunately, we understand the spirit of what we're trying to accomplish, but now we've put the signs below the bush line and I would assume that – I don't know if the customer can do that, but that would entail the removal of the landscape, in which to me softens that corner, makes it look nicer so—

Mr. Hansen: You would have to get approval to remove that landscape too.

Mr. Booker: Okay, great. Maybe a storm will come through – those aphids. But, once again, we have a situation. We have a vacant property. We've got a customer that normally comes in and amazingly can take – not that that's a distress property, but they'll glass in those rollup doors and they'll make it look a lot better than it does. Normally they repave the parking lot. We do the new signage. And you mentioned something about the opaque background. I don't recall that being a point of – in the discussion, but that's no problem, we've don't that.

Mr. Hansen: It doesn't apply on this.

Mr. Booker: Okay. Well, I was just trying to offer all—

Mr. Hansen: But if you're willing--

Mr. Booker: Okay. This is back scratching. I mean, so if the Board would maybe look at a collective package, if you will, and I don't know if I can kind of throw it out. I don't know if the Board would have any thoughts of allowing us to just reface

those signs as they are. Once again, as they sit, they're fully functional signs. They need new inserts. We need to repaint the cabinets and refurbish them. If we lower them they're down below the landscaping. Unfortunately, I looked at the lot. There's not a – oh, well that would be a better place. Unfortunately, it's a bad situation to solve with the parameters we're working within so, once again, I'm a firm believer if there's a better solution I would offer it but, unfortunately – I mean, it's a sea of parking lot. It's surrounded by bushes. You have two functioning signs that, just due to a time issue, have been negated as an option to offer the customer and then we've come in and offered we'll take those signs, we'll lower them, we'll put them on a wide skirt which is as the ordinance says, but then we get the, "Oh, by the way, now it's new." So now we're splitting hairs and we would like to take an opportunity to make this situation better than it is but, in looking at it, I really don't see a no-brainer on what makes that better. So, like I said, we can paint the building tan, we can change the colors to the burgundy and the muted yellow, and I have color samples and renderings if you all would like to see those; and, once again, I have taken the liberty of showing the signs just refaced with a new color scheme as they are and lowered. So I don't know if any of those items would be helpful for this Board to look at and review and I thank you for your time.

Mr. Beougher: Question. If the sign – it's already there. What if he bricked in the bottom and so he doesn't have to deal with bushes? What about bricking in the bottom of the base so that it's a more attractive base coming up to the sign? Does that – I mean, is that possible or not?

Mr. Smith: I think you're still stuck with the 6 foot.

Mr. Hansen: Yeah, that's—

Mr. Beougher: They're still stuck with the 6 foot.

Mr. Hansen: The height of design is non-conforming and technically by rules we're not--

Mr. Beougher: All right.

Mr. Hansen: We're not supposed to allow the sign to be reused.

Mr. Beougher: Okay. All right.

Mr. Smith: And would a more appropriate place for the location of the signs perhaps be at the access points to the property?

Mr. Booker: You're still in the parking lot, unfortunately. You know, there's not a natural, like outlet island. It's curbing, entrance, entrance and I mean, the site plan but I guess it's you're kind of just moving the problem if it's such a problem, you're just moving it down.

Mr. Smith: We've essentially got a corner lot—

Mr. Hansen: I had pictures and I didn't put them in.

Mr. Smith: --with the building at an angle across the lot and then around the front you've got a 90° corner that is landscaped.

Mr. Booker: Right. And I've looked at it and the access points at either end of that landscaping and I have to – it's odd the way that they did put those signs in there. I would think you would have stretched them out further. It's just odd to have two, free-standing signs that close. Either the design person was getting paid on commission and wanted to sell two signs or I would've made it cockeyed in the corner if that were an option. Obviously, it would've been visible from all front. I would say they need – they would want both of those signs. Now, once again, I don't – I'm taking from comments that -- is there any way to negotiate to keep the existing height if we just refaced? Does the Board have the ability or the— See, like if you move the sign further down, I'm still not really net anything now. You know, you've gone to the trouble or you're dealing with the trenching and the electrical and all of the stuff that – once again, they're working signs that just--

Mr. Hansen: You're repaving the parking lot, though?

Mr. Booker: I believe they will. Normally they'll come in and resurface. I don't know if they completely pave or what they do but they normally, they obviously, they want it to look fresh when they come in and out, so don't use the paving against me as a reason for moving signs. I think – I just – that corner is barely visible. It's crazy, I've got pictures with snow on the ground since you all do have seasons here as well, but I don't know if the Board – I mean, I hate to give up one of those signs. They're two signs that they have. If we could keep the height of one as a condition of having to remove the other, I mean it would seem to me that the drag, this main drag is the most critical. Is that side street somewhat of a secondary street? And the building sits cockeyed, too, so they do have the luxury of signage to kind of capture that, so—

Mr. Smith: I'm just kind of curious about the amount of visibility that you require. You've got signage across the front of the building which is at an angle to the intersection and then you've got two other signs that look like they're sort of out in the middle of the parking lot, frankly, and all I was suggesting is at the end of the shrubs that you put a sign that conforms with our requirements, which directs you into the parking lot and it seems like you've got all the visibility that you need at that point.

Mr. Booker: Well, no, I was just saying I'm open for whatever. It's just if—

Mr. Smith: We're trying to improve this area. It's got some aesthetic challenges currently and I don't think we want to add to the problem, we want to add to the solution.

Mr. Booker: No, and I understand and I guess, you know, the fact that it's too tall, if we lowered it, it conforms. It seems we're going an extra level to say, "Oh, by the way, now we want to completely change it. I mean, those signs can stay there until the cows come home if that building is vacant, so they just sit there. I mean, not that that's – that's fine, too, but we offered to lower the signs. I was curious, and I don't know how much would be involved, if maybe we could bring landscaping so there's almost like finger islands or something around the sign so that would soften them. I don't like the way that it looks now. And I don't know if, once again, the Board – if that all of a sudden. You know, now we've created something. We've taken – and that's where I was hoping that the Board could say, "We understand that now you're going outside of the box with a solution. We can think outside the box and let you keep that height, but with the addition that you'll be bring a landscaping island around it and incorporate it so it's continuous in its curb appeal rather than an afterthought with two ugly bollards thrown in. It looks like they backed the truck up, dropped them in and said, "What do you all think, guys?"

Mr. Hansen: Yeah. The issue is that this Board cannot grant variances to the code. You'd have to go to the Board of Zoning and Building Appeals and request that prior. Your application was for lowering the height of the sign--

Mr. Booker: Well, no problem.

Mr. Hansen: --and that's what they're reviewing.

Mr. Comeaux: Well, we could contemplate, if you said you'll lower the height of the signs, and one of your concerns was the shrubbery, that you're going to be blocked, right? We can conceivably discuss trading that shrubbery for shrubs around the base of the sign—

Mr. Hansen: Right. A lower plant material.

Mr. Booker: Right. I would say if we lowered the signs, we'd – like I said, I'm not sure how much it would be involved to do some landscaping around the signs. I really think that would increase – that would do twofold. That would become a natural bollard, if you will.

Mr. Comeaux: Um-um.

Mr. Booker: It makes it a lot more inviting and, once again, with the change in the shrubs an ideal win-win.

Mr. Smith: I can see where that could be more attractive, absolutely.

Mr. Booker: And, once again, now the skirts – we get the luxury of utilizing the existing electrical and structure, but we would fabricate new skirts to be the same width as the sign, we would now have landscaping around the sign. I'm not sure if they would

like to do just stand alone islands, because, once again, you start getting curbing and all that, that's probably a different piece, but some type of a planter around the signage. I don't mean six bags of mulch, I mean something of size. And then taking the building to the tan and then if the red is a point of contention, the burgundy, and the signage would obviously replicate the color scheme. I think that would be – I'm not a sports person, but that would be a lot better than where we started.

Mr. Smith: So do you contemplate retaining all of the parking in this area Is the building and the nature of the building, the use of the building such that you need that amount of parking?

Mr. Booker: No, it's crazy. This isn't a 7-11 where you've got standing room only. Normally it's four cars. So, I mean, we're surely not going to get into any logistics of negating parking by dissolution.

Mr. Smith: Well, that's good. I was hoping that rather negating parking we'd enhance the landscaping a little bit and that might be a good positive step forward.

Mr. Booker: Sure. I came out of the shoot offering – am I correct that the red roof is not the preference of the Board?

Mr. Comeaux: Can you show us some of the renderings you have?

Mr. Booker: Sure. Just for what it's worth, I mean standard red and yellow colors, that's what we – that's standard. What our alternate is, is we drop back to a more muted burgundy. It's just an accessory stripe. It's not anything. So this is your color. These colors with a nice tan (speaking off mic).

Mr. Smith: That shows some promise.

Mr. Baker: Yeah. Are you planning on trimming out the garage doors in a certain color?

Mr. Booker: Normally I would think they'd just paint them the tan and what they would probably do, if anything, maybe some burgundy accents. The yellow is normally just an accent band. It doesn't become a trim color because that's just too much. And I would assume that they would glass in those doors so you would no longer have garage doors. That doesn't look very nice. Looks like somebody ran out of money. See, I hid them because I didn't want to show them to you.

Mr. Smith: Sometimes you have to dip your toe in the water to see what the temperature is, you know?

(Several speaking off mic)

Mr. Beougher: So what kind of gas station was this?

Mr. Hudson: It was the 3C Body Shop.

Mr. Beougher: No, before that. It's got to be a gas station. I mean there's a base for a pedestal sign that probably stuck up way in the air and had prices on it and so forth.

(Speaking off mic)

Mr. Beougher: I lived down on Baldwin Road 20 years ago, so I should remember this, but I don't.

Mr. Hudson: It may have even had a canopy that extended out in that area.

Mr. Comeaux: So Matt, if – just the dimensions of the case itself, those are okay? What's the maximum height?

Mr. Hansen: Yes. The maximum height is 6' and we allow up to 50 square feet in the Community Commercial Overlay. So those cabinets are exactly 49.999.

Mr. Comeaux: So if it's 6', the pedestal would be how much here?

Mr. Hansen: Two foot.

Mr. Booker: Well, actually they're four and a half. It's a pretty short pedestal. It's only like 18", I guess.

Mr. Comeaux: So you could, perhaps, live with a shorter pedestal, rearranging the vegetation and landscaping, you know working something – making it into something of an island.

Mr. Booker: Some semblance of an island so we don't just have it in a sea of asphalt.

Mr. Comeaux: So it's like the bollards sitting there making sure you don't drive into it.

Mr. Booker: Yes. I mean I guess the bollards could remain. If they were incorporated with some type of landscaping surround, then it would soften that.

Mr. Beougher: And the best option would be a curb around it with some—

Mr. Booker: Correct. Like I said, in a perfect world, I would love to have the continuous curbing, but to break curbing and do all that, I think we'd probably have to have stand alone curbing or maybe—

Mr. Hansen: You could probably saw cut that in.

Mr. Comeaux: At any rate, just to reiterate what Matt said earlier, in terms of what we even could do, that's about the limits of what we could do, just because we can't do a variance.

Mr. Booker: No, and unfortunately I mean I know what the conditions of a variance, that there's not a hardship and all the criteria that would be used to grant one.

Mr. Comeaux: Well, I can't speak to that at all, but I'm just telling you what we can't do.

Mr. Hansen: It would be great to have the curbing in there and executed with a standard concrete curb. I just want to throw out there if the bollards have to remain for any reason, I think we probably would like, at least minimum, see a decorative slipcover put over them.

Mr. Booker: Okay. And I guess—

Mr. Hansen: Yeah, so they're hidden some way.

Mr. Booker: What about-- Well, I guess we still have to landscape, but I was just curious if we were to come in and do a – form a concrete island at least so the signs sit in a sea of concrete versus-- I'm just throwing it out. Obviously you could saw cut, you could pull up, you could pour the concrete so it would almost be like a pad in a parking lot or something, but I'm open to whatever. I'm throwing it out there just because, obviously I know nothing about curbing and if the landscaping is the preference—

Mr. Hansen: It's not a requirement.

Mr. Baker: There's enough paving on that site?

Mr. Hansen: Yeah, I think we're trying to soften that corner as much as we can.

Mr. Beougher: So if you had a 6" curb and then a little mound of earth with mulch on it, another foot, you just bought yourself 18", right?

Mr. Booker: Do you go from grade? That was my other question. Because if we're at 18 to start with—

Mr. Beougher: I don't think it's from pavement.

Mr. Hansen: It's from grade.

Mr. Booker: Okay, so that's kind of a win-win.

Mr. Hansen: You're going to get probably 6" additional height.

Mr. Booker: All of a sudden we've increased our ground about 12".

Mr. Beougher: You've at least cleared the shrubbery.

Mr. Hansen: Yeah, at this scale of sign at this corner, I don't think you'll have any problems with visibility.

Mr. Smith: Brick bases would go over well.

Mr. Booker: There's no brick on the building, unfortunately, so it would really—

Mr. Beougher: Yes, but that's our city standard, if we're bargaining.

Mr. Baker: What kind of roof are we proposing to put on to replace the shingles?

Mr. Booker: I'm not sure what condition they're in. They paint or they use the pre-finished metal, the standing seam. I mean what the heck? You all want that?

Mr. Baker: We wouldn't want to see painted shingles, right?

Mr. Booker: I guess the color is what the Board has issue with. We changed it from its red to its burgundy. I'd hate to—

Mr. Comeaux: They're painted shingles now, right?

Mr. Booker: Right, they're painted grey and obviously they've been that way for a while, so a fresh coat of paint would-- They're just shake shingles it looks like. I'm not sure, once again, what's involved on adding a roof, but the colors are what we refined. Obviously I'll be glad to pass on to my customer—

Mr. Smith: It looks like it's a metal roof currently and that it's been fabricated in kind of a lapped design.

Mr. Booker: Maybe like some of that _____ T-111 but somewhat of a sectional kind of siding.

Mr. Smith: I've not seen a roof like that for a long time. That's an oldie but goodie right there.

Mr. Hansen: I assume that you're going to potentially remove these extraneous— I'm not sure what they are, but that's where your sign's going to go.

Mr. Booker: Right, we'll readjust our brackets accordingly. So the brackets would go and that would go away. The letters, the brackets needed would be hiding behind the letters. That red band would probably be painted yellow unless the Board didn't like that. We could drop the band on the building if that would help, so it's more of an accent. There's a decent area above the windows and the roof. I can see that being a natural place for the stripe and letting the burgundy come down and then cap over. I think that gives the roof a little bit more girth and presence. So if you all can envision like a 12" or 8" band on the wall itself versus that front fascia board, I think that would look a lot nicer.

Mr. Beougher: So you're saying the fascia would be burgundy and there would be a yellow stripe below it?

Mr. Booker: A grey roof with a red fascia band. My suggestion would be we go ahead and paint all of that burgundy or encapsulate it in metal, whatever, there are solutions there. And then bring the yellow stripe down the tan building up so it almost kind of tucks under that soffit and it's more of an accent stripe versus being sticking out so far.

Mr. Smith: It would almost function like a painted capital on the wall.

Mr. Booker: Right, a trim band versus-- Because I think when we bring it out to the fascia board, it becomes a little bit too predominant, so it would soften the accent stripe. So our primary palette would be the burgundy and the tan. The yellow is just an auxiliary pop color that's subtle.

Mr. Beougher: How wide would that band be? How tall?

Mr. Booker: Normally about 8". I've got a tape measure. That's probably 12" so I would say 8.

Mr. Smith: Do you think that fascia's about 8"? It looks to me like it is, so he's—

Mr. Beougher: I'm trying to see how many block that soffit is.

Mr. Booker: Just take a mental picture of that red band, make that burgundy and then drop it down below on the building. I think that's visually what I would be after.

Mr. Beougher: Just looking at the way the shadow casts on that wall, the yellow's going to be darker because it's in shadow, so maybe that's a good thing.

Mr. Booker: Right and also the yellow would be tucked under the soffit, just the same as if it was under that screen. I think the fact that we took the show pictures has really put this application in a bad light.

Mr. Hansen: That was the only day we had snow this winter. Would the Board rather see this all encapsulated in a revised submission before we do any voting? Do you need to go back to your—

Mr. Booker: No, no. Can we do this? Could we, if the Board is so inclined, could we approve it with the condition of a finalized rendering and a comprehensive thing? I mean if it doesn't bother ya'all, I don't want to come back up here to get it approved if it's just a matter of me packaging it all up, taking these things like a conditional approval that if staff is comfortable with it, the approval is granted.

Mr. Hansen: I'm okay with that.

Mr. Baker: Can they change the roof material without coming in front of the Board?

Mr. Hansen: That depends on how you condition it. You condition it as an either or if you're comfortable doing that.

Mr. Comeaux: Do we think it's a painted whatever it is now? When I've driven past there I've thought it was always painted.

Mr. Hansen: I assume that.

Mr. Comeaux: And the only reason I asked is I'd love for them to have a new roof, but when I think of these things I know it's different than somebody who has better eyes. It is what they're doing an improvement. The signs, we can't use that standard because the signs are abandoned and it's a new process all together. But for the roof, I'd love to have them have a new roof.

Mr. Baker: We've had similar roofs that we've turned down when they've chosen maybe a flimsier metal roof or with the fasteners exposed.

Mr. Comeaux: But those have typically been when they've come to us saying, "This is what I want to put on my new roof."

Mr. Baker: But I don't want to condition the metal roof and then find out they put up something—

Mr. Hansen: Yeah, I understand.

Mr. Booker: Well, I mean the two options would be they'd just paint the roof or they'd put a metal roof.

Mr. Hansen: We've had certain quality of metal roof not up to standards.

Mr. Booker: Okay, I've gotcha. I know they checked those roofs because they're not cheap, but they are the nice standing seams, not pre-finished or pop-riveted or something like that.

Mr. Hansen: Yeah, that's what we've seen and that's why we're concerned.

Mr. Smith: If I understood correctly, you're going to be making other changes to this building also, the red doors.

Mr. Booker: Normally they would get rid of those doors by just putting glass in it's place and I'm sure there will have to be a building permit.

Mr. Smith: So that's going to be a separate submittal?

Mr. Booker: Correct. That probably wouldn't fall under this.

Mr. Hansen: No, it would. It would. If you were going to change those from an overhead door and you're going to replace them with all glass, you're saying?

Mr. Booker: Well, you tell me. I'm at the well. You tell me what you would like to see and I will relay that to the customer, "Okay, here's your conditions to make this happen." I would assume you'd like to see that filled in versus roll-up doors, would you not?

Mr. Baker: Sure, under approval.

Mr. Booker: Correct. I think it would match the right side, to me, to have a continuous commercial storefront looks a lot better than somebody that's going into an old gas station and setting up shop. So I'll put that in my revision.

Mr. Hansen: I think we have enough here that we'll want to see it come back.

Mr. Baker: I agree.

Mr. Comeaux: The thing when you get there, I'd want to see that, even me.

Mr. Booker: No, but I understand all that. Could I submit the package and just not attend if we've addressed all these questions?

Mr. Hansen: It's not customary. We've always had somebody here typically.

Mr. Booker: Well, that's fine. I'm offering to put all these conditions in a revised package subject to. Obviously you all could accept or decline that submittal. It just seems silly for me to come back here and re-skin this cat one more time if you've already given me your wish list of what you want and I bring that back to you and everybody's happy.

Mr. Beougher: You're asking us to visualize a lot here.

Mr. Booker: Right, but we can do nothing until we are granted the approval with these subjective changes. So I guess that's all I'm saying. Obviously I'm going to come back to you with this laundry list of changes for your final approval.

Mr. Beougher: If we postpone it until the May 4th meeting and you're not here and we have questions, you run the risk of us turning it down.

Mr. Booker: No, that's fine. I'll be back.

Mr. Hansen: And if you turn it down, you have to substantially change your entire package. So I wouldn't want to put you in that spot.

Mr. ? : In the use of the building, since you're talking about replacing the garage doors with metal glass panels/walls, does this business not utilize those areas as vehicle bays? Is this primarily office space?

Mr. Booker: It's an office space. They're classified as a loan broker. It's the same as an Avco Finance or that type of business.

Mr. Smith: So you'll be substantially changing the interior of the building as well?

Mr. Booker: Actually what they normally do, a lot of times, since they use such limited space, they'll rent that whole thing and they'll just put a counter and paint the inside and leave – they go into restaurants sometimes and they just put a sheetrock wall up and there's the full kitchen. So it would probably be just the glass for esthetics. The bays and everything would still be – almost like a movie set where they just improve the building, but really no changes other than the space that's there. Please, if the garage doors open another can of worms, they can keep them.

Mr. Smith: No, I'm just asking the question for my own informational purposes. How long do these businesses typically stay in place?

Mr. Booker: They're not like a short-term thing. I've been doing their sites now for seven years and we've never – we may relocate, but we don't close them. They've been up and running and they have about 600 locations and I think they have some that have been there for 20 years. So it's not intended to be an in and out kind of business.

Mr. Smith: Well, I just wondered because what you kind of said before that was maybe they'll use half the building and the other half they don't even bother with.

Mr. Booker: They don't need that much space. They like the location, but they don't need 1500 square feet.

Mr. Baker: Mr. Hansen, what do we need to do to either table this or provide a motion?

Mr. Hansen: I suggest that we just reiterate the discussion and from what I've heard we've had suggestion that the roof be painted burgundy. If it is going to be replaced, we'll want to see the exact specification for that roof material; that they'll use a subdued yellow trim and whether it's placed on the fascia or on the building wall itself, that'll be subject to the Board's review and approval.

Mr. Beougher: You may want to show two different renderings just so we can see it both ways.

Mr. Booker: Oh, you're just thinking of the band?

Mr. Hansen: That we see renderings of the glass door front installed, the overhead—

Mr. Booker: And that's not a need, right? If they're so inclined to keep the building as it is, that's not a condition, right? I can't ask them to make a change if they didn't need to make the change, do they?

Mr. Hansen: No. But we would, maybe, entertain painting the doors a certain color.

Mr. Booker: Oh, sure, I don't have any trouble with that. I just want to make sure that I didn't offer up something they had no, like "Why are you changing doors? That wasn't part of our original scheme." I just want to make sure it's not a condition, just painted something like the tan to be not as obvious that they're doors.

Mr. Hansen: Right. That we have some detail on the landscaping proposed around the sign and the method of curbing and where there any other—

Mr. Beougher: Yeah, the type of brick for the bases.

Mr. Hansen: The type of brick—

Mr. Booker: Okay, you've used up all your wishes— (Laughter)

Mr. Baker: Do we need to vote to table it?

Mr. Hansen: Yes, please.

Mr. Baker: Can I get a motion to table this application?

Mr. Beougher: I'll move to postpone this item until the May 4th meeting.

Mr. Smith: Second.

(Mr. Hansen called the roll. Mr. Spalding voted "yes." Mr. Smith voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: And, just a note, it's the May 3rd meeting, not the 4th.

6. 6997 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: NGUYET KHEANG, PEARL NAILS (5539-DR). WALL SIGN FACE CHANGE.

Mr. Baker: Is that applicant here? State your name for the record.

Ms. Kheang: _____ Kheang.

Mr. Hansen: This application for a wall sign face change will only change the cabinet portion of the channel letter cabinet sign design. It's existing yellow background with some black lettering on it and they're proposing a pink background with white lettering. Staff recommends approval.

Mr. Baker: Do you have anything to add?

Ms. Kheang: No.

Mr. Baker: Questions or comments from the Board?

Mr. Beougher: What color?

Mr. Baker: He said pink, but it looks purple in our application.

Ms. Kheang: It's actually purple, kind of a lavender color, yeah.

Mr. Beougher: What color are the letters that say "nails"?

Mr. Hansen: They're red.

Mr. Baker: They look like a dark burgundy in this application. Questions or comments from the Board? (No response.) Can I get a motion?

Mr. Bainter: I move for approval.

Mr. Beougher: I second.

(Mr. Hansen called the roll. Mr. Smith voted “yes.” Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Beougher voted “yes.” Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.” Mr. Spalding voted “yes.”)

7. 7514 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: JASON EBRIGHT, SWEET DESIGNS SPECIALTY CAKES (5540-DR). WALL SIGN FACE CHANGE

Mr. Baker: State your name for the record.

Mr. Jason Ebright: My name is Jason Ebright.

Mr. Hansen: This is an existing sign cabinet in the Historic District and they’re proposing this sign face here. The existing sign cabinets at the center all vary in background colors, methods of illumination – no, they’re all internally illuminated. It’s not being enlarged, meets the current zoning code and staff recommends approval.

Mr. Baker: Anything to add?

Mr. Ebright: Nope.

Mr. Baker: Questions or comments from the Board? (No response.)

Mr. Beougher: Move approval.

Mr. Smith: I’ll second.

(Mr. Hansen called the roll. Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Beougher voted “yes.” Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.” Mr. Spalding voted “yes.” Mr. Smith voted “yes.”)

8. 7563 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: JIM FURROW, CENTRAL SURVEYING CO., GARDEN CONCEPTS (5541-DR) NEW FENCE

Mr. Baker: State your name for the record, please.

Mr. Jim Furrow: Jim Furrow, Garden Concepts.

Mr. Hansen: The applicant is proposing to place a fence in the Historic District. It’s a commercial property and located within the Historic Commercial Overlay. It meets zoning code requirements. The fence is only 4’ tall. They’re permitted to be 4’ tall, and it’s a black coated, powder coated aluminum fence, so it’s a nice design and we’re recommending approval.

Mr. Baker: Thank you. Anything to add?

Mr. Furrow: Not at all.

Mr. Baker: Questions or comments from the Board?

Mr. Beougher: How is the fence being attached to the – I'm assuming it's a dry laid masonry retaining wall?

Mr. Furrow: Correct, core-drilled.

Mr. Beougher: Okay, just through the top – the capstone?

Mr. Furrow: Correct.

Mr. Beougher: Every picket or –

Mr. Furrow: Every 6'. There's a post every 6'.

Mr. Smith: So the top layer of stone is currently bonded to the wall?

Mr. Furrow: Yes.

Mr. Smith: Are you doing to drill it or is it a faceplate mounting?

Mr. Furrow: No, we actually core drill it down into the stone.

Mr. Baker: How far down do you drill it?

Mr. Furrow: One foot.

Mr. Baker: Okay. Any questions or comments? (No response.)

Mr. Bainter: I recommend we approve.

Mr. Smith: I second.

(Mr. Hansen called the roll: Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes." Mr. Bainter voted "yes.")

9. <u>1604 LANCASTER AVENUE, REYNOLDSBURG, OHIO:</u> APPLICANT: WALLY TATA, JOHN EBERTS, ARCHITECTS. BLACKLICK OFFICE CENTER (5542-DR). EXTERIOR MODIFICATIONS

Mr. Baker: State your name for the record, please.

Mr. John Eberts: John Eberts, Architect.

Ms. Teresa Tata: Teresa Tata, Tata Corporation

Mr. Hansen: The applicant is proposing a number of exterior material changes and reconfiguration of the doors and windows on this existing structure. What's existing now is cedar siding that's been painted and the wood double doors have not weathered well with this south elevation of the building. There's some intense sun and the boring insects in the cedar are warranting some material change for this structure. They're proposing to replace the siding and trim with a Hardiplank material. I have a sample of it here.

Mr. Bainter: So this is a pre-finished product that you're using?

(Speaking off mic – inaudible)

Mr. Hansen: So both the double doors will be replaced with a single door and two sets of double hung windows. Those are the same windows that are used on the adjacent building also. This is the finish of the aluminum clad window that's being proposed.

Mr. Eberts: Unfortunately the existing building, the way it was built, has a nice wide concrete slab across the front and even though it has relatively good overhangs, the intense sun and the heat that builds up on that concrete has just sucked the life out of those doors. I notice – Mr. Hansen mentioned possible sidelights and, unfortunately I hope that we wouldn't have to put those in, because I think we'd be in the same situation where even the best doors, the heat would just take the life out of that door and we'd have an issue with the latch. Right now there's probably two of those doors that we could probably just lean on and open up, because the wood has just dry rotted. Mr. Todd has done a really good job of actually maintaining the building and painting over the past. In fact when I first went to Matt's office, it had just gotten a fresh coat of paint in maybe the fall, but come January it looks absolutely shot where you could put your finger through some of the siding and things like that. The doors have loosened up after numerous repairs. In Building B and possibly in the future Building C, we've backed off the sidewalks. We have larger planter beds to dissipate that issue. Of course a single door in the center with an overhang.

Mr. Hansen: You're proposing to paint the chimneys the same color as the siding?

Mr. Eberts: Yes.

Mr. Hansen: Is that the only thing that's going to be painted on the building?

Mr. Eberts: Well, we have some accent stucco on the side and the rear. We'd like to paint that the same color as the siding.

Mr. Hansen: So you will paint that? Okay.

Mr. Eberts: The stucco's in relatively good condition, but some of the flashing was galvanized and you can see rust and things like that, so we've recapped the chimneys and that aluminum would match the dark bronze gutters and downspouts and then the stucco would be painted the same color of the siding, the khaki brown.

Mr. Smith: You're basically restructuring that whole section of all, aren't you?

Mr. Eberts: To a degree.

Mr. Smith: You're going to reframe it, I assume, or are you just filling in holes?

Mr. Eberts: Yeah, framing may be an issue. I'll have to pull the drywall back a couple panels probably to get a smooth transition.

Mr. Hansen: I only mentioned the sidelight just because it's just a drastic change from a very open entryway to one that's considerably a bit more closed, but this is not anything that _____ the point of public right-of-way. I still think a quality building material is something I wouldn't mind seeing.

Mr. Smith: I think too, even though we don't see the side of Building A from the street, with Building C eventually going in, we would see that in the background, so without the sidelight it would complement each other a lot better.

(Speaking off mic)

Mr. Baker: Any questions or comments form the Board?

Mr. Smith: So the backside of the building, you're just going to stay with the stucco that's there currently, correct?

Mr. Eberts: Correct.

Mr. Smith: So we're just doing the front and the side?

Ms. Tata: Yeah, freshen it up. We have trouble with carpenter bees and all that.

Mr. Smith: I think in the summer the intensity of the light coming through those 6' panels is immense.

Mr. Smith: What's the substrate underneath that, if you don't mind my asking? Underneath the cedar? Is it a foam clad building?

Mr. Eberts: No, it's probably a fiberboard. It was build in the early 70s.

Ms. Tata: The building is over 25 years old.

Mr. Smith: Well, 25 years ago we had a couple different methods for doing outside sheeting, so I was just kind of curious. That sheeting can have an affect on the effectiveness of your siding as well. I think the change is appropriate and it looks fine. It's not going to change the character of the building tremendously. Are you planning to install lighting?

Ms. Tata: There is lighting in the peaks right now. Are you talking about underneath?

Mr. Eberts: Yeah, right over the main entry doors we're going to have a recessed can to get a little more security. It'll be a down-light. The lights – we're trying to be sensitive with the residents there to the south, not to have too much lighting, but the doors there are a little dark where the gables are. So it's got kind of a spotlight that'll wash the front of that door.

Mr. Baker: Can I get a motion?

Mr. Beougher: Move approval.

Mr. Smith: I'll second it.

(Mr. Hansen called the roll. Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes." Mr. Bainter voted "yes."

10. <u>7463 BROADWYN DRIVE, REYNOLDSBURG, OHIO:</u> APPLICANT: JUDY BAKER (5543-DR) NEW FENCE

Mr. Baker: State your name for the record, please.

Mrs. Judy Baker: Judy Baker.

Mr. Hansen: Mrs. Baker is proposing a 6' tall wood privacy fence in her rear yard. Her lot is located within the Historic District Overlay so it warrants a Design Review Board approval. The fence meets all zoning code requirements for fences in the rear yard. It's a standard dog-eared design and it shouldn't affect the character of the Historic District, so we're recommending approval as presented.

Mr. Baker: Do you have anything to add to that?

Mrs. Baker: No.

Mr. Hansen: Just to note that Mrs. Baker would like to install the fence into sections to fully enclose the rear yard at a future date. I just want to preface that if she comes in with her fence permit each time she wants to do a section, then I assume we wouldn't need to come back to the Board as long as it's the same type of fence. So if the Board's okay with that, then administratively I'll just handle it with a new fence permit.

Mr. Baker: I would have no problem with such.

Mr. Beougher: Is this all left in natural wood? It's not going to be painted?

Mrs. Baker: No, we're not planning to paint it.

Mr. Baker: Questions or comments? (No response.) Any motions?

Mr. Beougher: Move approval.

Mr. Bainter: Second.

(Mr. Hansen called the roll. Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Spalding voted "yes." Mr. Smith voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes.")

D. ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

Scott Baker, Chair

Matt Hansen, Planning Administrator

This document was transcribed by:
Area East Secretarial Service
7668 Slate Ridge Blvd.
Reynoldsburg OH 40368