

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
APRIL 3, 2014
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Pat Zollers Mr. Lane Beougher Mr. Nathan Burd Mr. James Comeaux Mr. Hudson
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Others Present:	Ms. Megan Moeller
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2. APPROVAL OF MARCH 6, 2014 MINUTES

Chairman Beougher: The next item on the agenda is approval of the minutes of the March 6, 2014 meeting and these were distributed at the table. Is there a motion to approve or any comments?

Ms. Moeller: None for staff.

Mr. Burd: I make a motion to approve.

Mr. Beougher: Thank you, Mr. Burd. Is there a second?

Mr. Hudson: I'll second.

Mr. Beougher: Thank you and any objection to the motion? (No response.) All right. They will stand approved as submitted. Thank you.

3. PUBLIC COMMENT

Mr. Beougher: If you're here to speak about an item that is not on this evening's agenda, this is the opportunity. We have a lectern. You can move towards it. I see no one opening their mouth or otherwise indicating they'd like to speak. We'll move on to the next item which is swearing in of speakers.

4. SWEARING IN OF SPEAKERS

(Mr. Beougher administers the oath.)

B. NEW BUSINESS

1. 1347 ROSEHILL ROAD, REYNOLDSBURG, OHIO; APPLICANT: JILL WADDELL/SIGNCOM FOR STATE FARM. SIGNAGE. #164087.

Mr. Beougher: B1 – 1347 Rosehill Road. Applicant: Jill Waddell, Danite Sign for State Farm. This is a signage approval, Application #164087. Is the applicant or representative here this evening?

Mr. Robert Schorr: I am Robert Schorr.

Mr. Beougher: Thank you, Mr. Schorr. Ms. Moeller, will you please introduce the item.

Ms. Moeller: Yes. As you had said, this is for 1347 Rosehill Road. It's for the business State Farm. It is regarding signage. This is Application #164687 for a Certificate for Appropriateness. The property is located on the west side of Rosehill Road south of East Main Street. It is currently zoned CS which is Community Services and the request is for Design Review Approval for a wall sign reface, a new ground and new window signs. Currently the use is a professional office. So for existing site and context, properties to the south and west are zoned R3, Single Family Residential and properties to the north are zoned CS which is Community Services. This is for staff review and recommendations.

The wall sign reface measures approximately 5 feet 10 inches by 10 inches and it's roughly 4.84 square feet and it will be comprised of a flat cutout, non-illuminated letter set including the company name and logo in red. It will replace the existing sign on the east face of the building. The new design is appropriate to the area and consistent with the district. The proposed new monument sign includes two sign panels on a new sign mount. The sign mount measures 7 feet 6 inches by 3 feet and will display the name of the insurance provider and agency as well as the company name and logo using the colors red and white. The bottom panel sign measures approximately 7 feet 6 inches by 1 foot 3 inches and will show the telephone number in the colors black and white. The proposed signs will be mounted on a new black post and panel sign base measuring approximately 8 feet by 5 feet and, I believe, 7 inches wide and will replace the existing monument sign. Section 8 of the code describes requirements for ground signs so this is technically considered a type A. The max area for this is 50 square feet. The max height is 10 feet and the minimum distance from right-of-way is 10 feet. The proposed new monument sign matches the appropriate dimensions of the existing monument sign. The design of the sign and base are appropriate with the surrounding district and consistent with State Farm monument signs. The applicant also proposes seven new window signs and one window sign reface. Permanent window signs shall be limited to one such sign per window and shall not exceed 25% of the total area of the window and in no case shall such a sign exceed 10 square feet. So following a determination by the Board, it is the recommendation of

staff that the Certificate of Appropriateness be granted. The proposed signage is clear, legible and attractive and will not adversely affect the health, safety, morals, or welfare of the community.

Mr. Beougher: Thank you very much. Mr. Schorr, do you have anything to add?

Mr. Schorr: No. That was well spoken.

Mr. Beougher: Before I let the members ask questions, I do have a question about the window signs and it's somewhat difficult to see the darkness of the photographs. It looks like there's a mullion each of the separate window signs where there are three together. Is that correct?

Mr. Schorr: Yes, that's correct.

Mr. Beougher: So it does meet the one sign per window requirement. Thank you. Do the members have any questions? (No response.) All right. Is there a motion?

Mr. Hudson: I'll make a motion. I move to approve as presented.

Mr. Beougher: Thank you, Mr. Hudson. Is there a second?

Mr. Burd: I'll second.

Mr. Beougher: Thank you, Mr. Burd. Is there any further discussion? (No response.) Ms. Moeller, would you please call the roll?

(Ms. Moeller called the roll. Mr. Zollers voted "yes." Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Schorr: Thank you.

Mr. Robbins: There's one more thing. You get a very short lecture. As far as the paperwork that you submitted, I'm not completely sure, but I know that each sign that gets put up within the City has to get a sign permit.

Mr. Schorr: Yes.

Mr. Robbins: So you're going to need one for each wall sign that you have.

Mr. Schorr: Yes.

Mr. Robbins: And then one for the ground sign.

Mr. Schorr: Okay.

Mr. Robbins: So those are approved by the Zoning Department. In addition, you will have to get a building permit through the Building Department, so it's my very strong suggestion that you contact them and make sure that all the requirements are met.

Mr. Schorr: Thank you.

Mr. Robbins: Sure.

Mr. Beougher: Thank you very much.

Mr. Schorr: Thank you.

2. 8861 EAST BROAD STREET, REYNOLDSBURG, OHIO; APPLICANT: RICK SELF/SELF SERVICES FOR CIRCLE K. SIGNAGE. #164131.

Mr. Beougher: All right. The next item, B2 which is 8861 East Broad Street, Reynoldsburg, Ohio. Applicant: Rick Self/Self Services for Circle K. This is a signage package. Application #164131. Is the applicant here this evening? (No response heard). Thank you. Mr. Self.

Mr. Rick Self: Yes.

Mr. Beougher: Can you please state your name for the recording.

Mr. Self: My name is Rick Self.

Mr. Beougher: Thank you, sir. Ms. Moeller, would you please introduce the item.

Ms. Moeller: Yes. This is for 8861 East Broad Street. It's for the company Circle K and it's regarding signage. This is for Application #164131 for a Certificate of Appropriateness. The property is located at the southeast corner of the intersection of East Broad Street and Taylor Road. The existing zoning is CC which is Community Commercial. The request is for Design Review Board approval for four new canopy signs. The current use is retail and a fueling station. For existing site and context, the property to the east is zoned CS which is Community Services and property to the west is zoned R1 which is Restricted Industry.

Mr. Beougher: Thank you. Mr. Self, do you have anything to add?

Ms. Moeller: Oh—

Mr. Beougher: Oh, I'm interrupting.

Ms. Moeller: It's okay. That is okay.

Mr. Beougher: You're turning the page. I'm sorry.

Ms. Moeller: I had to flip over. So this is for staff review and recommendations. The proposed canopy signs measuring 130 feet by 3 feet and 32 by 3 feet will replace the existing signage on the fueling station canopy. The signs on the east and west sides will include blue illuminated channel letters measuring approximately 1 foot by 9 feet with a blue and red decal. The sign on the north side will include a 3 foot by 3 foot red illuminated Circle K logo with a blue and red decal. The sign on the south face will include the blue and red decal without text. Staff finds that the proposed signage is appropriate for the location of the property and matches the surrounding district. Following a determination by the Board, it is the recommendation of staff that the Certificate of Appropriateness be granted. The proposed signage is clear, legible and attractive and complements the surrounding area.

Mr. Robbins: There is one thing that I do want to add, is when we say the size of the signage for the canopy, what they're doing is replacing a decal that's on the canopy. Right now it fades, I believe, from white to blue and this is basically replacing it with a blue stripe and a red stripe underneath it. The signs that they're refacing, we're talking about 11½ square feet for the Circle K and then about 23 square feet for the Marathon. So there are two actual signs – three actual signs, excuse me, that are being changed out, but the decal is subject to Design approval as well since it is changing the color.

Mr. Beougher: And, Ms. Moeller, are you finished?

Ms. Moeller: Yes, I am.

Mr. Beougher: All right. Mr. Self, do you have anything to add?

Mr. Self: If I might, our plans, and they should reflect this, we're not asking for the 'K' facing the building, so that's only three signs that you need to apply for. I think you mentioned four? Okay, yeah. So it's one Marathon on one side and one on the other and then the 'K' in the front. I just was able to stop down at the location but Marathon is trying to re-image all their locations and so they prompted us to apply for this. All the decals are cracking and peeling and coming off. We'd replace it with material that's baked on, you know, for these decals. They have a 10 or 15 year life span. We're told they're going to last for 20, so to avoid that maintenance issue and it looking basically ugly, that's their whole purpose here. Are there any specific questions?

Mr. Beougher: Are there questions from the members? (No response.) And just a comment. We recently approved the cooler or freezer enclosure, brick and your

company that you represent took our suggestions, I believe, and did a little more than they presented, so I want to credit you with that. Any questions from the members?

Mr. Comeaux: Just so I'm clear. The decals, are they one along Taylor Road and one along Broad or—

Mr. Robbins: Let me get on Google maps real quick and we'll—

Mr. Comeaux: Sure. And we have a new requirement that there has to be a street facing it, that the sign--

Mr. Self: I can answer that. I was just there. Broad Street is right there facing the one Marathon and the other side is the Marathon -- but I don't know, what's the name of this other one?

Mr. Comeaux: It's Taylor Road.

Mr. Self: Taylor Road.

Mr. Comeaux: So it's between you and The Limited.

Mr. Self: Right.

Mr. Comeaux: It's directly there.

Mr. Self: You see it up here?

Mr. Comeaux: Yeah.

Mr. Self: And I might say, I work for the Facilities Director of the Great Lakes Region and we're happy to hear that they've followed through the way they're supposed to and that's the commitment I made. I was here a long time ago, seven years or something in the community when we first got this station and if there's anything that goes wrong, like sometimes you have managers or somebody that get a little incentive to put up some extra banners or something, all the community has to do is call me, I take care of it. If the plants aren't maintained, they call me, I talk directly to him. They have never, and this is 15 years, never not responded promptly in taking care of anything, so we want to be good neighbors so we have good customers.

Mr. Beougher: Go ahead, Mr. Robbins.

Mr. Robbins: Nothing to say.

Mr. Beougher: So Mr. Robbins brought up the street view of the canopy as it exists and it looks like the decals that are there now are very similar to the package

that's being proposed. You have a 'K' facing Broad Street. You have a Marathon that's not facing a street.

Mr. Robbins: Well, there's a street to the—

(inaudible)

Mr. Beougher: Okay. And the whole property to that street is owned by this owner.

Mr. Self: Yes.

Mr. Beougher: Okay. Perfect. So then the other Marathon is facing Taylor Road.

Mr. Robbins: That's correct.

Mr. Beougher: So it seems to me that we're in compliance.

Mr. Robbins: That would be correct to my understanding as well.

Mr. Beougher: Okay. And then there's the ground – two ground signs.

Mr. Robbins: Two ground signs.

Mr. Beougher: With the LED _____.

Mr. Robbins: I believe as part of the package the applicant is looking to reface those ground signs.

Mr. Self: No.

Mr. Robbins: No. Not in terms of this, but that would not require Design Review approval.

Mr. Self: Right. And I think that after these initial stations are okay – we're changing 50 of them immediately, as fast as we can and after that they may come back and say, Well, we want to do this or this." I know Marathon wants to use the LEDs and that's why we'll change the Circle K sign to LEDs, much more efficient, they last, less maintenance, less energy. But they may – Marathon has a program for any of those types of signs where they have different lamping because they want the light to be different. But as far as I know, we're keeping it like that and for the foreseeable future.

Mr. Beougher: I think we approved the LED price signs within the last one or two years.

Mr. Robbins: Probably over two years.

Mr. Beougher: Okay.

Mr. Robbins: That's not to my recollection.

Mr. Beougher: We're closing in on six years on the Board so—

Mr. Self: I have a permit here.

Mr. Beougher: Do you know when it was? Not that it matters.

Mr. Self: That's one of the reasons they hired me. You know, sometimes sign companies got a little anxious and put up things as fast as they could without consideration _____. I just make sure we do it all. That's my job.

Mr. Beougher: All right. Well, I'm just looking for the date, any other questions? (No response.) All right. Well, the date's really immaterial. Is there a motion?

Mr. Burd: I'll make a motion that we approve this as submitted.

Mr. Zollers: I'll second.

Mr. Beougher: Thank you, Mr. Zollers for the second. Any further discussion? (No response.) Do you have a date?

Mr. Self: No, I don't.

Mr. Beougher: Okay. All right. Well, then we'll take a vote. Ms. Moeller, will you please call the—

Mr. Self: Here. 4-16-10.

Mr. Beougher: Four years ago. Wow. It seems like just yesterday. All right. Ms. Moeller.

(Ms. Moeller called the roll. Mr. Zollers voted "yes." Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Is there a lecture involved?

Mr. Robbins: There is. Bear with me here. I think you have already submitted for sign permits, is that correct?

Mr. Self: Yeah.

Mr. Robbins: Okay. Thank you, sir.

Mr. Self: Thank you. Thanks for everything.

Ms. Moeller: You're welcome.

Mr. Robbins: And I did want to mention as well that any kind of electric work or anything that has to be bolted has to be given a building permit from the Building Department.

Mr. Self: Not a problem.

Mr. Robbins: So the next step is to contact them.

Mr. Self: Will do. Anybody in particular?

Mr. Robbins: Fred Sloda. You can ask for him by name.

Mr. Self: No problem.

3. 6492 EAST MAIN STREET, REYNOLDSBURG, OHIO; APPLICANT: BRENT FRALEY/FRALEY & FRALEY, LLC FOR RENT TO OWN. EXTERIOR MODIFICATIONS. #164092.

Mr. Beougher: Okay. The next item is B3. 6492 East Main Street, Applicant: Brent Fraley/Fraley & Fraley, LLC for Rent to Own, for an exterior modification package, Application #164092. Is Mr. Fraley or a representative here?

Mr. Brent Fraley: Brent Fraley with Fraley & Fraley.

Mr. Beougher: Thank you very much. Ms. Moeller, will you please introduce the item.

Ms. Moeller: This is for 6492 East Main Street. It is for the company Rent to Own and it is regarding exterior modifications and signage. The application number is 164092 for a Certificate of Appropriateness. The property is located on the north side of East Main Street east of Brice Road. The existing zoning is CC which is Community Commercial and it is also within the Overlay district, the Community Commercial Overlay District. The request is for Design Review Board approval for a proposed exterior building reface and six new wall signs. The current use is retail. The existing site and context, the property is zoned CC, Community Commercial and is located within the overlay and the property is located on the north side of East Main Street east of Brice Road, which I've already mentioned. Okay, hold on one second. For staff review and recommendations – the existing conditions – right now the top half exterior of the building is finished with wood siding and the lower half is composed of painted concrete block. The south façade facing the street is made up of seven windows and

the existing company sign. The west side of the building includes the entrance which is set back from the building face and the existing company sign and the north side of the building includes a – is it a loading garage?

Mr. Fraley: The north side is just – there's just a garage door there.

Ms. Moeller: Okay.

Mr. Fraley: Yeah. There's no dock or anything.

Ms. Moeller: For the proposal, applicant is requesting Design Review Board approval for a proposed exterior building refacing and new wall signage, so the exterior modifications include painting, replacing wood siding with EIFS and an addition of a parapet wall. Signage includes one new wall sign measuring 16 feet by 4 feet 2 inches on the south façade, eight new wall signs measuring between 7 feet and 10 feet in length and 16 inches in height on the west side and south side of the building. So for the exterior modifications, on the south side of the building applicant proposes to replace the wood siding with EIFS, add red trim along the roof line and construct a parapet wall measuring approximately at 26 feet by 6 feet. In addition, the lower border of EIFS will be painted red. On the west façade of the building, applicant proposes to replace the wood siding on the southern half of the wall with EIFS, add red trim along the roofline and paint the remaining wood siding to match the existing concrete. For the signage, the applicant proposes to add five wall signs to the south façade of the building. The primary sign is to be added to the parapet wall and measures 16 feet by 4 feet 2 inches with the top of the sign coming to a point. The sign is proposed to be illuminated, finished with white acrylic faces and include the colors red and white. The remaining four signs measuring 16 inches in height and between 7 and 10 feet in length will be placed along the red border along the window line. On the west side of the building, applicant proposes to place four signs measuring, again, 6 inches in height and between 7 and 10 feet in length along the red border above the entrance to match the south façade.

So for staff review, natural materials – staff has concerns regarding the percentage of natural materials on the south façade. In the code Section 1195.07 states that any new building or redevelopment of a building façade shall include a minimum of 40% of traditional or natural materials. So I'm just going to read to you the definition of traditional and natural materials which is defined in 1195.02 of the code. "Traditional and natural materials consist of clay bricks full or thin set; if thin set corners, must have brick appearance; stone – cultured stone, wood or fiber cement and board siding." With the proposed parapet wall addition the total approximate square footage of the building face is 1,052 square feet. This means that the proposal must include a minimum of 420 square feet of natural materials and currently, because EIFS isn't part of that nor is concrete, the proposal doesn't include natural materials. Signage on the west wall - staff has concerns regarding the proposed signage on the west wall. Section 1181.02 of the code states that a wall sign may be erected on the one wall of a building which most nearly parallels a primary street. The west face of the building does

not parallel a primary street and staff finds no record of a variance allowing the signage to be erected. Therefore, the proposal is not in conformance with the code and shall not be permitted. For the sign area, we also have concerns regarding the size of the proposed signage on the south face. Section 1181 of the code states that the maximum allowable square footage shall not exceed the lineal length of the wall on which the signs are permitted to be attached. So the length of the building face that the signage is on is 60 feet, which means you would only have 60 square feet or less of sign area and currently adding them up it was roughly 118.89 square feet for the area, so that's almost 60 feet over the required size limit.

Staff recommendation - following a determination by the Board, it is the recommendation of staff that the Certificate of Appropriateness be tabled to allow the applicant to address the concerns of staff and the Board that incorporate the following codes which is the square footage, the square footage per linear foot of the length wall which is 1181 of the code; 1181.02 which is for sign permits which is the one wall which most nearly parallels the street, and for 1195.07 which has to do with the 40% of traditional or natural materials.

Mr. Beougher: Thank you, Ms. Moeller.

Ms. Moeller: I'm done.

Mr. Beougher: Mr. Fraley.

Mr. Fraley: Yes.

Mr. Beougher: Would you like to respond to this?

Mr. Fraley: I would. I guess I'm at a little bit of a loss here. When I submitted for the minor change of the building, I was told I couldn't submit for the sign, so I really didn't know I was here for the signage tonight and we talked about that—

Ms. Moeller: Um-um.

Mr. Fraley: Even though the sign shown on the building it appears to be non-compliant, that will be changed. As far as the modifications to the building, the current building with the cedar siding hasn't been maintained and it's in disarray. We do have, and again I'm not sure of the circumstances, but you know we have Auto Zone with a lot of EIFS on that and I really believe what we're proposing to do fits with the nature of the community and the area there. We're trying to improve on a building that needs a lot of help. I would like to address the signage a little bit. Again, it is not in compliance from what staff is saying and we will correct that. There are two signs on the building and we kind of followed suit with that and we shouldn't have. Any other questions, please ask.

Mr. Beougher: You did bring up Auto Zone and that was through, as I recall before I was on the Board, but during a period when this language was not contained in the code. Mr. Robbins, does that sound accurate?

Mr. Robbins: It does. I believe this was passed in 2010 I want to say, maybe 9.

Mr. Beougher: Mr. Comeaux and I were both on the committee and our goal was to up our game and try to define a code that was producing some better looking structures and I appreciate that the cedar siding probably isn't some perhaps falling off yet but it hasn't been stained or otherwise cared for in sometime. And we had discussions about whether fiber cement siding is a natural material but not that notwithstanding, it's on the list. EIFS, on the other hand, which for those who may not know the acronym, exterior insulation finish system which is either extruded or expanded polystyrene insulation covered with fiberglass mesh coated with a _____ stucco base and finish coat sometimes has synthetics in it and then is coated with _____. Better than _____ so it's definitely not within our City's definition of a natural material and I think it would be difficult to argue that it is natural material. I think there is an opportunity for you to use another material that would be – obviously you can't use a load-bearing, a brick or something like that, but wood or fiber cement siding would fit. Some of the other materials that are within the definition – cultured stone, again, not a natural material, but a material that looks natural just as fiber cement siding does, can be applied to cement board and I'm not sure that that's the right application here. I think you have some flexibility to come back with another proposal. And I assume that obviously you weren't aware of this portion of the—

Mr. Fraley: I wasn't. That's my fault.

Mr. Beougher: And let me ask you if you would be amenable to us tabling and come back and we'll have another discussion.

Mr. Fraley: Yes, I would. I could speak with my clients. They're on a timetable and it's a contractual timetable so—

Mr. Beougher: I saw the buyer and seller listed, so I understand the option.

Mr. Fraley: So at the risk of no other option, yes, I would consider tabling it.

Mr. Beougher: And we are committed to table once so you would need to make an up or down vote or otherwise dispose of the item _____.

Mr. Fraley: Sure. And the concrete block is not a natural material as I heard as well, so it's going to be a struggle on the 40 percent so, okay.

Mr. Robbins: I don't know if you have been in contact with a sign company, but since the signage, as far as the Board is concerned, as far as we are concerned, it's on the application. If you want to get with a sign company, I think a lot of the things that we

brought up, if you want to address those, I think the Board can then vote on the whole exterior of the building including the signage and then you wouldn't have to come back through again.

Mr. Fraley: That's fair enough and I should probably turn the application in for that as well for the signage.

Mr. Robbins: It's already included.

Mr. Fraley: It's confusion on my part on this submission, because I tried to submit the signage and the modifications—

Mr. Robbins: Okay. So for the sign permits, those are the final go-ahead through zoning, that they've been approved by the Board and that any changes the Board recommended has been approved by staff. As far as Design Review is concerned, I think it's, again, we'll consider it part of this application.

Mr. Fraley: Okay. Great.

Mr. Robbins: And then—

Mr. Fraley: We can adjust the signage. This is our normal signage so we can adjust to, but that's not a problem.

Mr. Robbins: Okay.

Mr. Comeaux: So that he's clear with you, how do you go about calculating the the percent? Whether, you know, does the glass get counted, anything like that?

Mr. Robbins: The glass would not get counted. The way we typically do it is to go on the façade like we have here, he has listed the elevations of those areas so basically just do a quick calculation on what those are. One of the primary concerns that we had is that you're taking something that's in compliance with the code such as the cedar siding and then basically moving it in the non-compliance, so that's again our biggest issue with it.

(speaking off mic)

Mr. Robbins: I'm sorry?

Mr. Comeaux: Compliance but uglier.

Mr. Robbins: Okay. But I mean, yeah, as far as material recommendation, I mean you know, it's something I think like a--

Mr. Comeaux: Hasn't been stained.

Mr. Robbins: --a fiber siding or something of that nature would be probably higher in cost but somewhat competitive with EIFS. Or as Mr. Beougher says, IEFS.

Mr. Beougher: I've heard IEFS and EIFS.

Mr. Comeaux: We all have. I'm not sure – I've heard it all so--

Mr. Fraley: Okay, well, this is Brent Fraley and I would entertain the tabling.

Mr. Beougher: Okay. Mr. Comeaux, you've got a thought?

Mr. Comeaux: Just two more things. The sign on the west side, that's just from our perspective or at least my perspective, just problematic – the code says but I don't know how it got approved.

Mr. Fraley: And that's a private street beside it, it's not a public street so maybe there was some – and then the changing then and now and I don't know how long that's been there.

Mr. Hudson: Can't you use the windows for your signage, put them on each – you've got four signs, you've got four windows. If you used the top of the windows, wouldn't that – won't that be permitted?

Mr. Comeaux: Decal – window decals are permitted, right?

Mr. Robbins: Yeah. You're allowed—

Mr. Comeaux: They are counted? Window decals are not counted as part of the sign.

Mr. Robbins: They're not counted as part of the sign and it doesn't have to go through Design Review, so you get basically a box within each window of 25%, not exceeding 10 feet that you can do whatever you want in it.

Mr. Beougher: One sign per window.

Mr. Robbins: One sign per window. Thank you.

(speaking off mic)

Mr. Beougher: The other option here is going to the BZBA for a variance.

Mr. Robbins: That'd be correct, yeah.

Mr. Beougher: So you _____ have a deadline for _____.

Mr. Robbins: And this building is pretty close to the right-of-way. I know in the past the BZBA has looked at that in terms of front signage facing East Main isn't necessarily the most visible of things, so I think they've taken an approach in the past, looking at the visibility of buildings that are that close to the right-of-way and the signage that could be required.

Mr. Fraley: Well, more than likely we would just reduce the major sign to basically 60 square feet, we've got 60 foot of building. Okay. So 60 square feet on the main sign and do away with the letters.

Mr. Robbins: Okay.

Mr. Beougher: One of the options that would be available to you is to remove the signage from the exterior elevations and just let it go forward past the building exterior. Take it to the BZBA for a variance and then come back for the signage. And that's just depending on your client's timetable.

Mr. Fraley: Sure.

Mr. Beougher: But we want to try and be helpful. And do you have a copy of the report that Ms. Moeller read?

Mr. Robbins: That's something I think we can email you and I think we can get in contact and make sure that—

(speaking off mic)

Mr. Robbins: I'm sorry?

(speaking off mic)

Mr. Robbins: Go ahead.

Mr. Fraley: Thank you very much. It saves a lot of notes.

Mr. Beougher: All right. So, any further discussion on this item? (No response.) I will entertain a motion to table.

Mr. Zollers: I'll make that motion.

Mr. Beougher: Thank you, Mr. Zollers. Is there a second?

Mr. Hudson: I'll second.

Mr. Beougher: Thank you, Mr. Hudson. Any further discussion? (No response.) Ms. Moeller, please.

(Ms. Moeller called the roll. Mr. Zollers voted “yes.” Mr. Beougher voted “yes.” Mr. Burd voted “yes.” Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.”)

Mr. Beougher: Thank you, Mr. Fraley, we’ll see you next month.

Mr. Fraley: Thank you for your help.

Mr. Robbins: I want to interject real quick. I apologize, I should’ve brought this up during the meeting. As far as the parapet is concerned, what’s the roofline doing behind that? Is there a—

Mr. Fraley: There will basically be a saddle behind the parapet.

Mr. Robbins: Okay.

Mr. Fraley: The same as the existing roof.

Mr. Robbins: So the way you have it now, the EIFS wraps around and then—

Mr. Fraley: Yes.

Mr. Robbins: Okay.

4. 8079 EAST BROAD STREET, REYNOLDSBURG, OHIO; APPLICANT: MIKE REBINO/GPD GROUP FOR PNC BANK; EXTERIOR MODIFICATIONS; #164195.

Mr. Beougher: All right. Next item on the agenda is B4, 8079 East Broad Street, Reynoldsburg, Ohio. Applicant: Mike Rebino/GPD Group for PNC Bank. And we also have Item 5 which is also the same applicant and client, but we’ll take these one at a time. This is for exterior modifications. Application #164195.

Ms. Moeller: So, this is again for 8079 East Broad Street. It’s for the company PNC Bank and it’s in regards to exterior modifications. Application #164195 for a Certificate of Appropriateness. The property is located on the south side of East Broad Street east of Waggoner Road. The existing zoning is CS, Community Services. The request is for Design Review Board approval for the installation of a walk-up ATM machine on the exterior wall of the existing building. Current use right now is a bank. For existing site and context, all surrounding properties are zoned CS, which is Community Services. So for the proposal, applicant proposes to remove the western window on the north façade of the building and install a walk-up ATM measuring 67 inches by 78 inches that includes a backlit front sign, task lighting, waste receptacle, and a network and graphic display area. The ATM sign will be placed on a wall-

mounted sign box measuring 48 inches by 15 inches. The color pallet and character of the ATM matches the standard ATM of the company. So staff recommendations – staff finds that the proposed walk-up ATM is appropriate for the building use and complements the surrounding district. Following a determination by the Board, it is the recommendation of staff that the Certificate of Appropriateness be granted. The proposed ATM is clear, legible and attractive and matches the surrounding area.

Mr. Beougher: Thank you, Ms. Moeller. Mr. Rubino, do you have any comments?

Mr. Mike Rubino: Nothing more to add, it was going very well. Just some reasoning behind PNC's approach for this is more and more people are becoming 24-hours bankers and bankers are going to continue to have bankers' hours, so they have more enhanced ATMs these days where they can actually deposit checks on top of just taking money out. So they installed a – they're looking to install walk-up ATMs for customers that may not be in cars. The safety concern would be people actually walking through a drive-thru to an ATM creates obviously a safety concern. The walk-up ATM is something that they offer in a more well-lit area and has additional security measures for their customers. Other than that, it's just – it's something, you know, they can serve their customer more in 24 hours a day.

Mr. Beougher: Thank you. Any questions from the members? (No response.) I'm amazed with what I can do with my phone. It won't dispense the dollar bills but I can cash a check and it's just pretty amazing. And this bank in particular is near my current house and there are some slow drive-thru customers so this could be a welcome addition.

Mr. Rubino: Yeah. That's another reason, too.

Mr. Comeaux: I see a line of—

Mr. Hudson : Is there a current ATM in the drive-thru?

Mr. Rubino: There is a drive-up ATM that will remain.

Mr. Beougher: Where the car to the left of the proposed view - well both of these - that is the drive through lane for-

Mr. Rubino: For the ATM currently. They have the ATM right up against the building. Fifth/Third puts a remote in the building.

Mr. Beougher: The other issue is it never fails when I'm late for work the ATM will be down because they're filling it up with more dollar bills, so there are two chances -- anyway.

Mr. Rubino: You see them more and more. They're putting them inside the branches now. Well, the new branches are going to have a 24-hour basically vestibule with probably two to three ATMs in it. During operating hours they're going to have a large facing wall of doors that will be open, so it feels like when you're using the ATM in the branch you'll actually kind of be in the branch but then, after business hours, they can slide this glass partition shut and just have access to the vestibule portion of it.

(speaking off mic)

Mr. Rubino: Yeah, it is a problem. It's one of those things they try to make it _____ security cameras.

Mr. Hudson: Are the cameras pretty good with these?

Mr. Rubino: Oh, yeah.

Mr. Hudson: --because this ATM that I used, the camera was terrible and you couldn't identify the person coming and taking a sleeve out.

Mr. Rubino: Yeah. There's actually multiple ATM's. There's the camera in the ATM that faces you and kind of looks over your shoulder and then there's going to be a camera kind of on the wall there, that'll kind of shoot the other way. It's a 360 camera that will rotate. Their technology's pretty good these days. I'm not sure where you were but they've definitely come a long way.

Mr. Hudson: This is an old bank and it was early – during early morning in the dark and I didn't know who was in the lot.

Mr. Rubino: And that's why they'll be installing a light and things like that to help keep it lit. PNC takes security very seriously, so much so they don't even have windows for their drive-up drive-thru anymore. You talk to somebody on a TV screen.

Mr. Beougher: Are you done? Are you done with your tirade?

Mr. Hudson: Yeah.

Mr. Hudson: I move we approve this as presented.

Mr. Beougher: All right. Thank you, Mr. Hudson. Is there a second?

Mr. Zollers: I'll second it.

Mr. Beougher: Thank you, Mr. Zollers. Any further discussion? (No response.) All right. Ms. Moeller, please.

(Ms. Moeller called the roll. Mr. Zollers voted “yes.” Mr. Beougher voted “yes.” Mr. Burd voted “yes.” Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.”)

1. 2000 BRICE ROAD, REYNOLDSBURG, OHIO; APPLICANT: MIKE RUBINO/GPD GROUP FOR PNC BANK. EXTERIOR MODIFICATIONS. #164210.

Mr. Beougher: All right. Next item is, as I mentioned, B5. This is for 2000 Brice Road. Applicant: Mike Rubino/GPD Group for PNC Bank, exterior modifications, Application #164210. Mr. Rubino has introduced himself. Ms. Moeller, please.

Ms. Moeller: This is for 2000 Brice Road. It's for a PNC Bank and it's regarding exterior modifications. It is Application number 164210, a Certificate of Appropriateness. The property is located on the southeast corner of Brice Road and Merchant's Drive. The existing zoning is Community Commercial and it's within the CC Overlay District. The request is for Design Review Board approval for the installation of a walk-up ATM machine on the exterior wall of the existing building. Current use right now is a bank. For existing site and context, the adjacent properties are zoned CC, Community Commercial. The applicant proposes to remove the western window on the west façade of the building and install a walk-up ATM measuring 67 inches by 78 inches that includes a backlit front sign, task lighting, waste receptacle and a network and graphic display area. The ATM sign will be placed in a wall-mounted sign box measuring 48 inches by 15 inches. The color pallet and character of the ATM matches the standard ATM of the company. For staff recommendations, staff finds that the proposed walk-up ATM is appropriate for the building use and complements the surrounding district. Following a determination by the Board, it is the recommendation of staff that the Certificate of Appropriateness be granted. The proposed ATM is clear, legible and attractive and matches the surrounding area.

Mr. Beougher: Thank you, Ms. Moeller. Mr. Rubino, would you like to make any comments on this item?

Mr. Rubino: Same comments on this. Same deal as before. Put on the street side of the road, is proposing a new drive-thru which is safer for the customer.

Mr. Beougher: And our police force appreciates that.

Mr. Rubino: A little bit different looking building, a little older. Nonetheless, it still functions.

Mr. Beougher: So, since I'm in the mood for telling stories tonight. When I first move to Reynoldsburg, probably within a month or two of 25 years ago, I lived on Baltimore Road and this is where I banked. I recall having an ATM in the vestibule before it was in the drive-thru, so times have changed and then they come back.

Mr. Rubino: One of the questions about putting in vestibules or not, people like them because they feel a little more secure if they're in the room at the same time, and,

at the same time, some people feel less secure because once you're in there you might not be able to get out or somebody could follow you in there and then there's only one way out. PNC takes it on a case-by-case basis. If it's a very good, well-lit area with lots of people they'll put in a vestibule. It's slightly more remote or maybe where there's a lot of traffic but if it's visible we'll put it outside. Usually you see – in the more urban areas you'll see ATM vestibules.

Mr. Beougher: And both of these areas are heavily trafficked especially down here on Mopar weekends

Ms. Dennis: Can I comment?

Mr. Beougher: Yeah.

Ms. Dennis: This morning I was in this bank. I went through the drive-thru and someone was in the ATM, they pulled up, a lady got out of the car and she did go to the ATM and then there was a whole line - and this lady took forever and there was a whole line of cars wanting to go through. She should've gone inside.

Mr. Beougher: All right. Thank you. Any questions from the members? (No response.) Is there a motion?

Mr. Burd: I'll make a motion to approve as submitted.

Mr. Beougher: Thank you, Mr. Burd. Is there a second?

Mr. Hudson: I'll second.

Mr. Beougher: Thank you, Mr. Hudson. Any further comments? (No response.) Hearing none, Ms. Moeller.

(Ms. Moeller called the roll. Mr. Zollers voted "yes." Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

6. 6800 EAST MAIN STREET, REYNOLDSBURG, OHIO; APPLICANT: WANNITA DENNIS/FOR FIREPLACE GIFTS AND FLORIST; SIGNAGE; #164229.

Mr. Beougher: All right. Last but not least, Item B6, 6800 East Main Street, Reynoldsburg, Ohio. Paul and Wannita Dennis, Fireplace Gifts and Florist. This is for signage, application #164229. Is the applicant here this evening?

Ms. Wannita Dennis: Yes, I am.

Mr. Beougher: Thank you. And you must be Wannita. Will you say your name for the record?

Ms. Dennis: Wannita Dennis.

Mr. Beougher: Thank you.

Mr. Robbins: Wannita, would you mind sitting up here so we can make sure the microphone catches your words. It's very much appreciated. Our transcription service will love you for it.

Mr. Beougher: All right. Ms. Moeller.

Ms. Moeller: This is for 6800 East Main Street. It is for the company Fireplace Gifts and Florist and is regarding signage. The application number is 164229 for a Certificate of Appropriateness. The property is located on the north side of East Main Street between Rosehill Road and Briarcliff Road. The existing zoning is Community Commerce, CC, and it is within the CC Overlay District. This is a request for Design Review Board approval for a wall and monument sign reface. Current use right now is vacant. The existing site and context – the property is located within the CC Overlay District as I said before. The request is for the following signage. For the wall sign reface, the proposed wall sign is measuring approximately 12 feet by 2 and will replace the existing sign on the south side of the building. The sign contains a black background with white text, a flame graphic and a rose graphic. The new monument sign reface measures approximately 5 feet by 5. The sign contains, again, a black background with white text, a flame and a rose graphic.

For staff recommendation – the staff has concerns regarding the appearance and finds it does not reflect the character of the district. Staff would like to ask the Board to determine whether the proposed signage is clear, legible and attractive, and that it complements the surrounding area. Following a determination by the Board, it is the recommendation of staff that the Certificate of Appropriateness be tabled to allow the applicant to address concerns of staff and the Board to incorporate the following code, which is 1103.12 which is standards for design review and for letter A, I'm just going to read this real quick so we can kind of compare it to the signage. "The Design Review Board shall review an application for a Certificate of Appropriateness to determine if the proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be a variance with existing commercial or industrial structures within the Design Review District."

Mr. Beougher: Before I ask Mrs. Dennis to respond, I have a question about the exhibits for staff. The one that was handed out as we sat down, it's the same exhibit, but it looks like the printer quality is a little different.

Mrs. Dennis: I just printed it off before I came. Those roses – I don't know but –

Mr. Beougher: Oh, okay.

Mrs. Dennis: The rose is an old lady rose and we didn't like that. _____, this is a little bit more artsy.

Mr. Beougher: Thank you, Mrs. Dennis. Would you like to respond the staff's report?

Mr. Robbins: Let me get the exhibits back up.

Mr. Beougher: Okay.

Mr. Robbins: There we go.

Mr. Beougher: You're looking at the non old lady rose.

Mr. Comeaux: So the things you just handed to us, the flowers--

Mrs. Dennis: Yes. Those—

(inaudible)

Mr. Robbins: Yeah. Actually – we'll make sure you have a copy of it.

Ms. Moeller: So the multi-colored flowers are the—

Mrs. Dennis: That's what we're going to do.

Ms. Moeller: Oh, okay.

Mrs. Dennis: And then they have hot pink on what we're doing _____ the purple _____ is that color here _____.

Ms. Moeller: Oh, okay. We were of the understanding that the rose was the new one, so.

Mrs. Dennis: No. The rose is the old one, the first one.

Ms. Moeller: Oh, okay.

Mrs. Dennis: And that's—

Ms. Moeller: Okay. That makes more sense.

Mrs. Dennis: --the old one.

Ms. Moeller: Yeah.

Mr. Beougher: So this is what we got in our packet.

Mr. Comeaux: You've got like tulips _____.

Ms. Moeller: Yeah.

Mrs. Dennis: That's the first one they came with.

Mr. Beougher: Okay. So we'll put the old lady rose and the tulip aside—

Mrs. Dennis: Yes.

Ms. Beougher: --and we're looking at the multi-floral arrangement.

Mrs. Dennis: You can't really tell what kind of flower it is.

Mr. Beougher: Okay.

Ms. Moeller: Will it look the same on the wall sign as well. This one's for the monument sign. Is there—

Mrs. Dennis: It won't say Fireplace Gifts and Florists. Yeah, they'll have the same flowers.

Ms. Moeller: Oh, okay.

Mrs. Dennis: Those match.

Mr. Beougher: Okay. Mr.—

Mrs. Dennis: That building needs so much help. I'm sorry – we just started 3½ weeks ago but we're going to clean it up. Stephanie, or Tim Horton's, they are so excited. I said we've got to get out and clean that wall. I mean, it's gross. Inside is – the first thing my husband had to do was change the toilet. I wouldn't even touch the door to it _____.

Mr. Beougher: I'm pulling the rail on too much information.

Mrs. Dennis: I mean, it's bad.

Mr. Robbins: That doesn't require Design approval, so.

Mrs. Dennis: We've been in Reynoldsburg for 38 years, on Brice Road 38 years.

Mr. Beougher: Yes, you have.

Mrs. Dennis: And the guy we rent from upped the rent one too many times and we can do a lot better.

Mr. Beougher: So you're buying the building?

Mrs. Dennis: We're buying the building.

Mr. Beougher: Excellent.

Mrs. Dennis: We're cleaning it up. I mean, it's one of the places _____.

Mr. Beougher: Okay. Any questions from the members?

Mr. Zollers: I've got a staff question. What is – in your recommendation, what is inappropriate? Is it the flowers. There seemed to be a lot of discussion on what type of flower. Is that your inappropriateness?

Mr. Robbins: I think the biggest issue was, I think, the overall character and what I mean by that, I mean it's a fire over a black sign so it's not necessarily our, as staff, our task to make sure that things read graphically but, again, it's – we're asking the Board to determine whether it matches the character of the district. I think that's the biggest—

Mr. Zollers: Short of going up and down Main Street, I'm sure that I don't remember seeing any black signs, that much is true, but I'm not sure that we have any standard either.

Mr. Hudson: Doesn't Gene Johnson have a black sign?

Mr. Zollers: True.

Mr. Robbins: He does.

Mrs. Dennis: And going towards K-Mart on the south side there's a sign that's black, too, _____.

Mr. Beougher: Is there?

Mrs. Dennis: Yeah. It's _____ dark brown and red _____ and black _____.

Mr. Beougher: Okay. This is Mr. Beougher taking control of the meeting again.

Mr. Comeaux: I have the worst eye of any of the people here, but the only thing is like it – what you show us, they're all night pictures. So I think at night it looks like really cool, but I'm not sure about just how it would play in the daytime, like how the flames can be washed out in the brightness.

Mrs. Dennis: You know, it'll be perfect. I mean, it'll look great because it's not – the flames will show the same in the day and, you know, at nighttime it'll show through and in the daytime - they'll - but it shows good. Columbus Sign is doing this.

Mr. Beougher: I share Mr. Comeaux's – it's not really a concern, but it looks very dramatic in the night shots and I'm a little concerned about the flame and the flowers being behind the white letters and making sure that the letters still are legible. When it was just a single old lady rose, there was a little distance between them and on the ground sign the flames are not coming up from underneath the fireplace, the word 'Fireplace.' On the building sign, it does kind of merge and if you squint your eyes it's a little difficult to – it doesn't pop quite as much.

Mrs. Dennis: I thought that, too, when I saw it but I went up north to Indianola to Thomas Doors because we've got to get new doors and I went down Indianola and there's a shop called Gas House or Gas Specialties and I noticed they have the flames in their sign. I noticed that. I thought, gee, that's what we're doing and it looked good during the day, in the morning.

Mr. Beougher: And let me ask, are you changing the colors of the building itself?

Mrs. Dennis: We don't know yet. We've only been doing this for about 3½ weeks. We just want to get off Brice Road before they start tearing it up.

Mr. Beougher: Yes, very wise. They're going to tear that to pieces.

Mrs. Dennis: It's hard for me because I've been there 38 years, but my daughter said, "Mom." And I when I want to retire in 10 years or so my daughter is going to take over.

Mr. Beougher: So let me ask – I'll ask you the same thing I asked the last gentleman about handling. If we table this are you amenable to that, first of all, and would you come back with any revisions. If you don't think you'd come back with any revisions, then it doesn't make much sense for us to table it.

Mrs. Dennis: I can't imagine coming back with any revisions.

Mr. Beougher: Okay.

Mrs. Dennis: We've changed it so much with the sign to get it the way we want.

Mr. Beougher: Okay. It's just a suggestion and this isn't a condition, but just a suggestion that might be helpful to kind of outline the word 'Fireplace' and 'Florist' the S and T a little bit more so there is some gap between the graphic image and the text.

Mrs. Dennis: Which one are you talking about?

Mr. Beougher: If you look at that – if you just had more black between the white of the letter and the yellow of the flame, it might separate enough to kind of pop.

Mrs. Dennis: The 'Fireplace' a little bit -- put the flame up a little bit?

Ms. Beougher: No. Just create a black line, like a black outline around the letters.

Mrs. Dennis: Oh.

Mr. Beougher: Now you do have that – there's a shadow.

Mrs. Dennis: Yeah.

Mr. Beougher: There's a shadow to the left and to the bottom of the words and it almost looks gray. What I'm proposing is that there be a black line around the white letter and that might – work with your graphic designer and think about that.

Mrs. Dennis: I'll ask and see what he says.

Mr. Beougher: All right. Just an observation and it's not a condition. All right.

Mrs. Dennis: We want to open up May 5th.

Mr. Beougher: That's pretty quick.

Mr. Robbins: I didn't know if the Board wanted to expand a little bit on specifically – I mean, I think you touched on it with the lettering and the black outline around it but, again, I want to make sure that if it does get tabled, if she does come back, that whatever the Board considers with the sign that should be updated, make it clear to the applicant if there's anything specifically.

Mr. Beougher: All right. So my impression we've heard from Mrs. Dennis that she would like to have us vote and not table it. So I will entertain a motion or a motion with a condition.

Mr. Zollers: Can I ask one more question?

Mr. Beougher: You may.

Mr. Burd: Justin and Megan, do you have concerns specifically with – I know we talked about the black, but is it the flame on the black? Because I'll be honest, it's your business so, you know, if you like it that's great. I think that everything from the right of 'Gifts' looks great and, to me, it didn't really matter what flower combination you choose. The 'Fireplace' section, just as a casual observer if I were driving down the road, it kind of scares me and it just looks very aggressive to me and I wonder if you even muted the flame just a little bit so the 'Fireplace' jumped out a little bit and the flame was a little less frightening, maybe that would do something. And, again, I'm not going to vote against this if the Board's okay with it, but if I saw that driving down the road I'm not sure I would think it was a flower shop and a fireplace shop. I would think it was a tattoo parlor or a motorcycle detail shop or something, just because it's so _____. That was my only thought but, again, you're the business owner.

Mrs. Dennis: See the 'Fireplace' on that, the fire above the letter? I like that. Put the fire – don't put so much on the one above the building maybe. That's been bugging me, too.

Mr. Beougher: Okay.

Mrs. Dennis: That has been bugging me. That one there is okay because it's not below.

Mr. Beougher: Yeah. I see what you mean.

Mrs. Dennis: But the one on the building—

Mr. Beougher: Looks like it's engulfed in flames, the whole word, you mean?

Mrs. Dennis: Yes.

Mr. Beougher: Yeah. I see what you mean.

Mr. Robbins: I think from a graphic standpoint it almost looks like two different signs, so you have one bolded font. It looks like an Aerial or Helvetica or something of that nature and then the fire behind it and then there's 'Gifts' and 'Florist' which seems completely separate with a, you know – I don't want to say Clipart but a vector art rose or something like that. So I think it's the way it reads as well that might prove a little difficult but, again, that's the Board's decision, not mine.

Mr. Havener: Excuse me, can I make a comment? This is Mr. Havener.

Mr. Beougher: Sure.

Mr. Havener: I just – one comment about the – you can see the monument sign, the way it is with the 'Fireplace' and then you've got the 'Gifts' and 'Florist' below. What's key about a lot of businesses is the consistency of the signage. Would you

consider possibly doing that monument sign layout, instead of the elongated signage on the building maybe go something more—

Mrs. Dennis: We were using the face that they had there.

Mr. Havener: I can understand that and that makes sense, but I guess that's just something that I think that would maybe tie everything in together a little bit better for your business. I mean, I know it would be a little more cost on your part to provide the new cabinet.

Mrs. Dennis: It's costing us so much to fix things-

Mr. Havener: Is that right?

Mrs. Dennis: It's pretty – and I don't want to put another couple thousand on our signs.

Mr. Havener: Right.

Mr. Robbins: That is an existing sign cabinet there right now, correct?

Mrs. Dennis: Yes. It is pretty clean, new _____.

Mr. Robbins: Okay.

Mr. Hudson: So if she changed that sign cabinet then she couldn't put a sign in that _____.

Mr. Robbins: Couldn't put a sign cabinet up again.

Mr. Hudson : Right.

Mr. Robbins: Right. This is all the sign cabinet is allowable because it's existing. You're allowed to reface it but if you ever take that down, then you have to get—

Mrs. Dennis: Yeah.

Mr. Robbins: --something that's other than a sign cabinet.

Mrs. Dennis: But I keep looking at it and I think that flame – there's too much flame on there and I think that has to be toned down.

Mr. Robbins: Okay.

Mr. Beougher: Okay. So, just an observation. I'm full of them tonight. Flip back to the ground sign. So if I'm a motorist driving by I might be frightened by the flames or think it's a tattoo parlor, but it's going to grab my attention. Now flip back to the old signage. And I'm driving by and I may or may not – the building is set back behind the parking lot. I'm probably not going to focus on the building sign as I'm motoring 35 miles an hour. So I'm thinking, you know, a pedestrian walking by or someone in the parking lot or someone slowing down to turn in is going to focus on that perhaps as they get oblique to the ground sign. I guess what I'm saying is, it's growing on me a little bit and I don't mind the black. I like the dramatic aspect. It catches my attention. If you want to outline the letters in black, I think we'd be fine with that. If you want to tone down the intensity of the flame slightly, I think we'd be okay with that. All right? I won't speak for the Board. I'd personally be okay with that but I do like – I like the drama. It's striking. And with that, any other comments from staff?

Mr. Robbins: None.

Mr. Beougher: I'm going to ask for a motion.

Mr. Robbins: If the Board does make a motion, would you like to give staff the ability to allow her to adjust maybe the intensity of the flames and then on the wall sign as she suggested to bring the flames maybe to the bottom of 'Fireplace?'

Mrs. Dennis: _____.

Mr. Robbins: Yeah. To match with the ground sign. Okay. Yeah.

Mr. Beougher: I would personally be fine with that and I will leave it to the maker of the motion to determine whether they're fine with that.

Mr. Comeaux: (inaudible)

Mr. Beougher: They're softer. Talking about the flowers, Mr. Comeaux asked me if I had any concern with the flowers and I don't because they're darker. They're not – not popping quite as much.

Mr. Comeaux: I'd like to make a motion that we approve the sign based on the image you gave us here this evening. You can change that provided you share with staff the changes that are made to the sign.

Mr. Beougher: All right. If someone feels strongly enough about that motion, they can second it.

Mr. Zollers: I'll second it.

Mr. Beougher: Thank you, Mr. Zollers. Any further comments, discussion, interjections, etc., etc.? (No response.) All right. Hearing none, Ms. Moeller, please.

(Ms. Moeller called the roll. Mr. Zollers voted "yes." Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Before the lecture, I just want to say that they are used to me disagreeing with them, so now, Mr. Robbins.

Mr. Robbins: I just want to make sure that you're aware that any signs that go up in the City, I believe this is exempt because it's refacing but double-check with the Building Department to make sure it doesn't require a building permit. I don't believe it does but, again, I'm uncomfortable speaking for them in many instances.

Mrs. Dennis: (inaudible)

Mr. Robbins: Okay. So then you have sign permits already submitted through us so hopefully we're good to go. That's it. It was easy.

Mr. Beougher: All right. Thank you, Mrs. Dennis. And thank you for your continued participation in our community.

Mrs. Dennis: Oh, you're welcome.

C. OTHER BUSINESS - None

D. ADJOURNMENT

Mr. Beougher: All right. Seeing no Other Business before the Board, we stand adjourned at 7:43 o'clock p.m.

Lane Beougher, Chair

Justin Robbins, Planning Administrator

7668 Slate Ridge Blvd.
Reynoldsburg OH 43068