

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
April 3, 2008
6:30 PM

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF MARCH 6, 2008 MEETING

Mrs. McCloud: Item number 2 is Approval of Minutes of the March 6, 2008 Meeting. Are there any additions or deletions to those minutes? (No response.) Hearing none, they will stand as distributed.

3. APPROVAL OF AGENDA

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

Mr. Haire: There are none. That's an addition to the Item number—

Mrs. McCloud: Update.

Mr. Haire: --7. It's their landscape plan.

Mrs. McCloud: Okay. Great.

4. SWEARING IN OF SPEAKERS

Mrs. McCloud: Item number 4, Swearing in of Speakers. (Chair administered the oath.)

5. PUBLIC COMMENT

Mrs. McCloud: Item number 5 is Public Comment. Anyone here who wishes to address the Board on an item not on the agenda? (No response.) Excellent. Let's move right along.

B. NEW BUSINESS

1. 8105 EAST BROAD STREET, REYNOLDSBURG, OHIO: APPLICANT: FISHER GROUP ARCH/EMH&T-WILL WANNEMACHER (5311DR). SITE PLAN REVISIONS (LANDSCAPE ISLANDS, MINOR CURB CHANGES, ADDED VESTIBLE TO BUILDING) COLOR BUILDING ELEVATIONS.

Mrs. McCloud: No one here for that item? Oh, I'm sorry. If you would, please step forward, state your name, and tell us a little bit about your project. I'd also like the record to reflect Mr. Bainter is here.

Brian Quackenbush: My name is Brian Quackenbush. I'm with EMH&T.

Will Wannemacher: Will Wannemacher with Burger King.

Mr. Quackenbush: We were here a month or so ago to present this to you, the Burger King project, and, since that time, we've -- they've made a minor change to the building elevations. We've added this tower. Is that the right word for it, Will?

Mr. Wannemacher: Yes.

Mr. Quackenbush: With some additional -- it basically extends out in the same plane as these windows. Before it used to be recessed back. We talked to Lucas about it and he thought that was a major enough change to come back in front of the Board for that. It's just basically matching the same tower that's out front with the color and everything. We still -- we have the same brick samples as we had last time and that sort of thing. We've also made a change originally on the site plan, we had a single island out in the middle. We wanted to kind of break that up and have -- kind of break up the asphalt and decided to split that into two smaller islands on either side of parking that's in the middle. Those are really the two changes that we made to the plan and we wanted to come back and get your approval.

Mr. Comeaux: Are there any changes to the landscaping that we talked about last time?

Mr. Quackenbush: No. The only landscaping change is we basically added trees in both -- we split the landscaping that was originally in the single island to two islands. That's the only change.

Mr. Comeaux: Have you indicated what type of bushes you're going to use or anything like that for those?

Mr. Quackenbush: Yeah. That hasn't changed.

Mr. Haire: There was a change from what we've approved. What we approved across the front was a hedgerow of burning bush and what you're showing on there is taxus, which is what originally was proposed. In our original meeting that was changed to burning bush.

Mr. Comeaux: Is it a problem to go back to the burning bush along the front?

Mr. Quackenbush: I don't think so. I'm not sure what that was changed. I wasn't aware of that, I'm sorry.

Mr. Haire: And then the elevation that you're showing is different from the elevation that we received in our packets.

Mr. Quackenbush: One change we did make was that we did remove the sign that was at this location. The signage company advised us—

Mr. Wannemacher: That two signs were not permissible on a single building side.

Mr. Quackenbush: And I brought updated copies of that showing the single sign for you guys. We actually just determined that this morning.

Mr. Wannemacher: And what precipitated the change was that the elevation that was originally submitted was based off of an elevation that didn't have an interior vestibule and given our climate, you need to have an interior vestibule door and the elevation that was originally presented was an elevation without. So, when we started final architectural drawings, we realized that that was an oversight.

Mrs. McCloud: It looks like then the two changes we have are the splitting of the island and I think they've agreed to use the same landscaping that we've already approved in the previous meeting, and then the addition of the tower that contains the vestibule, updated to not include the sign, the second sign. Other comments, questions from Board members?

Mr. Eller: I think it looks good. You did a nice job with this.

Mrs. McCloud: Does anyone wish to make a motion?

Mr. Eller: I move we approve with the understanding that the landscaping will be the burning bush as we discussed.

Mrs. McCloud: Mr. Eller moves approval.

Mr. Bainter: I second.

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

(Mr. Haire called the roll. Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Serraglio voted "yes." Mr. Eller voted "yes." Mr. Comeaux voted "yes.")

Mrs. McCloud: Motion carries. Thank you, gentlemen.

2. 6950 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: KESSLER SIGN COMPANY-DOUG GABRIAL (5315DR). MONUMENT SIGNS, WALL SIGNS.

Mrs. McCloud: If you would, please state your name and tell us what you're proposing this evening.

Mr. Doug Gabriel: Good evening. My name is Doug Gabriel, Kessler Sign Company. I'm here on behalf of Cooper State Bank. They're taking over the property as the noted address. It was a Cord Camera and I guess before that it was a bank, because there was a vault and everything in there, so it's back to a bank. They have been before this Board before when they did the original design and they've contracted us to do their signage. With that, I have put together a comprehensive plan to both complement the Streetscape design that's in place and our intent, of course, is to stay within those guidelines.

The package consists of using the existing base where the two Cord Camera signs were with the same brick, same height, same setbacks as was there before, using the exact same ones. One, basically, is the one you see as B, is basically, depending on how you look at it, on the slope is at a 0 to 2' base and the other one has about an 18" to a 2' base. The one we – Cord Camera had a changeable copy and the bank would also like to maintain a changeable copy with a clear cover. The building letters, as Code allows, one facing each elevation where there's a street with a street corner. These are the colors of Cooper State Bank at their other branches and locations. These are individual neon channel letters with exposed neon. The placement is as, I believe, was previously brought forth in the design of the building to the Board.

Mr. Haire: Mr. Gabriel, when you stated that this is exposed neon, could you describe what that is?

Mr. Gabriel: Yeah. It's a letter contained with a clear face. It isn't exposed to the elements but it does – you do see the outline of the letter with the color. Examples, Firestone has one that I do have a photograph of down the street from this location. I think I do. Yes. There are several other locations. I don't have photographs of all the locations that have them, but that's the design.

Mr. Haire: One that we've recently approved with that design, I guess that recently went up with that design is the Outside Corner on State Route 256. The "O" in that sign is the exposed neon.

Mr. Gabriel: I do also have a— It should be in your package. Did you get a drawing of the individual letters on a sheet by itself that shows—

Mr. Haire: Yes.

Mr. Gabriel: --the layout of the neon within the – yes—

Mrs. McCloud: Yes.

Mr. Gabriel: Within the letter is a thin line.

Mrs. McCloud: Thank you. Mr. Eller, you had a question?

Mr. Eller: Yes. You're asking for changeable copy on the sign that faces Main, that's on Main and then the other sign then are facing the Briarcliff Road sign is not changeable copy?

Mr. Gabriel: That's correct.

Mr. Eller: There are no other banks on Main, or maybe in the city, that have changeable copy. I find it distracting and maybe less attractive than-- frankly, I like the sign that's on Briarcliff. If find that a much more attractive sign than the sign on Main with the changeable copy. Are the other banks in town, do they have changeable copy?

Mr. Gabriel: I don't know all the banks that are located within your city limits, so I don't know. I know that there are multiple other types of businesses that have changeable copy. This particular bank does like to, at it's location and traffic, you know, advertise goods and services that are available within the bank and most people in the banking business realize that banks offer 26 or more services and the average customer only uses two or three. So, to increase and maintain business at a location, it's been helpful to advertise the goods and services that people forget banks offer. Hours – it could be hours, it could be traveler's checks, Christmas clubs, etc. They also do use their signage for public service community events, non-profit organizations and announcements.

Mrs. McCloud: Other comments, questions about the changeable text from Board members? (No response.) I did have one question about the height. The height is 2' taller than the standard set forth for the commercial corridor for this area. Were you aware of that?

Mr. Gabriel: I, well, by default, I measured the Cord Camera sign. It was at that same exact height on both bases. I'm not sure where your guidelines are as far as

height, if it was from the brick base, if it's from the grade. The grades can change, so that's somewhat irrelevant. If it's part of a landscape plan, mounded dirt and landscaping could be added to that. Or, of course, the base could be lowered to accommodate. I also noted that many of the other banks, not just banks, other businesses in the Streetscape area, are above that 6' line.

Mrs. McCloud: And some of those, I believe would either, if they're set back far enough or they weren't taken out, they would be potentially grandfathered in. And some of those as well were possibly part of a bargain for exchange during the acquisition of the property, which CS Bank does not have here. We're not here tonight kind of bargaining for acquisition of the front of your property. So it's not always apples-to-apples. The City got something back potentially for some of those concessions. So what we're looking for here, I think, is a 6' total and if that is the desire of the Board, where would those 2' come from?

Mr. Gabrial: I would probably take the base down or maybe even do a combination, maybe take the base down to a foot and reduce the sign by a foot.

Mrs. McCloud: Okay. So it'd be—

Mr. Gabrial: The other thing, though, I didn't note was that Cord Camera, when they moved to the other location, maintained the same sign.

Mrs. McCloud: And they are, at that point, out of the Main Street Streetscape corridor at a different location.

Mr. Gabrial: So there's not a requirement there to be 6'? They can be higher over there?

Mrs. McCloud: I don't think there's a requirement there.

Mr. Haire: Yeah. They can be 10.

Mr. Gabrial: Okay. Maybe that's why moved.

Mrs. McCloud: Mr. Comeaux.

Mr. Comeaux: This is a question to either Lucas, yourself, or whoever. The base that's existing was installed in connection with the Streetscape project, is that correct?

Mr. Haire: All the signs were installed by the City. The City paid for the construction of all the signs as we acquired the properties and went from the 20' pylon signs on large posts. That was something the City negotiated that we wanted to bring a common standard to the signs throughout Main Street.

Mr. Comeaux: And so—I can't recall visually. As I drive down Main Street, I would expect to see most businesses have a brick base with something on top of it. I mean, if that's the case, just personally I'd be more inclined to go over the limit in this instance rather than, as the property owner indicates would be to eradicate that look. If part of Streetscape was getting these brick bases as kind of a continuity, I would think that that would be detract from the continuity more than a 2' excess sign. Just that's my own—

Mr. Gabrial: The other – the street – the one that's on the side street—

Mr. Comeaux: Yes, sir.

Mr. Gabrial: And I didn't really know because it is even with the parking lot. It is on a slope, so I didn't know how you'd really count that.

Mrs. McCloud: Well, I'm just frankly going by your representation that you have 8' of sign.

Mr. Gabrial: Oh, okay. We have photographs of what that base is on that slope.

Mrs. McCloud: Thank you. Yeah, it looks like the 2' then -- oh, this is the Briarcliff sign that's on the slope and the 2' is exposed to the street and then—

Mr. Gabrial: It shows—

Mrs. McCloud: They've mounded up to the right, yeah. Yeah, they've mounded up on the interior side of that. Mr. Gabrial, I will tell you I still support a 6' total height. As a general rule when we've had instances when applicants have come before us higher than 6' and they wanted to do a 5-1 ratio just because of how top-heavy that looks, I think the minimum that we've allowed is a 1½' base and then you can make up the difference at the top with 4½'. I will let other Board members speak as they deem appropriate. Are there other comments or questions for Mr. Gabrial?

Mr. Gabrial: The only other thing is that you will note by design that just that radius is at the 6' and that's a foot shorter to the main body of the sign.

Mrs. McCloud: Right. Yes, I do see that. It is 5' at the top.

Mr. Gabrial: We didn't take the whole cabinet all the way up like the Cord.

Mrs. McCloud: I understand. It's not squared off at the top. I appreciate it.

Mr. Gabrial: Right. And others.

Mrs. McCloud: Thank you for pointing that out. It has been our -- the sign measurements that we've required from everyone, even if a new sign went up similar to

the one you presented from Cord that has an arch at the top, despite the fact it's not squared off and all the way, we would still measure to the top of the sign. It is generally how it's done. Other comments, questions from Board members? Mr. Bainter.

Mr. Bainter: Mr. Haire, the signs that were installed by the City, were the brick bases of those all 2'?

Mr. Haire: No, not all of them are 2'. Many of them are 2'. The signs range in size from 6' to probably almost 10, and the one at Kroger's at Reynoldsburg Center is, you know, significantly larger than that.

Mrs. McCloud: Right. And my recollection, Mr. Haire, is we made a couple exceptions for signs that were taller on Main Street because they were blocked by the front wall. As you came down the street, you could not see those signs if they remained at the total of a 6' height, so we did allow some larger signs. Those were kind of the variances we gave, but those were based specifically on visual impediments.

Mr. Gabriel: If you want a few more pictures, some without bases, if you want to see what that look is, Key Bank doesn't have a brick base, that's across the street. Double Dragon does have a brick base, but it is over 6'. Blockbuster does not have a base and it's over 6' and Walgreen's.

Mrs. McCloud: And Blockbuster, did that have to be redone as part of Streetscape or was that _____ far enough.

Mr. Haire: Blockbuster and Key Bank were not new signs, they were existing.

Mrs. McCloud: So those were grandfathered in?

Mr. Haire: Correct.

Mr. Gabriel: At the new, but they were lowered, right?

Mr. Haire: They were not lowered. They were existing at those heights.

Mr. Gabriel: I'm not familiar with the history and how far it goes back.

Mrs. McCloud: And that's fine. We're just trying to help you out.

Mr. Gabriel: All I did was base everything on what was there previously and that's what we took our design from. And, like I say again, in all fairness to my client on the Briarwood, you know, to me it's at a zero at the grade of the other, the parking lot, so you have a varying grade there, so what's fair?

Mrs. McCloud: Other comments, questions from Board members about the height of the signs? (No response.) If I'm the only one that feels strongly about it,

someone can make a motion. I still prefer to see these signs at 6'. This is the largest investment this City has made in kind of a street program to make this area look as uniform as possible, and one of the biggest issues on there and the biggest investment the City made was in lowering those signs. The guidelines request it to be 6'. I think unless there are extenuating circumstances, my position is we keep it at 6'. Again, we have made other exceptions, but those specifically involve visual impacts. I'll let other Board members speak if other Board members feel differently.

Mr. Gabriel: I guess my only question, in my business when you're dealing on these issues, is what is actual grade that you're determining that from? What is established grade? When you have varying grades, what are you calling grade? Because if you take it to the street that's one grade. If you take the parking lot or the general layout of the property, that's another grade.

Mr. Haire: We typically do the center of the sign.

Mr. Gabriel: So, as opposed-- the center of the sign.

Mr. Haire: The center of the base. The grade at center of the base of the sign. So, if you're saying this is on a slope, we would take your bases, your cabinet is 9' 1". We'd take exactly the center of that and measure from the top of the sign to the grade.

Mr. Gabriel: Then the question arises, if we were to do some kind of a rolling landscape plan or a mound, if you will, or what, then where do you take grade from?

Mr. Haire: We'd have to evaluate it when you brought it in.

Mr. Gabriel: Okay. It's just a question to me trying to determine that -- and, like I say, you know. I don't feel that 1' of radius above or that goes into that, deters from the overall general consensus. I don't think that most -- the traveling public, thousands of people see that much difference in--

Mrs. McCloud: And it—

Mr. Gabriel: The signage is compared when you look at the whole Streetscape with all the neighboring signs at being at different levels.

Mrs. McCloud: And certainly they may not, Mr. Gabriel. And don't get me wrong, we very much appreciate. -- Cooper State Bank has been before us a couple times on their building and we very much appreciate some of the changes they've made at our request. It's not so much even whether or not the traveling public can drive by and look at it and, you know, close one eye and put their thumb up and say, "That's an extra foot high." It's also part of what we require from the other businesses who come before us, who we measure to the top of the sign and if they are required to keep certain standards then -- then if we allowed this then the other sign companies and sign owners that come in that want something different than what the standards provide will

have – will say the same thing you are and we've previously held them. They would come back and say, "Well, why did you make me keep it to 6' if you weren't going to do it." I'm still of the opinion that unless there's an extenuating circumstance, we treat all the business owners the same and, you know, again there are some higher signs on Main Street. Some of those are grandfathered in. Some of those, to our knowledge, had specifically to do with the City outside of our permitting. They did not get our permit. They were passed by Council. Some of those were bargained for exchanges as part of the transfer of property in order to conduct the Streetscape program and this is an area where we've invested a lot of money. And other Board members may feel different, Mr. Gabriel, but I do feel like that unless there's extenuating circumstances, we stick to the 6'. Other comments, questions? (No response.) Do you want me to straw poll it?

Mr. Gabriel: That's up to you. They need to move forward with this project.

Mr. Comeaux: What's the opening date, projected opening date?

Mr. Gabriel: They're about a month away.

Mrs. McCloud: What we could do here tonight, Mr. Gabriel, if you like, is approve a 6' sign. I think I speak for the Board when I say we can at least get that through and if that's unacceptable to your client, you can come back or what have you. I would be willing to approve tonight a grand total 6' sign with at least a 1½' brick base and beyond that, you distribute your entitled square footage the way you like.

Mr. Comeaux: Before you do that, can I make a motion that we approve it as is?

Mrs. McCloud: Absolutely. Mr. Comeaux moves approval as is as presented. Is there a second?

Mr. Hudson: I'll second it.

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

Mr. Eller: I have a question.

Mrs. McCloud: I'm sorry. Mr. Eller.

Mr. Eller: If a vote is taken and if the vote is – if there's not enough a vote to approve, what happens then? Do we want to avoid that?

Mr. Haire: Someone on the prevailing side can ask for a reconsideration as long as you have the number of votes to do so.

Mrs. McCloud: Yeah. Someone on the prevailing side could – not on the prevailing side, on the side that got voted down could ask for a reconsideration. And we can take another vote. Another motion could be made at that point for a 6' or a 7' or whatever you like. This is just – all we're doing is voting on an 8'. If that gets voted down, we can vote on something else. Okay? We have a motion and a second on the floor. With no other discussion, I'll ask—

Mr. Haire: This is everything. This is the whole package, not just the sign.

Mrs. McCloud: This is as presented.

Mr. Haire: Correct.

Mrs. McCloud: Yes. The wall -- you're talking about the building sign?

Mr. Haire: Yes.

Mrs. McCloud: Yeah. I believe it is. Mr. Haire, please call the roll.

(Mr. Haire called the roll. Mrs. McCloud voted "no." Mr. Hudson voted "yes." Mr. Bainter voted "no." Mr. Serraglio voted "no." Mr. Eller voted "no." Mr. Comeaux voted "yes.")

Mrs. McCloud: Four to two. I'm sorry, that did not pass. Would you like us to take a vote on a 6' sign?

Mr. Gabriel: As I stated previously, I came here to get something done for these people.

Mrs. McCloud: Absolutely. I understand. Which is why we'd like to get there.

Mr. Gabriel: The only thing I guess I'm still questioning is to where this grade is, so when I go back and we discuss this further at a 6' grade, now you're restricting me to a 1½' base minimum, right? So that's shrinking my square footage and exposure of what I'm allowed to have.

Mrs. McCloud: No, you can widen your sign. I'm not shrinking your square footage by any way, shape or form, I'm just shrinking the height of it.

Mr. Gabriel: Okay.

Mrs. McCloud: You can widen your sign to get your square footage.

Mr. Gabriel: Okay. Aesthetically, that isn't going to work very well, because it'll extend across the base now, further than the base if I were to take – to use all of the 50 square foot.

Mrs. McCloud: Right.

Mr. Gabriel: You follow what I'm saying?

Mrs. McCloud: I follow what you're saying.

Mr. Gabriel: Okay.

Mrs. McCloud: And that's kind of a separate issue. I just prefer – I think if you do a 1' - 5', it looks – the sign looks top-heavy on the base. And, additionally, with the landscaping there you may not want a 1' - 5', especially if you're using changeable text at the bottom which I'll tell you you're doing really well with this Board to get the changeable text through. This Board has, in the past, denied changeable text.

Mr. Gabriel: I saw CVS' message center. Can I have one of those?

Mrs. McCloud: But with a 1' base, if you have changeable text at the bottom and landscaping, which we do require landscaping around the base, that's part of the reason for the 1½' base so you can still kind of see the sign and so it doesn't look top heavy.

Mr. Gabriel: But it's impractical to put changeable copy right to the ground. That's not going to happen.

Mrs. McCloud: Right.

Mr. Gabriel: I just want to know my limitations as to what I can do, if it's a 1' or 1½', I guess.

Mrs. McCloud: I understand. Is there a motion for a 6' sign?

Mr. Comeaux: I will so move.

Mrs. McCloud: Mr. Comeaux moves for a 6' sign. Mr. Comeaux, does your motion include a minimum on the base?

Mr. Comeaux: Yes, it does, and you said 1½', correct?

Mrs. McCloud: Yes. There's a 1½' base, a grand total of 6' on the sign. There's a motion. Is there a second?

Mr. Bainter: I second.

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

(Mr. Haire called the roll. Mr. Hudson voted “yes.” Mr. Bainter voted “yes.” Mr. Serraglio voted “yes.” Mr. Eller voted “yes.” Mr. Comeaux voted “yes.” Mrs. McCloud voted “yes.”). Motion carries.

Mr. Gabrial: Thank you.

Mrs. McCloud: Thank you. Have a good evening. Item number 3.

3. 6475 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: MORAND ARCHITECTS-RYAN BOYTON (5316DR). EXTERIOR LIGHTING & FENCING.

Mrs. McCloud: If you would, sir, please state your name for us and walk us through your changes.

Mr. John Blank: My name is John Blank. I’m here representing Neshton Construction. I’m actually their client. We are seeking approval for fencing at the back of our parking area as well as additional lighting. I believe you all have the drawing showing the fencing and the lights that we are asking for. I’m not sure what information I can provide for you. Basically, we’re seeking security for facilities, an armored transport facility. At the back of the parking lot is – that’s now our main entrance. We’re basically staffed by women. They may be working into the evening hours. We’d like for them to be secure when they leave the facility, so we’re asking for the fencing and that light to enable them to feel comfortable leaving.

Mrs. McCloud: Mr. Blank, the material of the sign is chain link fence, is that correct?

Mr. Blank: Correct.

Mrs. McCloud: Have they considered any other materials besides chain link?

Mr. Blank: No ma’am. Would you have any suggestions? Basically, chain link is—

Mrs. McCloud: Just a wood fence would—

Mr. Blank: For probably long-lasting, you know, the chain link I think would last a bit longer. Fences can deteriorate, wood fences. There is a chain link fence if you go further towards Main Street, on that back area there’s a storage facility to the left that has chain link. It also has barbed wire. I did talk to the City about requesting barbed wire and I understand that that is not something that’s allowed, but there was a variance process. I’m not seeking that. I suppose if chain link is not allowed we can look into other options, however, we’ve got – we’re basically ready to do the chain link. We’ve

got our contractors ready to do that upon approval. Is there a problem with chain link or is it an aesthetic thing or—

Mrs. McCloud: Yeah, it's just that it's chain link. I don't feel that strongly about it because of the row of trees that are there. I will tell you, in the past, even other buildings where the fencing was in the back in commercial buildings we have turned down chain link--

Mr. Blank: Okay.

Mrs. McCloud: --chain link and guardrail. I don't feel strongly about this. I'll let other Board members talk, but I just wondered if you've given consideration to any other fencing materials, just—

Mr. Blank: We have not.

Mrs. McCloud: --something a little more, especially since there are apartments there. I understand there's trees but—

Mr. Blank: Right. I did take pictures, but it looks as though they're basically representing what I was trying to represent is that there's a number of trees, although it looks like there's a little bit more green around the trees that you're showing than the ones I have.

Mrs. McCloud: Yeah.

Mr. Blank: The seasons that we're in right now.

Mrs. McCloud: And let's just part of it. When we're in the winter season, that chain link is going to be much more noticeable to those residents as opposed to in the summer and even in the summer you'll be able to see probably the bottom of the fence. Again, I don't feel as strongly about it. I would prefer another material other than chain link, but I will let other Board members speak their desires.

Mr. Haire: One comment that I had. When I visited the site today, a number of those evergreen trees are dead. I don't know if that's something we can get the developer to take care of and replace those trees. There's probably three trees down that property line that are just – they've not been maintained since they were planted. And that can be an issue if, you know, other trees die as well because that is acting as buffer in this case.

Mrs. McCloud: Thank you, Mr. Haire, that's very relevant. Mr. Eller, did you have a comment?

Mr. Eller: I was in there today too, and took a look around and I agree that that tree line is not at all healthy. And, of course, the leaves are not out yet, but there are

quite a few deciduous trees that will lose their leaves at least in the winter, and that's going to expose not only the fence, but also I'm a little concerned about the lighting too. That might affect some of the apartments there. We maybe want to talk about that after the fence issue, but that tree line is not nearly as healthy as it appears on some of the photos that we have.

Mr. Blank: Okay. I'm not sure who is responsible for those trees, whether that's the property manager for my side or whether it's the people in the apartment down below. I don't know where our property line ends.

Mr. Haire: Those were planted with the development of this building.

Mrs. McCloud: Okay. It sounds like it may be in – if they were planted at the time of this development, I assume it's somewhere on your property.

Mr. Blank: I can talk with my property manager regarding that and address that, whether they would-- I don't know if it would make a difference with you if we were to replace those with new landscaping that grew more robustly.

Mrs. McCloud: That might be. Thank you, Mr. Haire, Mr. Eller. Are there other comments from Board members? Again, I don't feel that strongly about it. I think because – I don't feel as strongly about it because of the trees, which means those trees need to be healthy and, as you – the word you used, robust, in order to soften that chain link. The other issue before we make any decisions on that, Mr. Eller had questions about the lighting.

Mr. Eller: My concern is that it not affect negatively the apartments there that are right across the tree line there, especially that forward-most apartment. There's a pretty good – there's a substantial gap in the tree line. If you look closely, on the pavement where you see the hatched areas, the white – that little white square that's hatched, there's really essentially no tree line there. There's a huge gap that would allow – could allow some of the lighting to affect that forward-most apartment building there.

Mr. Blank: I know that -- I believe it's called a photometric drawing, was submitted to you.

Mr. Eller: Uh-huh.

Mr. Blank: I have no understanding of that piece of paper. I'm assuming some of you do. I believe that parking lot is a depth of about 41 or 42'. I do also know that those apartments, most of them, every time I have looked, have blinds closed and I would assume that's for privacy for the people living there, not to block any lighting that is going on.

Mr. Haire: My concern would be more with noise rather than light. The photometric shows that there's not going to be much impact from light, but there's vehicles going in and out of here all the time, probably diesel vehicles I would imagine, so you'd have a lot more noise as well.

Mrs. McCloud: That's a good point. Thank you, Mr. Haire. That would lend itself to a more solid material fence.

Mr. Blank: With regard to vehicles and operation, I don't believe they would have any operational hours beyond 5:00 P.M. There would be ladies inside doing processing, but that has nothing to do with noise and vehicles outside other than the ladies driving their vehicles out at the end of the evening.

Mrs. McCloud: Okay. Thank you. Other comments, questions? Mr. Eller.

Mr. Eller: It's really not on our agenda, but you have any plans to repave that area or—

Mr. Blank: I spoke with the property manager and I'm not from Ohio, I'm from San Diego and I guess your facility shut down with regards to concrete and blacktop and things of that nature. She tells me sometime in May that that parking lot will be redone. As I understand, it's still missing it's top coat. The back part, as you can see, is quite damaged from the dumpster pickup that is done regularly at that site there. And, for some reason, it was only done a portion of the way from the end, so from that portion where it drops off all the way to front of that building, it does not have a top coat. The property manager is aware that we need to get that taken care of, but she has no control over that until the plants opened up and are able to do that. She tells me sometime in May.

With regard to the fencing, to alleviate any problems with that blacktop parking lot being done properly, we're willing to wait for them to get that done before we do our fencing. However, we would like to gain approval as soon as possible.

Mrs. McCloud: I understand. Thank you.

Mr. Haire: The location of the dumpster is another issue that's being dealt with through the code compliance. The dumpster enclosures on that property are at the front of the property strictly to keep them away from the residential area so that you don't have the garbage pickup next to the residential areas. A number of those businesses have their own dumpsters that they have not put at the front of the property, so that's been an ongoing issue.

Mrs. McCloud: Okay.

Mr. Blank: Are we talking the small dumpster or the large construction dumpster?

Mr. Haire: No, we're not talking about the construction dumpster. We're talking about the small dumpsters.

Mr. Blank: I have no idea why it's back there. I know there's like an enclosure for—

Mr. Haire: There's an enclosure with no dumpsters on either side.

Mr. Blank: And it appears to be that it would only fit two—

Mr. Haire: Correct.

Mr. Blank: --as far as I can tell and for the number of potential businesses there on our side, probably not enough.

Mr. Haire: Right.

Mr. Blank: I suppose to alleviate any further issues with the City of Reynoldsburg, we can arrange to get that dumpster put up in that enclosure, if that makes a difference. I do understand your concern with regard to that trash truck.

Mr. Haire: Right.

Mrs. McCloud: Comments, questions, motions? (No response.) Is the Board okay with chain link? Is the Board okay with chain link if he replaces the landscaping?

Mr. Eller: I think that's the key is put the landscaping in to block the chain link for the apartments.

Mrs. McCloud: That should also help with some of the noise.

Mr. Blank: Would there be a requirement with regard to the type of landscaping? I can't say that that would be done. That would obviously be decided by the property manager, but they are willing to assist us in any way. However, I can't say that they'd be willing -- obviously the expense of landscaping of this nature would probably be costly.

Mrs. McCloud: It sounds like what I'm hearing is that the approval of the fence permit would be conditional on the landscaping, so there's two ways we could go with this if you think that will be a problem. We could approve the chain link with the landscape corrections, and I don't know if there's any reason we can't give them actually two permits to choose from and approve another material. It may be cheaper to just do a wood fence if the landscaping proves to be too expensive.

Mr. Blank: Is it possible to approve both and--

Mrs. McCloud: And give you your choice?

Mr. Blank: --depending on what my property manager has to say?

Mrs. McCloud: I don't know if there's any reason we can't. No, I think that's fine.

Mr. Blank: I think we could do that tonight, but it's an either or. The landscaping would need to be worked through Mr. Haire to ensure that it was at least as much as was there or should have been there to help fill in that tree line.

Mr. Haire: It was installed as per the plans and in 10 years that'll be probably solid if the dead trees are replaced.

Mrs. McCloud: Right.

Mr. Haire: That just takes a certain number of time for those to grow. They are quick growing trees, but they're put in at 4' tall and—

Mrs. McCloud: They weren't maintained.

Mr. Haire: They're not that large and, yeah, a lot of them or a few of them have died since then.

Mrs. McCloud: Okay. I think we can do that. I would be willing to do that tonight. Would you like us to do that?

Mr. Blank: Just so I understand, the concern with regard to the fencing is partly aesthetics and partly to alleviate some noise. Is that what I'm understanding?

Mrs. McCloud: Uh-huh.

Mr. Blank: Okay. And are we not having any issue with the lighting?

Mrs. McCloud: No. As long as we have – I think as long as you have a tree line there and/or a wood fence, I think that would help alleviate some of the lighting, because the metrics do show by the time it gets out to that edge of the property line it is pretty minimal. I would think if you had a good solid tree line there or a 6' or – I think commercial they're allowed 8' fences.

Mr. Blank: That's what we're asking for.

Mrs. McCloud: Yeah, the 8' fence. Then the metrics, I don't think they indicate to be any problem if you have one of those two.

Mr. Blank: Okay.

Mrs. McCloud: So that's part of it. It helps with the lighting, helps with the noise, certainly aesthetics. Comments, questions, motions?

Mr. Comeaux: I'll make a motion that we pass as it just as you suggested.

Mrs. McCloud: Okay. We are voting on two permits from which the applicant can choose. One is the 8' chain link fence with the landscaping which has deteriorated being removed and replaced. The applicant to work with Mr. Haire on making sure that that's done correctly, or, at the applicant's choosing, an 8' white wood or vinyl, whatever, vinyl's going to be more expensive than wood, but if they choose to do that, that's fine too, white fence.

Mr. Blank: And you can paint it, basically painted wood fence, is that what you're—

Mrs. McCloud: Yeah. I guess it doesn't have to be painted. I don't feel that strongly about it. I think even just bare, just wood. If you're going to—how about that? Natural wood, or if you're going to paint it, it'll be white. Is that fair? Motion on the floor?

Mr. Serraglio: Second.

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

(Mr. Haire called the roll. Mr. Bainter voted "yes." Mr. Serraglio voted "yes." Mr. Eller voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes.").

Mrs. McCloud: Motion carries. Thank you very much. I appreciate you working with us.

Mr. Blank: And we have approved the lighting based on the fencing?

Mrs. McCloud: Yeah. The lighting was included in there, yes, it was.

Mr. Blank: Thank you very much for your time.

Mrs. McCloud: Thank you. Have a good evening. Item number 4.

4. 1723 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: DANITE SIGN-TAD LAMB (5317DR). NEW 100 SQ FT MONUMENT SIGN FOR SHOPPING CENTER.

Mr. Lamb: Good evening.

Mrs. McCloud: If I could pause you just a moment and have both of you – I did a swearing in of speakers before you came in and, actually, there's two other gentlemen, if you were not sworn in but you plan to speak to us, you may as well as get it now while it's hot. (Chair administered the oath.)

Okay, if you would, please state your names for the record and tell us about your proposal this evening.

Mr. Tad Lamb: Yes, my name is Tad Lamb. I'm with Danite Sign Company.

Mrs. McCloud: Uh-huh.

Ms. Angelina Bentley: I'm Angelina Bentley with Mason Equity Group.

Mr. Lamb: A little history on the property. The Mason Equity Group purchased this shopping center, which is currently called the Astor Center, which it turns out I did the sign that's existing there like 14 or 15 years ago. But they contacted me this year about revitalizing and what they wanted to do with the center and they wanted to upgrade the sign. They purchased the property in December of 06, so they've just owned it a year and a half so they're getting around to making some improvements. And they asked me, "What can we do?" They said, "I see that all the signs in Reynoldsburg are kind of going to monuments." And I said, "Yes, they've had an ongoing project for about three years, three or four years now to do that." And they said, "Well, what can we do there?" I said, "Well, you can do anything you want as long as the City approves." And they said, "What will they approve?" I said, "Well, the code allows for a 50 square foot sign." "Will they do any more than that?" I said, "Well, maybe. It is a shopping center and you're representing many, many tenants and not just, not just one tenant. Let's draw up something and see if we can agree on what would look good." So, that's where we came up with the drawing that's in your package where the overall sign height is 10'. The sign itself area, that is 8 by 12, as you can see, divided into four tenant panels, each being 3' by 6' roughly on that. So the idea is that there would be four tenants on this side and then on the other side there would be four different tenants, so eight of the 10 tenants could be identified on the sign. As it is now, no one is identified. I said the City was probably interested in getting rid of the 20' tall pole sign that's there now. Their overall plan is to get signs a little bit lower. I said, so you got that going for you. There's a compromise that can be reached here. We're a little larger than a single tenant might have a 50 square foot sign, but I said you represent many, many, many tenants here, 10 tenants is exactly what they have. So I said, this is probably a good idea. Changing the name to Brice Center is what they came up with. The two brick columns, one on each end, would be the same brick that was used in the Streetscape project, so it would match that. I did bring with me also, and I'll pass these out just real quick here. This is the landscaping, proposed landscaping.

Mrs. McCloud: Great. Thank you, Mr. Lamb.

Mr. Lamb: Okay. We have the sign on the screen now. The pole that is running through the center of the sign right now would be the front brick column. That's where the front brick column would go, so the sign itself would extend back into the parking lot toward the building and we would not actually-- although that sign extends out over the grass, visually you can see right under it, so we feel that's where one of the columns would go and then the sign would be back in there. They would create an island and put the landscaping in and these are typical plants that you might see in a plot like this. I'm not familiar with what these are over here, but we used these before with success and everybody seems to like the day lilies and the taxus are kind of a standard thing. They're all low ground. And the day lilies come up couple feet. That's about all they do and they kind of fold over and that's about the height that they go. So that would be our plan with the mulched bed area around there. About 2, 2½' all the way around in an oval--

Mrs. McCloud: Thank you.

Mr. Lamb: --typed shape there.

Mrs. McCloud: Are there comments, questions from Board members?

Mr. Hudson: I got one question. You said there's going to be four tenants on one side and four tenants on the other side. So if I'm driving north, I'm only going to see four tenants?

Mr. Lamb: Yes.

Mr. Hudson: So to find the other four tenants, I've got to turn around and come back.

Mr. Lamb: No. Hopefully on your way back, as you end the day, you'll see the other four tenants. And then, you know, it's a kind of a compromise between the landlord and the tenants. He could say, I'll give the four biggest tenants that.

Ms. Bentley: And it's something that I would ask the tenants if they -- some of them may want to have it on both sides and that's something that can be discussed with each tenant.

Mr. Hudson: It could well end up there's only four on each side, but just how it works out. But it could end up that there's four on one side and four different on the other.

Mrs. McCloud: Thank you, Mr. Hudson. Other comments, questions from Board members? Mr. Eller.

Mr. Eller: Yeah. The landscape plan you just handed us, it says a 24" ellipse around the sign. Is that 24"?

Mr. Lamb: 24" – there would be a band of at least 24" away from the sign.

Mr. Eller: Okay. I was trying to get an idea. You told us that that front brick column will be about where the pole is now.

Mr. Lamb: Yes.

Mr. Eller: I was trying to get an idea of how far the landscaping would extend back into the parking lot. I'm thinking it's really—

Mr. Lamb: We're going to lose two or three parking places.

Mr. Eller: And will it be curbed or what will the edge of the landscaping be? Is there – are you going to put a—

Mr. Lamb: I don't know that that's been decided yet as to whether it's just mulch or whether there will be a – probably to protect the sign, it would probably have to be curbed.

Mr. Eller: And you're not concerned about somebody hitting that at night or—

Mr. Lamb: Well, we could put some bumper poles on the building side of the – to keep them from doing that.

Mrs. McCloud: That would need to come back before us on proposal.

Mr. Lamb: Bollards.

Mrs. McCloud: Bollards. Uh-huh.

Mr. Lamb: Are you – do you like them or don't like them?

Mrs. McCloud: (She makes a sound that indicates she doesn't like them)

Mr. Lamb: We were going to make them with paper mache. They wouldn't last long.

Mrs. McCloud: I understand.

Mr. Haire: This will be a lit sign, so hopefully there won't be concerns about hitting it, but people hit the landscape walls very often, so—

Mrs. McCloud: If the – yeah, hopefully if it's – you know, some of those landscape walls are lit. Hopefully if the sign is lit, which it is, and the landscaping comes out on a wide enough buffer--

Mr. Eller: There will be people in that area that area that will be more lit than the sign.

Mr. Lamb: I just hope we get their license number.

Mrs. McCloud: If you decide to go with a buffer, I would really encourage – first of all, it needs to come back before us. And by buffer, I mean some sort of bollard or other protection. I would encourage you to work with Mr. Haire on something a little more ornamental than just the, you know—

Mr. Lamb: The yellow--

Mrs. McCloud: I very much appreciate getting rid of the sign that's there. I appreciate you trying to comply with the Main Street corridor and some of the investment that we've made. I appreciate the landscaping. I would hate to see that ruined with, you know, big—

Mr. Lamb: Yeah.

Mrs. McCloud: --you know, industrial looking bollards. Mr. Haire has some ideas of things that we have approved in the past and some of the things that the Board has commented on that he can work with you before you get here, so it just flies right through.

Mr. Lamb: It may be if this is approved that they do it without it and then if it just doesn't work that way, then we have to come back and, certainly, we would tell them something nice.

Mrs. McCloud: I would think curbing would be pretty helpful in handling those issues. Mr. Hudson, did you have another question?

Mr. Hudson: I definitely think just a concrete curb curving around it could stop a problem.

Mr. Lamb: 6 or 8'?

Mrs. McCloud: Um-um.

Mr. Hudson: I think a normal curb.

Mrs. McCloud: Yeah.

Mr. Lamb: Yeah.

Mr. Hudson: I think, because if you build it, somebody will hit it.

Mrs. McCloud: Other comments?

Mr. Lamb: That's optimistic.

Mrs. McCloud: Questions?

Mr. Lamb: If it's in my—

Mrs. McCloud: Well, it sounds like a man who has hit some things.

Mr. Lamb: It has been my experience that most of the damage to something like this is someone backing up and not when they're looking and they just not – they don't see it. It's when they're backing up they hit it so if we get it, like you say, get it out far enough from that first one we should be okay.

Mr. Serraglio: Is the parking going towards the road or is—

Mr. Haire: It is. It's—

Mr. Serraglio: --or the parking lot? So they would be pulling in, they wouldn't be going against it.

Mr. Haire: Right. The sign would be parallel to the parking basically.

Mr. Serraglio: Okay.

Mr. Haire: It wouldn't be perpendicular.

Mrs. McCloud: Thank you, Mr. Serraglio. Mr. Hudson.

Mr. Hudson: Does the sign have to be that far back where the pole is? What's our setback?

Mr. Haire: It's 10'.

Mr. Hudson: 10'?

Mr. Haire: Is what's required, yeah.

Mrs. McCloud: Thank you, Mr. Hudson.

Mr. Hudson: Where's that pole at right now? 20' back?

Mr. Lamb: I'm sorry?

Mr. Hudson: Where's that pole at right now, about 20' back?

Mr. Lamb: It's about 26' back.

Mr. Hudson: Um.

Mr. Haire: Back from the pavement.

Mr. Lamb: Yeah.

Mr. Haire: From the right-of-way.

Mr. Lamb: But, of course – you see the sidewalk though, the right-of-way is just about a foot behind that sidewalk, so maybe we can come out in the grass a little bit more. We would actually measure that and make sure it was exactly, because we want to be in the grass as much as possible, but I don't think there's a lot available there.

Mr. Hudson: I just thought it would look a little better if it was closer to the street so it could be seen.

Mr. Lamb: And we would go right up to the 10'. But see the column itself is a blockage, so it's got to be the column that's – I mean, it blocks as much as the sign, so it's got to be right at the 10' setback.

Mr. Haire: They will be seeking a variance for sign—

Mrs. McCloud: Size.

Mr. Haire: Yeah, the size of the sign.

Mrs. McCloud: Mr. Comeaux, you had a question?

Mr. Comeaux: That was my question.

Mrs. McCloud: All right. Thank you. Other comments, concerns, questions from Board members? Obviously, if we approve it as submitted, it will be subject to the variance that you will need to seek from a different Board.

Mr. Eller: Well, I think it's a big improvement over what's there now and I'd be inclined to vote an approval.

Mrs. McCloud: Is that a motion?

Mr. Eller: Well, it could be. I would move that we vote to approve as submitted.

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

Mr. Comeaux: I second.

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

(Mr. Haire called the roll. Mr. Serraglio voted "yes." Mr. Eller voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Motion carries.)

Mrs. McCloud: Motion carries. Thank you both very much.

Mr. Lamb: Thank you.

5. 8139 EAST BROAD STREET, REYNOLDSBURG, OHIO: APPLICANT: DAVID A YOUSE, ARCHITECT (5318DR). PROPOSED NEW CONSTRUCTION FOR BANK BRANCH OFFICE.

Mrs. McCloud: Good evening.

Mr. Youse: Hi.

Mrs. McCloud: If you would, just please state your name and kind of walk us through the proposed new bank.

Mr. Youse: My name is David Youse. I'm with Feinknopf, Macioce, Schappa Architects. We're proposing a new Chase Bank, which we fondly call Broad & Waggoner. It's in the new shopping development that's already been approved, I believe, for zoning in the layout of the lots. We're going to be right at the main entrance. I believe Burger King has come in already and is on the east side. No, I'm sorry, west side of the main entry drive. We're going to be directly opposite that on the east side of the entry drive to the shopping center. It's a pretty standard size, approximately 4,000 square feet. It's all brick exterior. The roof is shingles. I have a finishes board which I can pass around. Everyone can look at it. I also have an updated site package. Unfortunately we didn't figure out which side east was. Lucas was very clear that there's going to be no signage on the east side. So, at any rate, I apologize for that being wrong in the packets, but I have new packets and it essentially removed the sign from the east.

Mr. Haire: The signage package that you got is correct in that the signs are correct. I guess the elevation was the — they included the sign—

Mr. Youse: So the elevation showed it—

Mr. Haire: And the other issue with the signage package is the directionals are a few inches too tall and I think that's going to be adjusted.

Mr. Youse: Yeah, apparently they're showing it at 39 and 36 is the height limit, so we're happy to reduce those to 36.

Mr. Eller: I have a question since we're talking elevations. I was a little confused on the main entrance. It appears on some of the information I have is that there is a side in the front entrance if – I'm looking at my west elevation. I see an entry door into the front from the west and I'm – I think I saw somewhere else in one of the plans that there's an entry door from the east rather than the west, as well as the front.

Mr. Youse: Um—

Mr. Eller: Which would make more sense to me.

Mr. Youse: I believe the entry is from the east side.

Mr. Eller: From the east elevation as well as the front elevation—

Mr. Youse: Correct.

Mr. Eller: --into that front foyer or whatever_____.

Mr. Youse: There's a ATM on the west side—

Mr. Haire: Um-um.

Mr. Youse: --and that's that thicker brick panel that you see. I don't know if I have the floor plan with me on that or not to clarify that. I apologize for that. I don't know if I have it.

Mr. Haire: It is contradictory in here as far as the entry.

Mr. Youse: Well, at any rate, the color elevation's probably right, so I'll take it back. The entry, the side entry, it has to be on the west side, which is the drive-thru side with the ATM on the left.

Mr. Eller: Um.

Mr. Haire: Okay.

Mr. Youse: Which is what the colored elevation shows, and again, the reason is there's an interior ATM inside.

Mr. Eller: The mechanicals are surrounded by apparently the same material then? It looks like almost part of the building?

Mr. Youse: Yeah, that's the lower piece on the east side of the building.

Mr. Eller: Yes, and then what's that gate?

Mr. Youse: That's just – that's entry to that area so they can service.

Mr. Eller: I mean, what is it made out of?

Mr. Youse: It's wood painted to match the white limestone color.

Mr. Eller: And what about trash and disposal? Is there any type of an exterior—

Mr. Youse: I think we have to work with Lucas on the dumpster location on this site. I think that's the only thing that we didn't have finalized. Given where we're at on the site, we basically have streets all around us because of the service in the back and I believe the dumpster was not on there. I could be wrong about that.

Mr. Haire: So the dumpster enclosure will match the materials of the building?

Mr. Youse: Yes.

Mrs. McCloud: And that would be three sides of it. The gate—

Mr. Youse: And then the gate would be wood.

Mrs. McCloud: Thank you. Thank you, Mr. Eller, Mr. Haire. Other comments, questions from Board members?

Mr. Haire: I have other comments in regards to the landscape plan. What was submitted shows a 5' hedgerow surrounding the building.

Mr. Youse: Yeah. We had a typo on the hedgerow. Essentially we've mirrored the Burger King landscaping and their consultant did that side of the street too. So, I know you worked with Burger King a lot for the landscaping around theirs and so this essentially mirrored it, is the concept.

Mrs. McCloud: Mr. Haire, what were you saying?

Mr. Haire: They show 5' of the emerald green arborvitae and what we've typically required in this area is the burning bush and it's required to be at least 3' in height. 5' obviously would block the building, so that's a typo in that case. But what we've approved on Burger King, Aldi's, National City is the burning bush hedgerow across the front along Broad Street.

Mrs. McCloud: So it was the height that was the typo and not the type?

Mr. Youse: If there – if everyone wants the burning bush, that's fine with us, too.

Mrs. McCloud: Done.

Mr. Haire: That's what I discussed with someone else in your firm and they said that, yeah, that would be acceptable.

Mr. McCloud: Okay. Great. Issues, questions about the lighting plans? We have a—

Mr. Haire: I believe the lighting plan will match the fixtures. The developer specified the fixture—

Mr. Youse: Right.

Mr. Haire: --the height? So that'll be the same as the others that have been approved.

Mrs. McCloud: Same height, same type, same—

Mr. Youse: Everything will be matching.

Mr. Haire: The color will be?

Mr. Youse: Whatever's the—

Mrs. McCloud: Same—

Mr. Haire: I don't know if they had specified a color or not.

Mr. Youse: I haven't got that information yet. It's just _____ bronze—

Mr. Haire: We'll determine _____.

Mr. Youse: --but it'll-- yeah, we used theirs.

Mrs. McCloud: So we're approving everything tonight – elevation, signage, lighting, landscape?

Mr. Eller: Dumpster enclosure?

Mrs. McCloud: Dumpster enclosure we said would be the same material as the building on three sides.

Mr. Youse: The dumpster enclosure looks like the heater/air conditioner. I think those are essentially--

Mrs. McCloud: Other comments and questions from Board members? It's a very nice looking building.

Mr. Youse: Thank you.

Mr. Eller: Well, I'll move that we approve it based on the discussion and the dumpster enclosure as discussed and the lighting will be in compliance with what the other facilities have out there.

Mrs. McCloud: Mr. Eller moved approval based on a dumpster enclosure being the same brick material as the building with the wooden gate, that the lighting be of the same type, height and color as the developer—

SIDE B - - - -

Mrs. McCloud: --area and the landscape would be substituted to a 3 – at least a 3' burning bush.

Mr. Haire: Surrounding or across the front?

Mr. Youse: We'll match whatever Burger King has if that's—

Mr. Haire: So, across the front of it – at a minimum across the front?

Mrs. McCloud: Yeah, at a minimum across the front. Mr. Eller moves approval. Is there a second?

Mr. Bainter: I second.

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

(Mr. Haire called the roll. Mr. Eller voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Serraglio voted "yes." Motion carries.)

Mrs. McCloud: Motion carries. Thank you, gentlemen.

Mr. Youse: Thank you very much.

6. 8079 EAST BROAD STREET, REYNOLDSBURG, OHIO: APPLICANT: JOSHUA LYONS, GPD GROUP (5271DR). REVISION TO BRICK COLOR.

Mr. Haire: This applicant will not be attending tonight. This is a quick change to the National City Bank site. And on this – it doesn't show up very well, but what was approved here prior was a lighter colored brick. For some reason, on their building plans that were submitted the brick was a dark colored brick which was originally proposed, then they went to this and now they're back to this because the contractor ordered this brick and it's now on site pending approval to be put up.

Mrs. McCloud: So it's the dark brick. We're back to the—

Mr. Haire: It's the dark brick. Everything else we've approved out there is the darker brick with the exception of Lowe's. It matches up with what else is there, so I didn't foresee any issues. I actually think it's more attractive with the darker brick.

Mrs. McCloud: I like it better personally. Comments, questions from other Board members? Obviously, the applicant is not here. We can certainly approve this in their absence. If Board members would like to discuss it with the applicant, we can hold it until they can come back. I personally have no issues with it and think it's an improvement.

Mr. Hudson: No, let's approve it.

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

Mr. Bainter: I second.

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

(Mr. Haire called the roll. Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Serraglio voted "yes." Mr. Eller voted "yes." Motion carries.)

Mrs. McCloud: All right. Item number 7.

7. 7439 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: MONTGOMERY MILLS-DANIEL FERDELMAN (5319DR). STREET FRONT SIGN AND ADDING GARAGE TO PROPERTY.

Mrs. McCloud: If you would, please state your name for the record and tell us about your proposal.

Mr. Daniel Ferdelman: My name is Daniel Ferdelman and I'm representing Shannon and Montgomery Mills. They're currently in contract to purchase this building on Main Street you see before you and they're seeking to put their small business in here. It's called Viper Protection Services. They are contractors that install security

services and wiring around the Columbus area. They are seeking to use the building as is for their offices and then do a garage to the rear of this building with a breezeway and the garage would be 1,500 square feet, 30 by 50 with two garage doors and one man door and a driveway that would extend to the alley to the rear. I guess, Broad Alley, I believe it's called. And before you, you have a landscape plan that the applicant – I mean the owners, potential owners have given you and the plans that I've prepared in addition to the sign.

Mr. : The garage that's put on the back, it's smaller than the house. I see that. So it's not going to be seen from—

Mr. Ferdelman: No, it will not.

Mr. : --the main street.

Mr. Ferdelman: Correct.

Mr. : Is it going to be covered in the same material as the house?

Mr. Ferdelman: It would be covered in vinyl.

Mr. : The same vinyl like—

Mr. Ferdelman: Well, this is wood clapboard siding and it actually has mitered corners. It's detailed. It's very hard to pull off. So they are seeking to use vinyl on this garage.

Mrs. McCloud: Color to match—

Mr. Ferdelman: To match. I have samples here. Probably the most close in appearance to what is there is the ivory.

Mr. Haire: Are you proposing the traditional 4"?

Mr. Ferdelman: The traditional four, the 4" double is what it's called. It's from Crane Industries, a local business here in Columbus.

Mrs. McCloud: So we're approving tonight the street sign, the garage, landscaping? Is that correct? Is that your request? Is that the application?

Mr. Ferdelman: Yes.

Mr. Comeaux: The drawing has a wooden fence, right?

Mrs. McCloud: I noticed that. It says new wooden fence.

Mr. Comeaux: The drawing that has the map of the – no, I'm sorry, this one, sir. This one's got like the trees and where you're placing them.

Mr. Ferdelman: Okay.

Mrs. McCloud: It's kind of a landscape plan.

Mr. Ferdelman: It's the applicants submitted.

Mr. Haire: Well, you show it on yours as well.

Mr. Ferdelman: Yeah.

Mr. Haire: We discussed – did we discuss the type of fence?

Mr. Ferdelman: I think that would – it would be a vast improvement. Right now there's a chain link -- deteriorating chain link fence. I would go with—

Mr. Hudson: You know how to sell it, don't you?

Mr. Ferdelman: Excuse me?

Mr. Hudson: You know how she feels about chain link fences—

Mrs. McCloud: He was commenting—

Mr. Ferdelman: Oh, I would never approve a chain link fence either, so.

Mr. Ferdelman: You know, it's up to your discretion. Either -- probably like a 4' high fence or – what do you allow? 4 to 6 or 4?

Mrs. McCloud: Mr. Haire.

Mr. Haire: We allow 8.

Mr. Ferdelman: Allow 8?

Mrs. McCloud: For commercial, residential 6. So as high as you want to go. Do you have a preference?

Mr. Ferdelman: I would say 4 and either wood fences, sufficient?

Mrs. McCloud: Yeah. Wood, vinyl, wrought iron, whatever—

Mr. Ferdelman: Okay.

Mrs. McCloud: Not chain link.

Mr. Hudson: Not chain link.

Mr. Ferdelman: No chain link.

Mrs. McCloud: Especially right there on Main Street.

Mr. Hudson: Yeah—

Mr. Ferdelman: Right.

Mrs. McCloud: Okay. So it sounds like what we're reviewing is the sign, the landscape, the garage, and the wooden fence. The height of the sign overall is what? From grade to post is what?

Mr. Haire: I don't think we discussed the sign.

Mr. Ferdelman: Yeah. I don't think it has a—

Mr. Haire: We can just say that it won't be any larger than 6' there. I don't think the applicant intends it to be a very large sign.

Mr. Ferdelman: That looks about 7, isn't it? The drawing – and I would actually opt for smaller support members. That looks almost like an 8. I would go with a 4 square.

Mrs. McCloud: Okay.

Mr. Ferdelman: You know, a 4 by 4 post.

Mrs. McCloud: Okay. All right. Then it looks like what we have before us is a vinyl sided garage that should match the color of the house. The shingles on that garage, are those also to match the house? What is—

Mr. Ferdelman: Currently, the house has red, three tab and I wouldn't want to – I don't know if it's available, the red, three tab.

Mrs. McCloud: And what will the shingle be?

Mr. Ferdelman: I would opt for a dimensional, like a certain T'd, you know, like a Georgetown gray. That's actually what I've showed in my drawing. I did not realize that the existing structure had red _____ three tab.

Mrs. McCloud: Okay. So we have a vinyl sided garage, color to match the existing building, shingle not to match, it would be a gray. We have a 4' wooden fence. Any desire to paint that? Are you going to keep it natural?

Mr. Ferdelman: Natural.

Mrs. McCloud: Natural's fine. Natural wood fence and pretty detailed landscape plan for us. A street sign that's painted wood, no taller than 6'. Did I miss anything, Mr. Haire?

Mr. Haire: I don't believe so.

Mrs. McCloud: Mr. Eller.

Mr. Eller: Are the garage doors going to be painted to match the siding on the new garage or are they going to contrast?

Mr. Ferdelman: Yes, sir. They'll be the same color.

Mr. Eller: And they'll have the man door that goes in there?

Mr. Ferdelman: The man door, I would assume, would be aluminum.

Mr. Eller: So it would have—

Mr. Haire: It would be the brown like the bronze color.

Mr. Ferdelman: Be the bronze that kind of—

Mrs. McCloud: Okay.

Mr. Eller: Okay.

Mr. Ferdelman: Yeah.

Mrs. McCloud: Thank you. Thank you, Mr. Eller. Other comments or questions? Is there anything significant about the breezeway? What is the material on the breezeway? Is it the same as the garage? Is it—

Mr. Ferdelman: The post would be wood, painted to match the siding and the existing house and it would have the same roofing material as the garage.

Mrs. McCloud: Same roof. Okay. So it's not an enclosed breezeway?

Mr. Ferdelman: No, it's open.

Mrs. McCloud: Okay. Thank you. Excellent. Other comments or questions?

Mr. Serraglio: Is there going to be any other trim or fascias other than – seems very simplistic.

Mr. Ferdelman: It will have corner boards. You know, the vinyl requires corner boards so it would have a 4” return on each corner.

Mr. Serraglio: Okay. And around the garage doors, it’ll just abut?

Mr. Ferdelman: Again, I would have a return of about—

Mr. Serraglio: Okay.

Mr. Serraglio: No fascia or—

Mr. Ferdelman: Yes.

Mr. Serraglio: Yes, fascia boards? Painted to match or—

Mr. Ferdelman: Yes.

Mr. Serraglio: Okay.

Mrs. McCloud: Thank you, Mr. Serraglio. Any other comments or questions?
(No response.) Motions?

Mr. Hudson: I motion to pass it as we’ve discussed it.

Mrs. McCloud: Mr. Hudson moves approval based on the discussion here tonight. Is there a second?

Mr. Serraglio: I second.

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

(Mr. Haire called the roll. Mrs. McCloud voted “yes.” Mr. Hudson voted “yes.” Mr. Bainter voted “yes.” Mr. Serraglio voted “yes.” Mr. Eller voted “yes.” Mr. Comeaux voted “yes.” Motion carries.)

Mr. Ferdelman: Thank you.

Mrs. McCloud: Motion carries. Thank you.

C. OTHER BUSINESS

Mrs. McCloud: Item number C is Other Business. I don't think we have any which moves us right along to discussion of Commercial Design Standards.

D. DISCUSSION OF COMMERCIAL DESIGN STANDARDS

Mr. Haire: Little to discuss this time. We did not have a meeting since our last meeting here. The meeting was canceled because we had a lack of members that were able to attend so, hopefully, we have rescheduled that meeting for the 10th of this month, which is next Thursday. Hopefully we'll have more members that are able to attend that meeting.

Mrs. McCloud: Thank you, Mr. Haire. Having no other – any other questions about that or— (No response.) Okay. Having no other business to come before the Board, we stand adjourned.

E. ADJOURNMENT

Meeting adjourned at 7:49 p.m.

Stephanie McCloud, Chair

Lucas Haire, Planning Administrator

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