

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
APRIL 1, 2010
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mr. Lane Beougher Mr. Richard Hudson Mr. Kevin Bainter Mr. Patrick Thompson
Members Absent:	Mr. Scott Baker Mrs. Pamela Boratyn
Others Present:	Mr. Lucas Haire, Development Director

2. APPROVAL OF MINUTES OF MARCH 4, 2010 MEETING

Chairman Comeaux: The next item on the agenda is the approval of the minutes of the March 4th meeting. They should have been in your packets. There were a few blanks but I couldn't figure out what I was saying. Are there any additions, deletions, corrections?

Mr. Beougher: I'm in the same boat. I refuse to believe I used the word "frizzle" but I can't come up with the word I actually used so I have no amendment.

Mr. Haire: Yeah. So if everyone could try to speak into the microphones more clearly. I know that the transcription service is having a difficult time hearing us on these, so if you could try to speak up. And for some of the new people if you could state your name before you make comments, that helps significantly as well.

Mr. Comeaux: But other than those, I think the general gist of it I was fine with. Are there any other additions or deletions or corrections? (No response.) Hearing none, they'll stand as distributed then and they'll be approved as distributed. If there's anyone here to comment on any items not coming before us tonight, it's a little bit unusual perhaps but if there is somebody here for that purpose, this will be your opportunity to come forward. (No response.) Seeing none, we will move on to swearing in of the speakers.

3. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers the oath.)

B. OLD BUSINESS

1. 2300 BALTIMORE-REYNOLDSBURG RD., REYNOLDSBURG, OHIO: WALGREENS, APPLICANT: MIKE PLANKENHORN, OHIO MILLS CORP. (5411DR). INSTALL A NEW ACCESSORY SERVICE STRUCTURE, AND SCREENING.

2. 6320 E. MAIN STREET, REYNOLDSBURG, OHIO: WALGREENS, APPLICANT: MIKE PLANKENHORN, OHIO MILLS CORP. (5412DR). INSTALL A NEW ACCESSORY SERVICE STRUCTURE, AND SCREENING.

3. 2675 TAYLOR ROAD, REYNOLDSBURG, OHIO: SAM'S CLUB, APPLICANT: MIKE PLANKENHORN, OHIO MILLS CORP. (5413DR). INSTALL A NEW ACCESSORY SERVICE STRUCTURE, AND SCREENING.

Mr. Comeaux: I don't believe Mr. Plankenhorn is here. Does anybody have trouble just kind of pushing that off until later in case he arrives later or do you want to deal with it now?

Mr. Haire: Move to later.

Mr. Beougher: Make a motion to postpone this item to the end of the agenda.

Mr. Comeaux: That's a motion and do we have to--

Mr. Haire: Just say, "All in favor."

Mr. Comeaux: All in favor. (Response is "aye.") Fantastic. We'll move that to the end then.

C. NEW BUSINESS

1. 7147 E. MAIN STREET, REYNOLDSBURG, OHIO: ALL TOWN MARKET, APPLICANT: KHALED ABOUSEADA (5414DR). NEW SIGN.

Mr. Comeaux: The applicant, Khaled. Is that you, sir? And if you could please come up here, state your name for the record and any information he has.

(recording failed and accurate notes of the meeting record are below).

Mr. Abouseada introduced himself and stated that he was appearing before the board to receive approval to put a sign up at his new business.

Mr. Haire introduced the scope of the project that includes new vinyl letters on an existing vinyl awning. He noted that the letters that are proposed to be in red and that the applicant currently has window signage and a neon green tube border around the inside of the windows.

Mr. Bainter asked about the color scheme of the project. He stated that this is going to be red letters on a white background, and that it is next to the orange awning of Little Caesar's and the yellow and green at Subway. He was concerned with how all these colors would look together.

Mr. Abouseada stated they he would like to keep the red white and blue color scheme. He likes the red letters on the white panel with blue awnings.

Mr. Comeaux asked about the blinking open sign in the window. He told Mr. Abouseada that the sign needed to remain constant according to our zoning code which does not allow flashing signs.

Mr. Abouseada said that he was unaware of the regulation and that he would ensure that the sign remains constant in the future.

With no further discussion on the item, a motion to approve was made by Mr. Beougher and seconded by Mr. Hudson.

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

2. 2272 BALTIMORE-REYNOLDSBURG RD., REYNOLDSBURG, OHIO:
APPLICANT: DENNIS CLARK, BRANHAM SIGNS (5415DR). NEW SIGNS.

Mr. Haire introduced the scope of the project which includes replacing the existing neon channel letter signs above each entryway with new enclosed channel letters with a cement board backer, and a new monument sign. He also noted that the background behind the new entryway appears to be painted in the rendering, but this was not indicated on the application. He asked Mr. Clark of Branham Signs to explain.

Mr. Clark stated that they are the installer for another sign company that has this contract. He indicated the entryway would be changed, but did not know if it would be EIFS or painted brick.

Mr. Beougher stated that he felt the brick entryway was more attractive for the new signage, and they didn't care for an EIFS application to the entryway.

Mr. Haire asked if the awnings would be changed and if the neon lighting around the top of the entry vestibule would be altered.

Mr. Clark answered that the neon would be removed, but he was unsure about the awning colors.

Mr. Comeaux asked about the gooseneck lighting that is currently on the building and stated that he liked the tile detail on the building and did not want to see it removed.

Mr. Clark said that he didn't have the answers to a lot of these questions, but he could get them from the other sign contractor. He asked for approval of just the signs and not the rest of the building changes.

Mr. Beougher stated that he was not comfortable approving a partial application because the signage change is significant and looks like it will cause additional alterations of the entry vestibule that are not shown.

With no further discussion Mr. Beougher made a motion to table the item until the May 6th meeting for additional information, Mr. Bainter seconded.

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

3. 7637 E. MAIN ST., REYNOLDSBURG, OHIO: APPLICANT: RANDY HERRING (5416DR). ROOF STRUCTURE.

Mr. Haire introduced the scope of the project which is in the Historic Overlay District and includes converting a portion of the roof that is flat to a sloped roof and enclosing the front and the back of this new gable end to match the building. He asked Mr. Herring to further describe the project for the Board.

Mr. Herring stated that this is a storage building at the rear of his property and the front building is used as a dental office. He installed a new rubber roof on the flat part of the building a number of years ago and the squirrels are chewing holes in it and causing leaks on the rear portion of the roof that is shaded and covered with leaves. Therefore he wants to convert the rear portion of the roof to a pitched, asphalt shingle roof to prevent future maintenance problems. Since this portion of the roof is in the rear it would hardly be visible from Main St.

Mr. Haire noted that when he visited the site that only a very small portion would be visible from the driveway on Main St. and that it would not be visible from the west or east on Main St., as it is blocked by other buildings. He then showed pictures of the site and the existing wall the new roof would attach to.

Mr. Beougher asked the applicant if he was going to be painting the building, because from the photographs it appears that the entire building could use a coat of paint when you paint the new addition.

Mr. Herring stated that he did not intend to paint the building, but he would paint the addition to match. He agreed to touch-up paint portions of the building that needed it. He then passed around shingle samples that would match an existing portion of the building.

With no further discussion, Mr. Thompson made the motion to approve the application, Mr. Bainter seconded

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

4. 2413 TAYLOR SQUARE DR. REYNOLDSBURG, OHIO: APPLICANT: PATRICK O'LEARY, ICEBREAKER DEVELOPMENT (IHOP) (5417DR). CONSTRUCTION OF A NEW RESTAURANT.

Mr. Haire introduced the scope of the application which includes a new 4,464 square feet restaurant with 90 parking spaces as well as additional landscaping and lighting that will be located on the vacant 1.585 acre parcel between the Olive Garden and Panera. He noted that he had been working with the applicant for a few months on the site layout and building design so that it fit in with the surrounding structures and matched the character of the area.

Mr. Gary Schulte introduced himself as the agent representing IHOP in their real estate transaction. He would be happy to answer any questions.

Mr. Beougher asked if this was the first IHOP in the area and if more were planned.

Mr. Schulte stated that this would be the third in Central Ohio, but the first in the Columbus area. They have opened one already in Chillicothe and one in Lancaster, and they have plans to do many more in Central Ohio in the coming years.

Mr. Hudson asked about the building design and if this was related to their corporate brand.

Mr. Schulte answered that this is a fairly typical design for the chain with their corporate color blue roof and their stone and EIFS finish. He stated that this site also incorporated more stone and a brick water table to better fit in with the surrounding buildings.

Mr. Comeaux asked about the signs on the site.

Mr. Haire indicated that a variance was necessary for this site because wall signs are proposed on walls that are not parallel to street. Therefore a variance would be necessary for the wall sign on the north side of the building.

Mr. Schulte stated they thought the monument sign would serve the north bound traffic, but wanted the sign on the north wall to be visible to southbound traffic on State Route 256. They felt this was necessary since they do not have access to 256 so the customers could find their building.

Mr. Bainter asked about the monument sign as it was not included in the package.

Mr. Haire stated that he had a copy that was submitted with the variance package and then distributed it for the members to review.

Mr. Beougher stated that he was concerned with the monument sign base being EIFS and that maintenance problems would arise in the future.

Mr. Comeaux said that in the past we have required many signs in this area to have a brick base; we even required the rear directional sign at Panera to have a brick base. He asked Mr. Schulte if he would consider doing a brick base on the sign.

Mr. Schulte asked if this was the only issue with the plan.

Mr. Haire noted the only other issue that he was aware of was the BZBA as part of their approval required the eastern most parking lot island be expanded to three feet and that a hedgerow is added to help screen the parking from the private drive and create more separation between the spaces. This was not shown on this landscape plan.

Mr. Schulte said that he would have no objection to having a stone or brick base on the monument sign that would match the stone or brick on the building.

Mr. Bainter said that the shape of the monument base would also need to be altered from its sloped design if brick or stone was used.

Mr. Schulte said that the monument base would be rectangular.

With no further discussion Mr. Beougher made a motion to approve the application with the conditions that the monument sign base be constructed with brick or stone to match the building, and that a hedgerow be added to the eastern most parking island. Mr. Thompson seconded the motion.

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

5. 6842 E. MAIN ST., REYNOLDSBURG, OHIO: JILLY'S SALOON,
APPLICANT: MARK FOLDEN (5418-DR). MOVE AND CONSTRUCT A NEW PATIO
FENCE.

Mr. Haire introduced the scope of the application which includes moving the five feet high privacy fence surrounding the patio forward approximately seven feet to align with the front porch of the building, and enclosing the roofed front porch area of the building with a new five feet privacy fence. This would lead to the front of the building being entirely fenced with the exception of the front door area.

Mr. Folden introduced himself as the owner of the saloon and stated that he wanted to enclose this overhang area to allow smokers on the patio to have an area where they can get out of the rain and snow during bad weather. He is proposing a five

feet fence to match what is currently at the building and would like to paint the fence dark brown to match the trim on the building.

Mr. Beougher asked if Mr. Folden had considered constructing a roof area over the existing patio rather than fencing in front of the building. His concern is that the building is already very simple looking and a fence in front would not enhance the appearance of this building and the surrounding area.

Mr. Folden stated that he had outgrown the space within the existing fenced area, and this was what he felt was the best and most cost effective option of increasing the space and meeting the needs of his customers.

Mr. Comeaux asked about the current fenced-in area that is under a roof.

Mr. Folden stated that this area wasn't large enough to meet the customer demands.

Mr. Bainter asked about the fenced in area of the front being too close to the front door. His concern was that the smokers would sit by the front door and be in violation of the smoking ban that requires that they be a certain distance from entrances.

Mr. Beougher asked if smokers typically smoke under the roofed area in front of the building now.

Mr. Folden replied that they did not because they are not permitted to take drinks in front of the building because it is not fenced in. He said that he would be willing to fence only to the center post of the front porch structure to alleviate Mr. Bainter's concerns.

Mr. Comeaux stated that he didn't feel strongly about this portion of the application and asked for opinions of other members.

Mr. Bainter said he would be more comfortable if the entire front of the building was not fenced and if the fence only went to the center post of the building.

Mr. Thompson agreed that he would also be more comfortable with this configuration.

Mr. Beougher asked Mr. Folden if he had considered other types of more open fencing that would not block so much of the visibility of the building.

Mr. Folden said that when speaking with Mr. Haire about the application, this had come up and that he felt the privacy fence was the best option. His customers may not want everyone to know that they are at the bar having a drink.

Mr. Comeaux agreed that the privacy fence would make him, as a resident, wonder what is going on back there.

Mr. Folden answered that the same things are going on there as in any other bar. He said that Mr. Haire had previously mentioned that he saw customers always peeking their heads over the fence and watching the traffic on Main St. He would be willing to consider another type of fencing if the board had recommendations.

Mr. Haire noted that this property is in the Community Commercial Overlay district and that as part of that district we try to encourage outdoor dining areas that bring people out to the street and encourage a pedestrian environment. This area, as an open and visible area, could be an asset to the applicant. People like to go where people already are, and if people are visible from the street it may draw new customers in that hadn't thought of going there in the past.

Mr. Folden agreed that people like to go places where other people already are.

Mr. Beougher noted that other bars have four feet tall open metal design fences that are attractive, and may be appropriate for this location. Also a brick wall may be appropriate to match the existing building.

Mr. Folden said that he looked into these options and they were cost prohibitive. He said that he didn't come before the board to get turned down tonight, so he would be willing to work with them on a four feet fence with an open design.

Mr. Beougher stated that he liked that the existing fence around the patio was weathered natural wood, and felt that this would fit in better than painting the fence to match. He would like to see any new fence constructed to remain natural weathered wood.

Mr. Folden said that he would be amenable to this since it would save him the effort of painting the existing fence.

Mr. Comeaux stated that he doesn't have a great eye for design, but wondered if a picket style fence would be appropriate for the area of fence that is under the front porch. He noted that a lot of the time cars would be blocking this area of the building because of the parking lot in front.

Mr. Beougher said that this type of fence would be appropriate if it remained no more than fifty percent opaque and had a decorative design at the top of the pickets.

Mr. Folden stated that he would be more concerned with the decorative design because some of the fences have sharp pickets at the top and this wouldn't mix well with some of his customers who may lean on the fence at times. He would be concerned with injuries.

Mr. Comeaux agreed that a pointed top to the pickets would not be appropriate.

Mr. Beougher said that he would be comfortable with a four feet picket fence in front of the building that is constructed of natural wood, and remains no more than fifty percent opaque. He asked Mr. Folden if this is something he could work with.

Mr. Folden replied that if that is what the board requires, that is what he will do.

With no further discussion Mr. Beougher made the motion to approve the application with the conditions that the new fence sections remain as natural weathered wood; that the fence section between the brick column and the wood post be four feet tall and fifty percent opaque; and that the four feet tall fence section terminate at the middle wood post and return to the building. Mr. Bainter seconded the motion.

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

6. 7516 E. MAIN ST., REYNOLDSBURG, OHIO: BREAD BASKET FAMILY BAKERY, APPLICANT: RICHARD BIGHAM (5419-DR). SIGN FACE REPLACEMENT.

Mr. Haire introduced the scope of the project which consists of replacing the sign face on an existing wall cabinet sign at this space which is in the Olde Towne Center. The sign is on a white background and consists of black lettering and a graphic of the company's logo.

Mr. Bigham introduced himself and stated that he had just become involved with the project. The company that he is representing did the sign work and has already installed it for this business which opened up the first week of March. He apologized for not getting the proper permits prior to the sign being put up.

Mr. Beougher commented that his wife had visited the bakery and that he anticipated that they were going to be regular customers.

Mr. Comeaux asked if there were going to be any other signs associated with the business.

Mr. Bigham responded that only the window signage that is already up that indicates hours of operation, etc. Long term there are plans to take part of the large monument sign that is currently a panel for an old coffee shop, but that is not part of this application.

With no further discussion Mr. Thompson made a motion to approve the application. Mr. Bainter seconded the motion.

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

7. 7551 E. MAIN STREET REYNOLDSBURG, OHIO: APPLICANT: GREG PRATTI OF GREEN KING (5420-DR). LANDSCAPING.

Mr. Haire introduced the scope of the project which includes landscaping around this existing home that has been converted to offices. There are a number of shrubs proposed along the building and another group of shrubs that are proposed to be placed on the front bank of the site. That will be arranged so they spell out the letters ASAP, which is the name of the company. He also said that when visiting the site he noticed that the building located directly east of this building had been painted a red color to match this building, and that white shutters had been placed on the building and the roof had been painted white. Both of these buildings are owned by the same person, so we should also review these changes. 7551 E. Main St. had recently been cited by the code enforcement officers for not having protective treatment on the wood, and this had likely led to them staining this building and painting the building next door to match.

Mr. Beougher asked the applicant what the letters ASAP stood for.

Mr. Pratti stated that he was the landscape architect and was not familiar with the business or what the letters stood for. He said the letters would be boxwoods and would grow nicely together over time.

Mr. Comeaux asked if this type of shrub arraignment would be considered a sign under our code.

Mr. Haire answered he was unsure if it would be considered a sign, but if it was is would be too large to meet the zoning requirements.

Mr. Beougher asked if the City Attorney should make the determination of whether this was a sign or not.

Mr. Haire responded that he would present this question to the City Attorney and make a determination as the zoning officer. He noted that he had not done this yet. He apologized for adding this item to the agenda late, but when he saw the application he wanted to have the discussion of the sign and the paint colors that had already been completed.

Mr. Comeaux said that he didn't feel we had a good idea about the application as a whole with what was presented, and that he would like the applicant to appear before the board to answer questions about the sign and the paint colors. He asked if the board felt the rest of the application was acceptable beyond the paint colors and the letters ASAP.

Mr. Beougher said that he wasn't comfortable approving an application that was not complete and that he would like a chance to review the entire package.

Mr. Haire stated that he would speak to the City Attorney and attempt to communicate with the building owner prior to the next meeting.

With no further discussion Mr. Beougher made a motion to table the discussion of this item until the May 6th meeting. Mr. Bainter seconded the motion.

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

B. UNFINISHED BUSINESS

1. 2300 BALTIMORE-REYNOLDSBURG RD., REYNOLDSBURG, OHIO:
APPLICANT: MIKE PLANKENHORN, OHIO MILLS CORP. (5411-DR). INSTALL A NEW ACCESSORY SERVICE STRUCTURE AND SCREENING.

Mr. Haire introduced the scope of the project which includes placing a clothes collection bin at the Walgreen’s location at the corner of State Route 256 and Taylor Rd. This particular bin is located on the south side of the building and is blocking handicap access to the accessible ramp and walkway. He overviewed the layout of the lot and showed pictures of all sides of the building. The only side of the building that would be appropriate for a service structure that would not impede pedestrian or drive-thru access is the north side of the building unless Walgreen’s is willing to give up a parking space. He recommended that the service structure be placed on the north side of the building if the board felt that the structure and screening were appropriate.

Mr. Comeaux asked the rest of the board members for their opinions on the application, and if they thought it was appropriate to review and select a new location for the dumpsters if the applicant was not present.

Mr. Haire noted that at the last meeting the board discussed alternate locations and asked the applicant to come to the meeting with other appropriate locations to discuss. He said that he spoke to Mr. Plankenhorn on the previous Friday and told him to go to the sites and take photographs of locations that would be appropriate and discuss the locations with the building owners. So, Mr. Plankenhorn knew about the meeting and knew that he was supposed to come prepared to discuss alternatives.

Mr. Beougher said that he found it particularly egregious that the applicant claims to benefit the Special Olympics, which is an organization that helps handicapped people, yet they are blocking access to a pharmacy for the handicapped.

Mr. Comeaux again asked the Board if they wanted to consider the application as submitted, approve alternate locations, or table the item.

Mr. Haire stated that a decision had to be rendered this evening because the application had already been tabled once and the Code requires that a decision be made within forty five days of the first meeting.

Mr. Beougher said he thought another question that should be considered is if boards glued or screwed to the side of a metal bin was adequate to meet the City's screening requirements. In his opinion this was not appropriate or adequate screening.

Mr. Thompson stated that he agreed with Mr. Beougher and that he was not comfortable considering alternate locations without the applicant being present.

With no further discussion, Mr. Beougher made a motion to approve the application. Mr. Bainter seconded.

(Mr. Haire called the roll. Mr. Comeaux voted "no." Mr. Bainter voted "no." Mr. Beougher voted "no." Mr. Thompson voted "no." Mr. Hudson voted "no.")

2. 6320 EAST MAIN ST., REYNOLDSBURG, OHIO: APPLICANT: MIKE PLANKENHORN, OHIO MILLS CORP. (5412-DR). INSTALL A NEW ACCESSORY SERVICE STRUCTURE AND SCREENING.

Mr. Haire introduced the scope of this application which is the same as the last. It includes a collection bin placed on the south side of Walgreen's at the intersection of East Main Street and Brice Road. He explained that he visited the site and took pictures of potential alternate locations. Handicap accessibility issues are not present at this location because there are wider sidewalks.

Mr. Comeaux asked if there were any comments in regards to this application. With no further discussion, Mr. Beougher made a motion to approve the application. Mr. Thompson seconded.

(Mr. Haire called the roll. Mr. Comeaux voted "no." Mr. Bainter voted "no." Mr. Beougher voted "no." Mr. Thompson voted "no." Mr. Hudson voted "no.")

3. 2675 TAYLOR ROAD SW., REYNOLDSBURG, OHIO: APPLICANT: MIKE PLANKENHORN, OHIO MILLS CORP. (5413-DR). INSTALL A NEW ACCESSORY SERVICE STRUCTURE AND SCREENING.

Mr. Haire introduced the scope of this application which is similar to the last. It includes a collection bin placed adjacent to numerous other collection bins in the Sam's Club parking lot. This is located on the west side of the parking lot behind the gas station. There are other bins already on the site which include a paper recycling bin, a bin for Children's Hospital and others. None of these bins are screened and the city was not familiar with these bins until this application.

Mr. Comeaux asked if there were any comments in regards to this application.

Mr. Thompson asked if the city was going to do something to address the rest of the bins in this location not being screened.

Mr. Haire responded that since they have become aware of them that they will be addressing them not complying with the zoning code in the near future. With a new zoning officer starting next week it will be one of his first tasks.

Mr. Thompson noted that he didn't want this applicant to be singled out and wants the code enforced uniformly.

Mr. Haire replied that he was awaiting the outcome of this meeting to address these bins in this location and others. He wanted the guidance from the board on telling the applicants what will be expected in terms of screening and what has been approved by the board in the past.

With no further discussion on the item Mr. Beougher made a motion to approve the application. Mr. Bainter seconded.

(Mr. Haire called the roll. Mr. Comeaux voted "no." Mr. Bainter voted "no." Mr. Beougher voted "no." Mr. Thompson voted "no." Mr. Hudson voted "no.")

D. ADJOURNMENT

The meeting was adjourned at 8:12 o'clock, p.m.

James Comeaux, Chair

Lucas Haire, Development Director