

CITY OF REYNOLDSBURG

MINUTES

DESIGN REVIEW BOARD THURSDAY, MARCH 8, 2018 7:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – February 1, 2018

RESULT:	ACCEPTED
----------------	-----------------

3. APPROVAL OF AGENDA

Minutes stand approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Cullinan.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 6523-6525 E. Main Street; Application #181315; Applicant: Kimberly Mikanik;
Certificate of Appropriateness - Minor/Exterior Modification

Mr. Snowden: 6523-25 E. Main Street - 3080SF Building Addition - Exterior Modifications/Addition to Existing Building

Application: Case #181315 - Certificate of Appropriateness
Location: Property is located on the south side of E. Main Street west of Crest Street.
Existing Zoning: CC Community Commerce District / CCO Community Commercial Overlay District
Request: Request for review and approval of a certificate of appropriateness.
Current Use: Vacant Space
Proposed Use: Commercial (Various Uses)
Applicant: The Daimler Group / OhioHealth

The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to a commercial building that is in the final stages of construction.

The .77 acre site consists of an existing fast-food restaurant prototype building with drive-thru and related improvements. The out-lot is part of a larger 14.84 acre commercial shopping center with various commercial business uses. To the north the property abuts single family homes in the R-3 district. To the east, west, and south, the property is adjacent to other commercial uses in the CC and CO zoning districts. All parcels that front E. Main Street are within the Community Commercial Overlay District.

The applicant has already been granted a major site plan approval and a certificate of appropriateness from the Design Review Board. In the course of construction, the applicant found that a material proposed to screen the dumpster and generator area is no longer available from the manufacturer. The applicant is proposing to modify the material with another material consistent with the metal paneling system used on the building. In addition to a certificate of appropriateness, the applicant is working with the Truro Township Fire Prevention Officer to secure approvals consistent with Ohio Fire Code for materials used around generators. Lt. Perry, the Fire Prevention Officer, informed Staff that he had no concerns with the change.

The applicant provided architectural elevations showing the proposed building. The building as proposed meets the intent and natural materials requirements of the Community Commercial Overlay. The materials used in construction were glass, stone, brick and a metal paneling system. The applicant used a solid metal panel on the building. In order to comply with the Fire Code, the applicant utilized a perforated panel system around the generator. Since this material is no longer available, the applicant proposes to utilize the solid metal panel as a replacement. There will be no change to the size or colors of the proposed paneling system. Since this change will not materially affect the building's architecture, Staff has no concerns.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

Mr. Bowman: Based on the sketches and the renderings it looks nice. This reclaimed wood, what measures are you taking to make sure it doesn't get weathered, that is sustains for a while?

Kimberly Mikanik: It's something we've used on other projects and it's treated in such a way that it has a stain where it gets some sort of sustainability.

Mr. Bowman: I know that reclaimed wood can be pretty tough.

Kimberly Mikanik: We can provide samples of what we're planning.

Mr. Bowman: Do you plan on sealing it or just using a stain and that sort of function?

Kimberly Mikanik: It's a stain that functions as a sealant.

Mr. Bowman: Because sometimes if these things aren't treated regularly.

Kimberly Mikanik: I hate to use the word treated, but.

Mr. Bowman: Right, and with it covering such a large percentage of the facade my only concern is that if it's not treated on a consistent regular basis that it can look sort of old and not have the desired effect that it is intended to have. I just wanted to see what your plans were on that.

Jason Gunsorek: 6475 E Main St is our office, Suite 128, and I reside in Blacklick. We've got the large complex next door about 70,000 sq ft or so. We would certainly want to keep that maintained. We've got the CashMax building that we want to also do some facade improvements and just kind of clean up that building and work with the tenant there as well and of course the U-shaped industrial flex office in back of that building, so we acquired this property. Our intent with the whole design is to obviously improve what I think is an eye sore there now and then bring some new users in. We've got multiple people interested.

Mr. Bowman: That's great. Thank you.

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

E. OTHER BUSINESS

F. ADJOURNMENT

Mr. Cullinan adjourned meeting at 9:43 pm.

Chairman

Elio Snowden

Planning and Zoning Administrator

R CITY OF REYNOLDSBURG

MINUTES

**DESIGN REVIEW BOARD
THURSDAY, FEBRUARY 1, 2018 7:00 PM**

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – January 4, 2018

RESULT:	ACCEPTED
----------------	-----------------

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Case #2018-00000002; 2010 Officeview Place; Signarama; Applicant: Joline Vargas; Comprehensive Sign Plan

Mr. Snowden: 2010 Officeview Place - A Child's Place Learning Center - Comprehensive Sign Plan

Case: #2018-0002 - Certificate of Appropriateness
Location: Property is located on the east side of Officeview Place between Merchants Drive and Eastgreen Blvd.
Existing Zoning: CC Community Commerce District
Request: Request for a certificate of appropriateness for signage.
Current Use: Child Care Center
Applicant: Joline Vargas/Signarama Reynoldsburg

The applicant is requesting the Board review and approve a certificate of appropriateness for signage at an existing commercial building. The applicant proposes to erect two new wall signs, and the application will be reviewed as a comprehensive sign plan.

Minutes Acceptance: Minutes of Feb 1, 2018 7:00 PM (APPROVAL OF MINUTES)

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CC district, including retail sales, office, and eating and drinking establishments. To the south, the property abuts a childcare center. To the east, the property is adjacent to land owned by the Central Ohio Transit Authority that is used as a park-and-ride facility.

Per Table 1181, the applicant’s front sign is a Type B wall sign. The applicant’s tenant space is 140FT wide, which would entitle the applicant to 280SF of signage. The applicant’s proposed wall signage is 144.2SF of area, which does not exceed the code requirements.

The applicant’s proposed 144.2SF sign area will be divided between two wall signs. Sign A is a 95.SF wall mounted sign that appears to consist of plastic letters mounted directly to the building façade. Sign B is a 49SF wall sign that consists of a cut-out logo. The three (3) colors used for the proposed signage is within the limits of the code. The applicant needs to clarify the materials proposed and the projection of the sign elements from the building façade. This should be indicated on all future applications for a certificate of appropriateness.

The applicant proposes to mount Sign A directly to the building façade, on a fascia directly above the tenant space. The fascia runs across the entire front façade of the building, and the proposed Sign A is centered on that fascia. This is a typical and customary location for building signage. The proposed Sign A is centered on the existing building façade.

Sign B is proposed to be mounted to a gabled feature that is above and slightly to one side of the main entrance to the building. Since one of the purposes of signage is to communicate the location of the building entrance, Staff supports this location. Both signs are in the general locations used to mount similar signage for previous tenants.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff’s position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

Timothy Masters: Representing Signarama Reynoldsburg. He actually sold the shop back in October, so Jolina's the new owner and that's why the name has changed, but I myself I'm still there.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tyler Cullinan, Vice Chairman
SECONDER:	Eliot Bowman, Commissioner
AYES:	Zollars, Bowman, Hicks, Cullinan
ABSENT:	Bizjak, Sampson

- 2. Case #2018-00000004; 1900 Brice Road; Signarama; Applicant: Joline Vargas; Comprehensive Sign Plan

Minutes Acceptance: Minutes of Feb 1, 2018 7:00 PM (APPROVAL OF MINUTES)

Mr. Snowden: 1900 Brice Road - WCAP Life Counseling Services -
 Comprehensive Sign Plan
 Case: #2018-0004 - Certificate of Appropriateness
 Location: Property is located on east side of Brice Road, south of E. Livingston Ave.
 Existing Zoning: CC Community Commerce District / CCO Community
 Commercial Overlay District
 Request: Request for certificate of appropriateness for signage.
 Current Use: Professional Office/Charitable Bingo
 Applicant: Joline Vargas/Signarama Reynoldsburg

The applicant is requesting the Board review and approve a certificate of appropriateness for three (3) new wall signs for a new business at an existing commercial building. Since the applicant proposes to erect three (3) new wall signs where only two (2) are allowed by the Code, the application will be reviewed as a comprehensive sign plan.

The site is developed with an existing commercial building and related improvements. The property fronts Brice Road and E. Livingston Ave., streets designated major arterial streets by the Thoroughfare Plan. All adjacent properties are zoned CC Community Commerce District, and are developed with various commercial businesses such as retail sales, restaurants (eat or drinking establishment), small offices. All properties that front E. Livingston Ave. or Brice Road are within the Community Commercial Overlay District.

Since this lot has frontage on both Brice Road and E. Livingston Avenue, the applicant is entitled to two signs. Per the Code, the applicant is entitled to 240SF of sign area on the west façade and 190SF on the north façade. The two signs on the north façade have a combined area of 90.62SF, which Staff has designated Signs A & B, while the sign proposed for the west façade, which Staff has designated Sign C, has an area of 70.83SF. Per the Zoning Code, no portion of the sign may extend beyond 12IN from the building façade. In this case, staff visited the site and determined that due to the design of the roof that regulation should apply to the cornice below the mansard roof. The applicant should confirm that the sign does not extend beyond that cornice or confirm the distance if it does. The sign is consistent with the scale of the building's façade and with the size and style signage approved for the other tenant spaces in the same shopping center.

The applicant has proposed to mount the channel letters of Signs B and C onto two existing painted metal sign structures already mounted to the mansard roof. Section 1181.05(n) of the Zoning Code prohibits signs from being mounted to roofs, but Staff's interpretation has been and will continue to be that the intent of that regulation is to prevent signs from being mounted on structures in a way that causes them extend above the roof line. Mansard roofs of this style are common on commercial shopping centers and are the correct location of signage of this size and type.

The applicant is proposing two internally illuminated channel letter style signs be mounted to existing sign support structures on the mansard roof. A third internally illuminated channel letter sign will be mounted to a new frame support above an additional proposed entrance. Channel letter signs are an appropriate type of signage of buildings in the Community

Commercial Overlay District. The addition of the third wall sign will articulate the additional entrance on the north side of the building that has been recently constructed.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

Timothy Masters: We are actually using for this particular client an economy set of channel letters, which is only a 3-inch return instead of the standard 5-inch return mounted directly to the framing system. The frame that we are going to build is going to be exactly modeled as the other ones, so they will match and meet the same code that those did. My installer actually made those initially, so we know exactly how to do those. They're going to be all white, as you can see, white LED's.

Mr. Snowden: Returns are white as well?

Timothy Masters: Everything's white. Returns white. Face white. Trim white. Everything white. Same font. This particular client used to have two facilities. One was the old roller-skating rink, just across the street, and the other was the counseling services. They are now consolidating into a single location. The Bingo and the counseling services are basically under one roof and you're pulling the counseling services from another city actually. That's another business that's moving into the Reynoldsburg area.

Mr. Hicks: I move that we approve the submittal with the additional details as described.

Mr. Bowman: Second.

Mr. Snowden: Mr. Paszke, our Chief Building Official, informed me that all he cared about was the mounting of the new signs, the existing frame, but he did want to see the specifics of the new frame as part of your submittal. As a comment to the board, I'm going to look into, I just found out earlier today about the addition of the glass. There's a new glass, window and door have gone in here, which normally would have required Design Review Board approval under our current system. That is not the fault of this particular sign contractor, but I just found that out today and I'll look into that and get back to you.

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

E. OTHER BUSINESS

F. ADJOURNMENT

Mr. Zollars adjourned at 7:17 pm.

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Feb 1, 2018 7:00 PM (APPROVAL OF MINUTES)

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

DATE: March 8, 2018

TO: Design Review Board

RE: 6523-6525 E. Main Street; Application #181315; Applicant: Kimberly Mikanik;
Certificate of Appropriateness - Minor/Exterior Modification

Approval:

Brad McCloud

Jed Hood

Stephen Cicak

See attached application document.

R CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 18/315
Permit #:
Date Submitted: 1/8/18
Fee Amount: \$200.00

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

Paid: 002522

I. PROPERTY INFORMATION	
Property Address: <u>6523-25 E. Main St.</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Main Street Developers</u>	
Contact Email: <u>jgunsonk@eco-gv.com</u>	Contact Phone Number: <u>614-419-0425</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Kimberly Mikanik</u>	Applicant Address: <u>1116 W. 2nd Ave, Columbus Ohio 43212</u>
Applicant Phone Number: <u>614 562-4395</u>	Applicant Email: <u>kim.mikanik@r-ed-consulting.com</u>
<input type="checkbox"/> Property Owner	<input type="checkbox"/> Business Owner/Tenant
<input type="checkbox"/> Contractor	<input checked="" type="checkbox"/> Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Major Site Plan (\$400): _____

Minor/Exterior Modifications (\$200): update existing bldg & 3,020 sq. added

Signage (\$75)/Comprehensive Sign Plan (\$150): _____

Historic District (\$50): _____

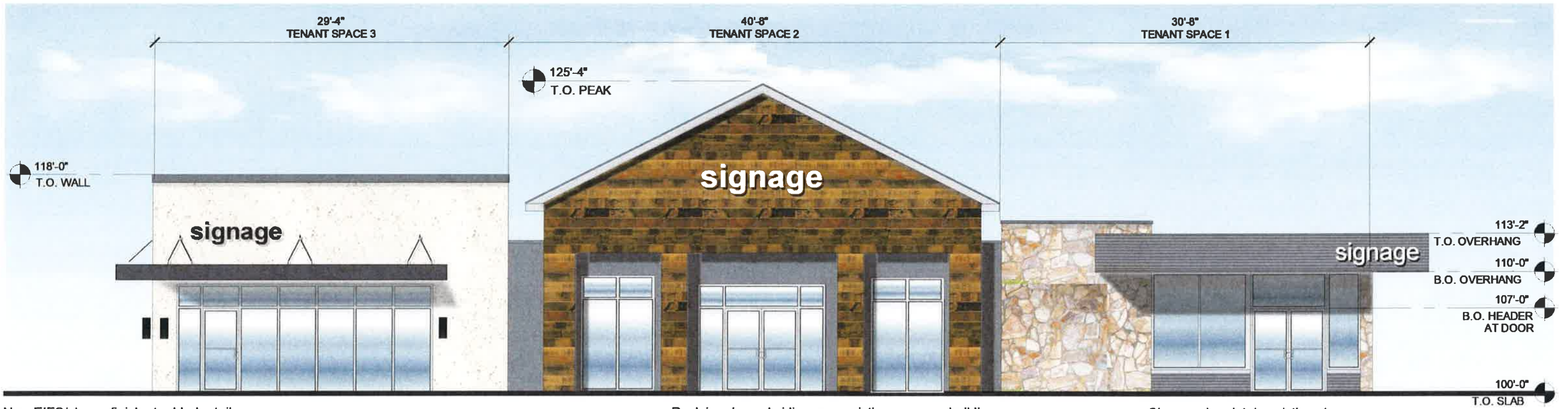
Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 1-3-18
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:	Zoning Information	Meeting Date: <u>3/1/18</u>	
	Zoning District: <u>CC</u>	Meeting Results	
	<input type="checkbox"/> Historic District	<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Tabled
	<input checked="" type="checkbox"/> CC Overlay	<input type="checkbox"/> Approved w/ Conditions	<input type="checkbox"/> Denied
	Add'l Approvals Req'd	P&Z Admin.: _____ Date: _____	
	<input type="checkbox"/> BZBA		

Attachment: App. #181315 - 6323 E Main St. - Building Addition (App# 181315, 6523-6525 E Main St, Mikanik)



New EIFS/stucco finish at added retail space;
 Anodized aluminum storefront system;
 Black accent lighting;
 Dark gray metal awning

Reclaimed wood siding over existing masonry building;
 New/Replacement Anodized aluminum storefront system;
 Black accent lighting;
 Dark gray metal awning

Clean and maintain existing stone veneer;
 New/Replacement Anodized aluminum storefront system;
 New corrugated metal siding at existing canopy and below sill



Front elevation



CMU at rear of building painted to match EIFS finish at added retail space;

Reclaimed wood siding over existing masonry building;
 New Anodized aluminum pick up window.

New EIFS/stucco finish at added retail space;
 Anodized aluminum storefront system;
 Black accent lighting;
 Dark gray metal awning

NOTE: all signage to be submitted for approval by future tenant!

Left side elevation

Attachment: App. #181315 - 6323 E Main St. - Building Addition (App# 181315, 6523-6525 E Main St, Mikanik)



Existing brick and CMU at existing rear of building painted medium warm gray

CMU at rear of building painted to match EIFS finish at added retail space; Two 10'x10' aluminum and glass overhead doors

New EIFS/stucco finish at added retail space



Rear elevation



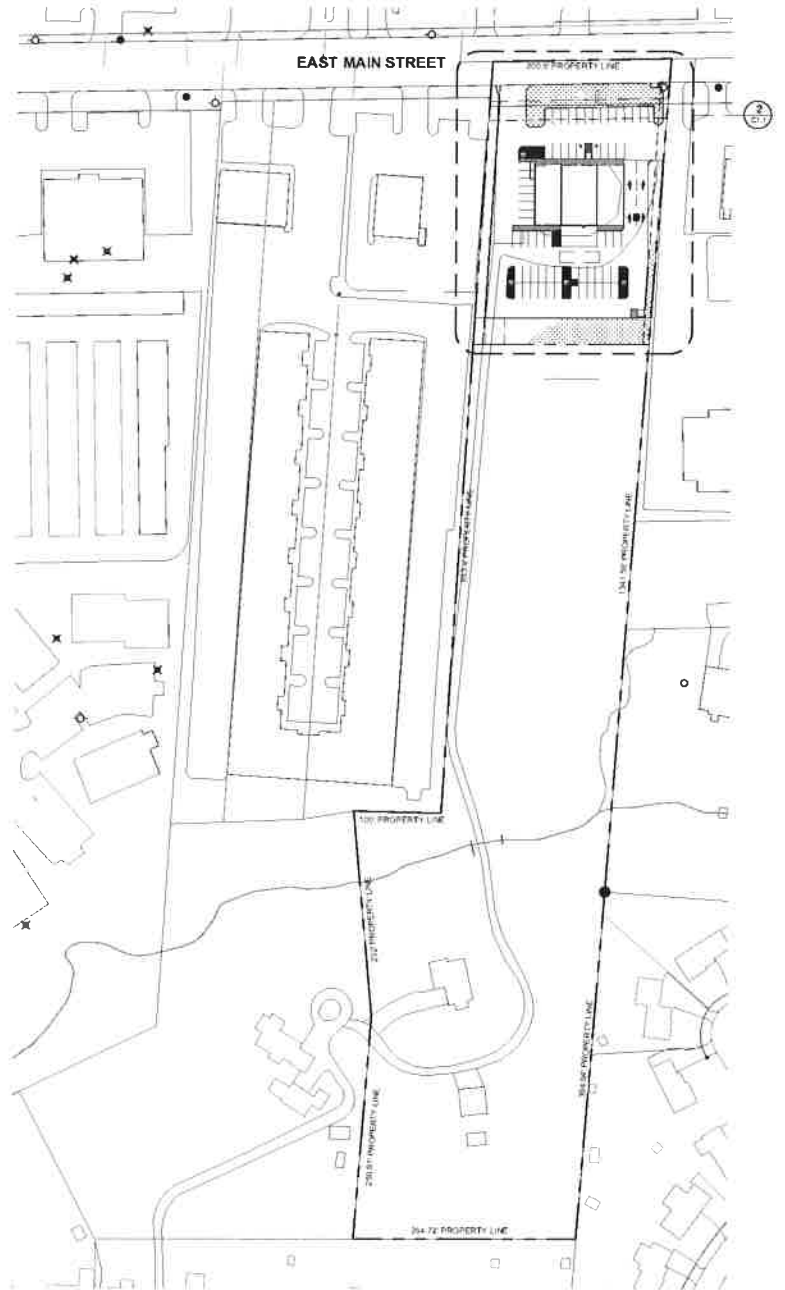
Clean and maintain existing stone veneer; New/Replacement Anodized aluminum storefront system; New corrugated metal siding at existing canopy and below sill

Existing brick at side of building painted medium warm gray

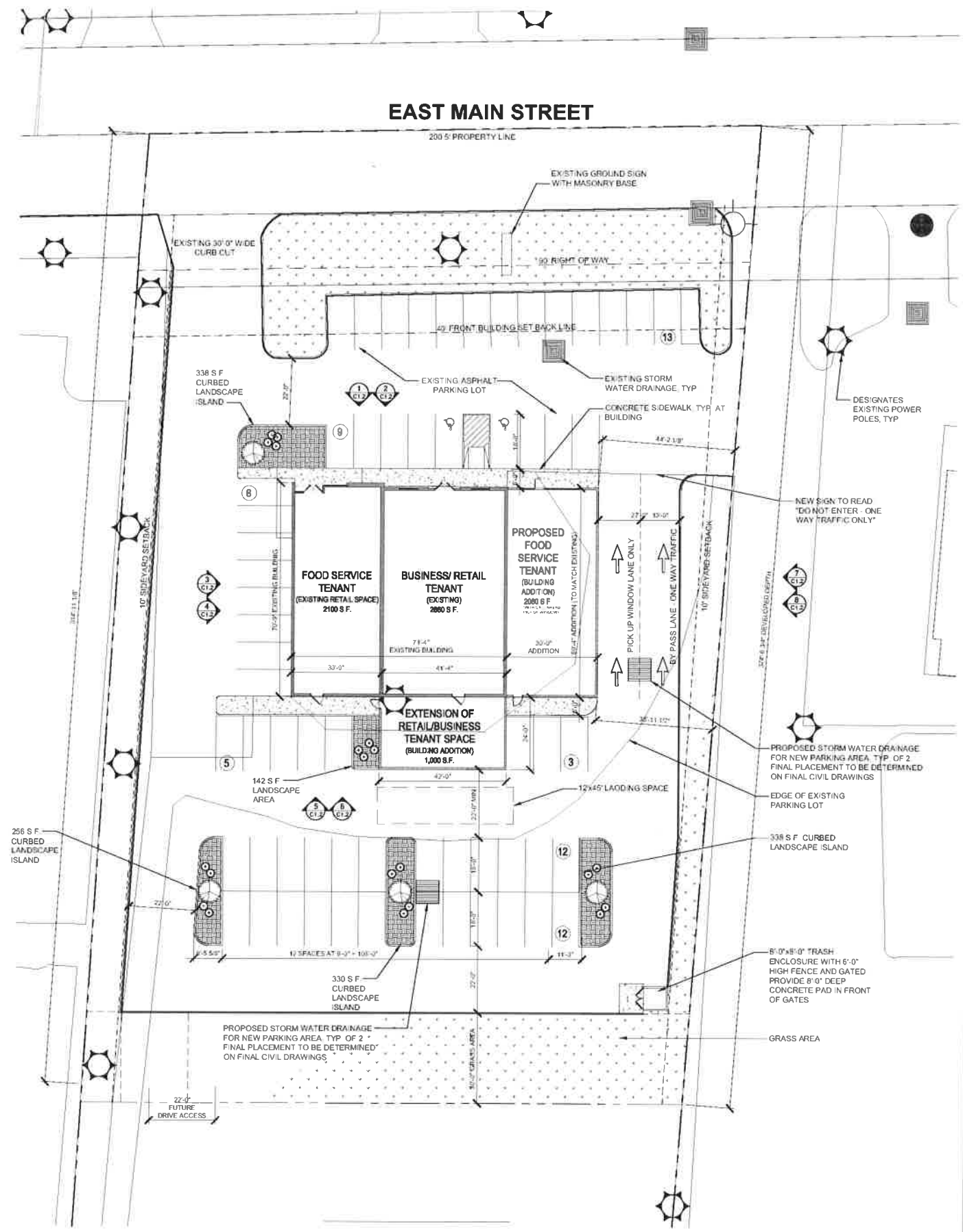
CMU at rear of building painted to match EIFS finish at added retail space



Right side elevation

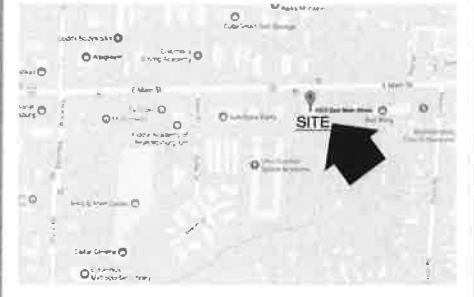


1 OVERALL SITE PLAN
Scale: 1" = 100'-0"



2 PROPOSED SITE PLAN
Scale: 1" = 20'-0"

LOCATION MAP



GENERAL NOTES

1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE ITEMS SHOWN ON THE ARCHITECTURAL DRAWINGS. CONTRACTOR TO FOLLOW BEST TRADE PRACTICES AND ENGINEERING REGARDING INSTALLATION OF ALL PRODUCTS INDICATED AND DETAILED WITHIN THESE DRAWINGS.
2. GENERAL CONTRACTOR IS NOT TO SCALE DRAWINGS TO DETERMINE DIMENSIONS FOR THE PURPOSES OF CONSTRUCTION. ONLY WRITTEN DIMENSIONS ARE TO BE USED FOR MEASUREMENT.
3. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH FIELD CONDITIONS BEFORE PROCEEDING WITH WORK.
4. ALL EQUIPMENT SUPPLIERS SHALL PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR ALL PRODUCTS AND EQUIPMENT PROVIDED.

SCOPE OF WORK

1. EXTERIOR UPDATES FOR THE EXISTING RETAIL BUILDING INCLUDING NEW STOREFRONT GLAZING SYSTEM, UPDATED FINISHES AND PAINT.
2. 1,000 SQUARE FOOT ADDITION AT REAR OF BUILDING TO ADD TO SIZE OF MIDDLE TENANT SPACE.
3. 2,000 ADDITION ON EAST SIDE OF BUILDING FOR FUTURE FOOD SERVICE TENANT WITH PICK UP WINDOW (NOT DRIVE THROUGH ORDERING).
4. GENERAL SITE UPDATES INCLUDING UPDATED PARKING AND LANDSCAPING TO MEET CURRENT ZONING CODE.

ZONING DATA

CURRENT ZONING:	CC - COMMUNITY COMMERCE
PARCEL ID:	060-001115
ADDRESS:	6523-6525 E. MAIN ST
PROPERTY OWNER:	MAIN STREET DEVELOPERS, LLC
EXISTING TENANT SPACE USE:	BUSINESS/RETAIL
PROPOSED TENANT SPACE USE:	BUSINESS/RETAIL
LOT AREA:	6,511 AC
LOT WIDTH AT STREET ROW:	202' 5" (+/-)
LOT DEPTH (DEVELOPED):	318' (+/-)
EXISTING BUILDING AREA:	4,980 S.F.
ADDED BUILDING AREA:	3,080 S.F.
PARKING REQUIRED:	RETAIL/BUSINESS USE: 3860 S.F. / 200 = 19.3 FOOD SERVICE USE: 4180 S.F. / 100 = 41.8
TOTAL REQUIRED:	62 SPACES

PARKING PROVIDED: 82 SPACES, INCLUDING 2 HANDICAP

REQUIRED INTERIOR LANDSCAPE AREA: 200 S.F. PER 10 PARKING SPACES = 1400 S.F. OF INTERIOR LANDSCAPE REQUIRED, 1402 S.F. (ISLAND OR PENINSULAR) LANDSCAPE ISLANDS PROVIDED

PROPERTY OWNER:
Main Street Developers
PO Box 635
Columbus, OH 43216

East Main Street Retail Center
6523-25 E. Main Street
Reynoldsburg, Ohio 43068

SEAL



REVISION RECORD

NO.	DATE

ZONING CLEARANCE: 2018 01 02

JOB NUMBER
17MS01

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C1.1

PROPERTY OWNER:
**Main Street
Developers**
PO Box 635
Columbus, OH 43216

**East Main Street
Retail Center**
6523-25 E. Main Street
Reynoldsburg, Ohio 43068

SEAL

Kimberly Mikanik

REVISION RECORD
NO: DATE:

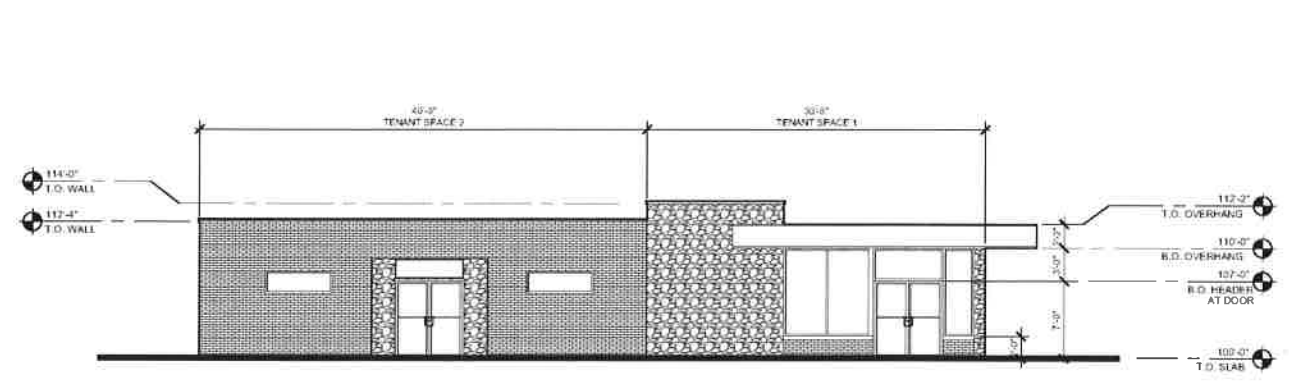
ZONING CLEARANCE: 2018 01 02

JOB NUMBER
17MS01

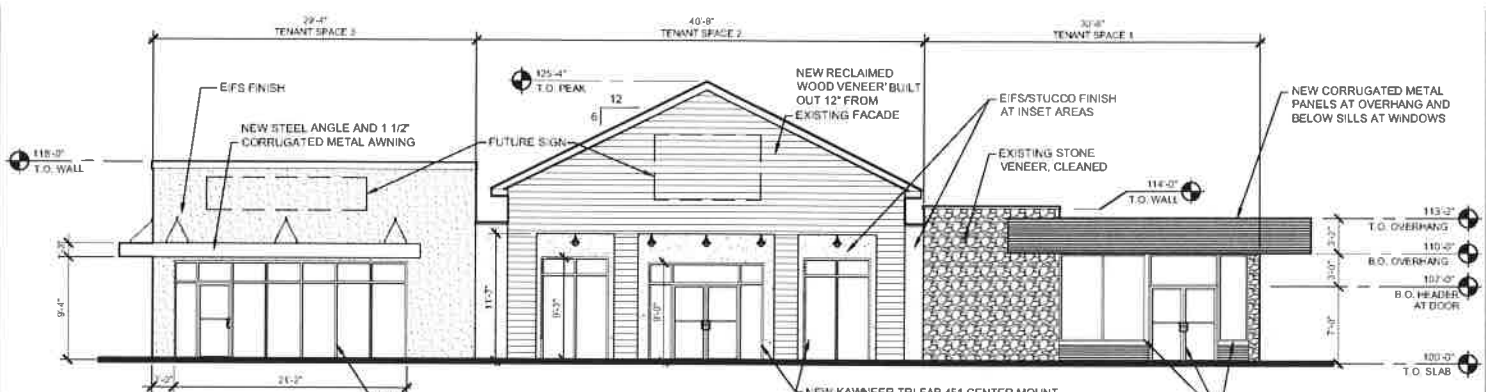
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

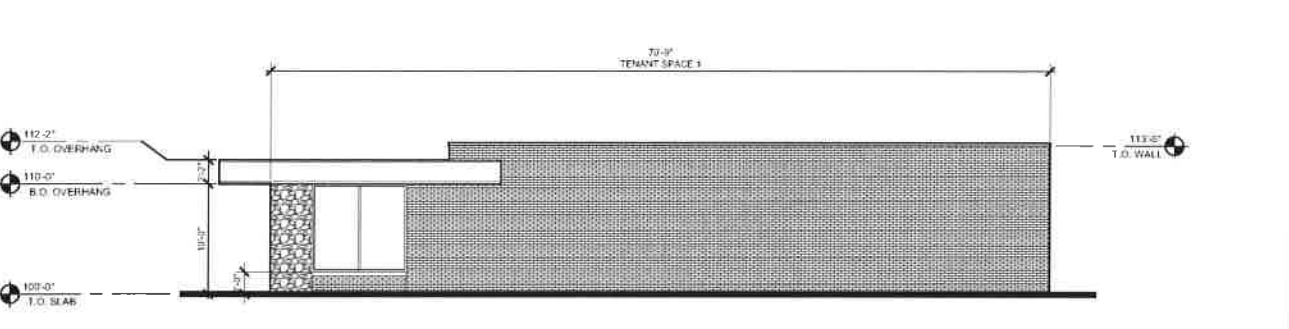
Attachment: App. #181315 - 6323 E Main St. - Building Addition (App# 181315, 6523-6525 E Main St, Mikanik)



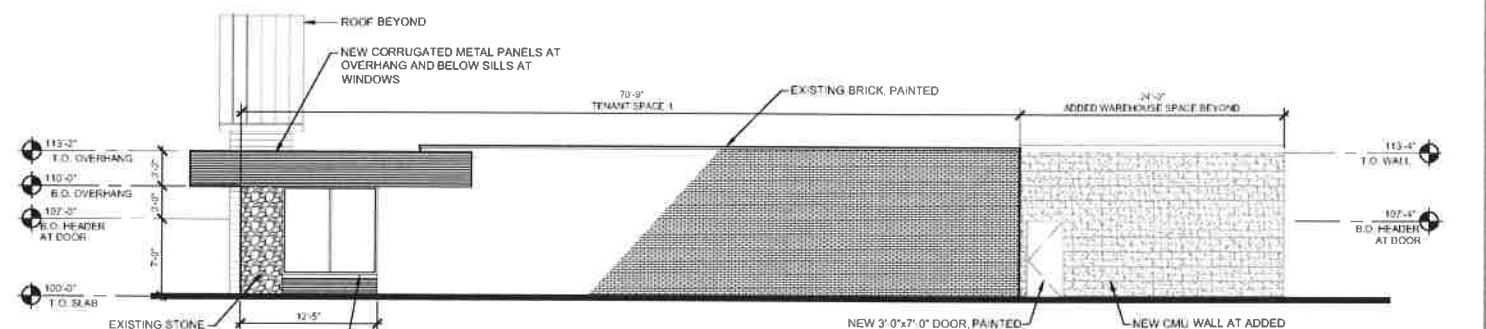
1 EXISTING FRONT ELEVATION
Scale: 1/8" = 1'-0"



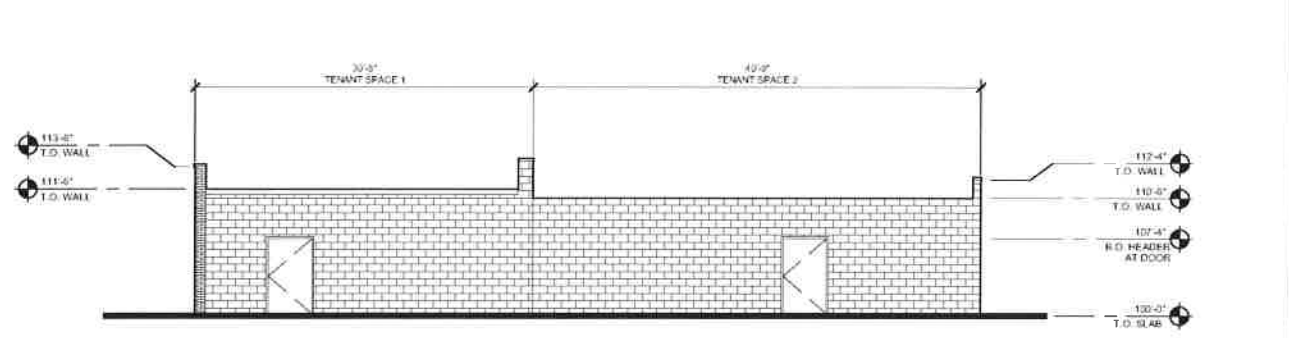
2 PROPOSED FRONT ELEVATION
Scale: 1/8" = 1'-0"



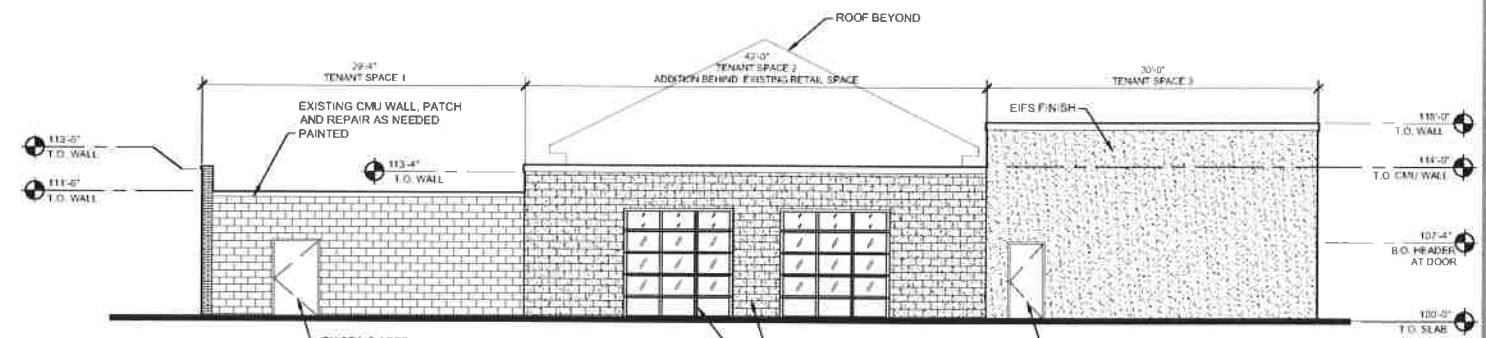
3 EXISTING RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"



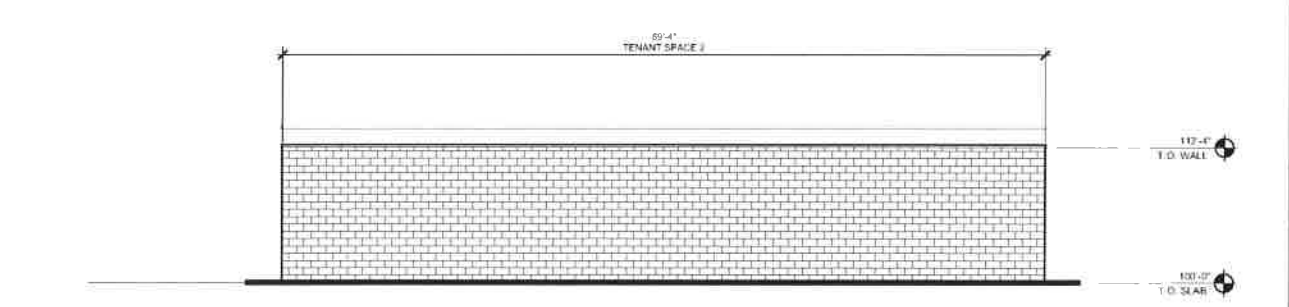
4 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"



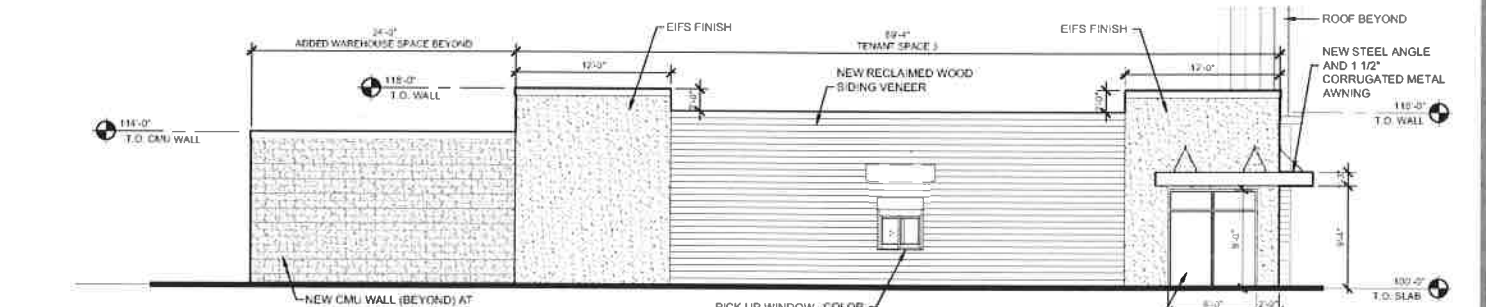
5 EXISTING REAR ELEVATION
Scale: 1/8" = 1'-0"



6 PROPOSED REAR ELEVATION
Scale: 1/8" = 1'-0"



7 EXISTING LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"



8 PROPOSED LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"