

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
MARCH 6, 2008

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF FEBRUARY 7, 2008 MEETING

Mrs. McCloud: Item number 2 is approval of the minutes of the February 7, 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. It is my understanding we have one amendment to that agenda? Is that correct, Mr. Haire?

Mr. Haire: We do have an addition, which you should all have the application in front of you.

Mrs. McCloud: Okay. And that is the site address of 1347 Rosehill. Is there a motion to amend the agenda?

Mr. Eller: So moved.

Mrs. McCloud: Mr. Eller moves.

Mr. Bainter: Second.

Mrs. McCloud: Mr. Bainter seconds. All those in favor of amending the agenda signified by saying "aye." (Response is "aye.") All opposed same sign. (No response.) This item will be added as Item B2.

4. SWEARING IN OF SPEAKERS

Mrs. McCloud: Item number 4 is Swearing in of Speakers. Will everyone who is here tonight to address the Board, please stand and raise your right hand. Chair administered the oath.

5. PUBLIC COMMENT

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

B. OLD BUSINESS

1. 8105 EAST BROAD STREET, REYNOLDSBURG, OHIO: APPLICANT: FISHER GROUP ARCH/EMH&T-JAMES LEESEBERG (5311DR). SITE PLAN, BUILDING ELEVATIONS.

Mr. Haire: You all should have revised plans that were passed out tonight, minor revisions in some of the landscaping and some of the widths of the drive aisles.

Mr. Scott McClintock: My name is Scott McClintock with the EMH&T Agency and with me are Brian Quackenbush with EMH&T and Will Wannemacher—

Mr. Will Wannemacher: Burger King.

Mr. McClintock: We have been working on resolving all of the landscaping issues that were brought up during the review process with Lucas and, at this point, we have a plan in front of you that meets all of the landscape requirements and have worked through various comments from Lucas to address placement of plants and the features on the site. This is one of the situations on this plan where the developer actually wants something that's more stringent than what the City wants. One of the areas of issue that the developer wanted, wider driving lanes to be able to maneuver his customers in and out of the site, which was the latest modification that we worked through with Lucas today. The area – in this area, this was added to create a 24' lane and the plan that you have presently shows a 25' lane. Based on earlier conversations with Lucas, we need to drop that down to a 24' lane to meet some extra planting bed areas that Lucas wanted in that area. I think the other issues that we have to show you today is the brick siding samples. The pallets in front, we have the upper pallet and then the lower pallet or this may be upper here and then the lower pallet here, so the colors obviously on the prints don't match up from a brick standard.

Mrs. McCloud: I'm sorry. Could you point those out again as they match up? That pallet goes where?

Mr. McClintock: The colored one, yellow basically—

Mrs. McCloud: Okay.

Mr. McClintock: --will be this brick.

Mrs. McCloud: Right.

Mr. McClintock: And color two, which is the brown, the lower will be that brick.

Mrs. McCloud: Okay, great. Thank you.

Mr. McClintock: That's basically what we're looking at.

Mrs. McCloud: Fantastic. Thank you.

Mr. McClintock: At this point, I believe those were the only remaining issues that we had to bring to you today.

Mrs. McCloud: Mr. Haire, were there any other outstanding issues that we had not—

Mr. Haire: No. Just like they explained, the only changes that were made were they shifted the parking lot eastward. I'd asked if they decrease the one drive aisle down to 24', so there'll be two 24' wide drive aisles. That'll leave a 4½' space between the sidewalk and the edge of the curb for planting, for the hedgerow that'll go in there. My concern with that was just the maintenance of that and to make sure it wasn't impeding access on the sidewalk. So I think with 4½', that's more than the width of the sidewalk, that there should be enough room for a decent hedgerow even if it's not trimmed and neat like a hedgerow.

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

Mr. DeBolt: The dumpster enclosure that's shown on this, but it's shown on the plan on there, but it's going to be the same kind of brick or what?

Mr. Wannemacher: It's masonry, cedar doors, cedar gates.

Mr. DeBolt: Masonry?

Mr. Wannemacher: Yeah. Masonry on all three sides and then the gates will be cedar planks.

Mr. Haire: Just for the record, that was Will Wannemacher with Burger King.

Mrs. McCloud: Thank you, Mr. Haire.

Mr. Haire: Hadn't introduced himself yet.

Mr. Eller: I'd just like to comment that I certainly appreciate what you've come back with compared to what we were looking at and discussing last month. I think this is a tremendous improvement and will fit that area well and go along with the other new development that's out there. And I just want to thank you for whatever efforts you had to go to bring us back this plan.

Mrs. McCloud: I would second that and thank you very much. Other comments; questions from Board members? (No response.)

Mr. DeBolt: I move to approve.

Mrs. McCloud: Mr. DeBolt moves for 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. Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Eller voted "yes." Mr. DeBolt voted "yes." Mr. Comeaux voted "yes." Motion carries.)

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

Mr. Wannemacher: Thank you for your time.

2. 1347 ROSEHILL

Mrs. McCloud: Item number B2 is 1347 Rosehill.

Mr. Jim Campbell: Good evening. I'm Jim Campbell. This is Jennifer. We've got a request for some signage for her new location on Rosehill. Lucas, do I need to pass these out?

Mr. Haire: No, they have those.

Mr. Campbell: Okay. I don't know which one you want to address first.

Mrs. McCloud: Let's talk about the sign on the building.

Mr. Campbell: Okay. The sign on the building is 10" letters. They are cast letters. They'll look like this basically, profiled like this. The way they'll be attached to the building is, there are studs on the back of these and they'll be siliconed and affixed to the building with silicone and studs.

Mrs. McCloud: How are they illuminated?

Mr. Campbell: They're not illuminated. These are non-illuminated letters.

Mrs. McCloud: Okay. Thank you. And the color is just—

Mr. Campbell: The color State Farm Red.

Mrs. McCloud: Is that pretty true? Okay.

Mr. Campbell: Yeah.

Mrs. McCloud: Okay. And let's talk about the monument sign.

Mr. Campbell: Okay. The monument sign is 6' high, 32 square foot signs made out of PVC material. It's a poly-vinyl material that doesn't-- this is really the preferred material that sign people are using nowadays because, unlike wood, it doesn't chip or peel or crack. It holds its profile pretty well. It's ½" thick. It'll be 4' high, 8' wide and there'll be a custom design to it with the State Farm logo and Jennifer's name and phone number on it. There'll be two 4' x 4' posts that'll go into the ground that'll hold this up and there'll be two brackets, one on each side, that will _____ through it to hold the sign face to the post.

Mr. DeBolt: How will the poles be affixed into the ground?

Mr. Campbell: They'll be cemented into the ground.

Mrs. McCloud: Mr. Eller.

Mr. Eller: Had you given any thought to some type of base other than just the poles on the sign to make the sign look maybe a little more permanent or, in my opinion, maybe a little more professional there?

Mr. Campbell: We hadn't thought about it. I know that Jennifer's planning on landscaping but, at this point, I don't think she's really given much thought to that at all yet.

Mrs. McCloud: Thank you, Mr. Eller. Given that next door is the CVS, and I believe those are constructed with brick bases, I think it would be appropriate to continue that on around the side. I don't know what the chances are of that.

Mr. Campbell: It's a function of money.

Mrs. McCloud: We know.

Ms. Jennifer Goriz: It's actually two over from CVS. There's a house in between there. So I think that's why I'd asked previously if we had to have the brick, _____ the brick.

Mr. Haire: I think what they – this is basically the last commercial property. Everything else surrounding this is residential. I don't know if necessarily it needs to continue down the street with the brick base. I think if landscaping is around the bottom that it would be an attractive sign. I don't know if you're planning on lighting the sign at all with ground uplighting? (can't hear response.) Okay.

Ms. Goriz: And there's landscaping beds right behind where it's going so it'd be very easy to extend a bed out to continue that landscaping bed.

Mrs. McCloud: Will you be doing the landscaping bed at the same time you're erecting the sign?

Ms. Goriz: I could, yes. Yeah, I could _____ do that.

Mr. Haire: It appears from the photograph there's some sort of hedgerow or something along the front there, that if you could continue that around the sign, maybe around the base of the sign, that would be – it might give it a more – I guess you wouldn't see the post going in the ground, so Mr. Eller's concern is that it looks unfinished. I guess that might hide some of that.

Mrs. McCloud: Certainly there's no requirement that it be a brick base. I would say that I prefer it for many of the same reasons Mr. Eller just articulated as well as – it is, I realize it's too off but it is just off Main Street where we've spent an inordinate amount of money trying to improve the aesthetics along through there. So that would be my personal – I would prefer to see some level of brick, even if it was just like a foot and a half, something along that lines _____ but I don't know how the rest of the Board feels. Other comments, questions? Mr. Eller.

Mr. Eller: I think the landscaping will improve it substantially, especially if you have it lit and you do a very good job with the landscaping. I think that will – it's very nice property. I'm familiar with the property and it looks very professional and the sketch we have probably looks a lot worse than the final.

Mr. Campbell: It'll look better.

Mr. Eller: It looks almost like a "For Sale" sign stuck in the ground.

Mr. Campbell: Yeah. It'll be a nice, professional looking sign, yeah.

Mr. Eller: So I guess I could live with – there's some products out there that probably wouldn't be all that expensive to show even a lower base, but the landscaping will go a long way but it would be nice if, as you ponder the landscaping, maybe look

around for some very cost effective way to show a bit of a base in there. I think that would make a lot of us very happy.

Mr. Campbell: We can certainly look at that, there's no doubt about that.

Mrs. McCloud: Mr. Haire, the landscaping would need to come back to the Board, is that correct?

Mr. Haire: Yes. Unless we approve something tonight that's similar to what's there.

Mr. Haire: Okay. Fair enough. Other comments, questions? Mr. Comeaux.

Mr. Comeaux: When you say, unless we approve something that's similar to what's there, you mean similar to the landscaping _____ or similar to the sign as it's presented here?

Mr. Haire: Similar to the landscaping with administrative approval saying that if it's substantially similar to what's already on the property, then staff could just approve it administratively.

Mr. DeBolt: To _____ their sign, I'd like to see that happen so they can – I think we all trust—

Mr. Campbell: We would appreciate it.

Mr. DeBolt: --give them the best _____ possible.

Mrs. McCloud: Any other comments or questions from Board members? (No response.)

Mr. DeBolt: I make a motion that we approve with the provision that Mr. Haire provide administrative approval to their landscaping design.

Mrs. McCloud: And that it be substantially similar to what's already there on the site?

Mr. DeBolt: Yes.

Mrs. McCloud: Mr. DeBolt 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. Hudson voted “yes.” Mr. Bainter voted “yes.” Mr. Eller voted “yes.” Mr. DeBolt voted “yes.” Mr. Comeaux voted “yes.” Mrs. McCloud voted “yes.”)

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

Mr. Campbell: Thank you very much. We appreciate help.

C. OTHER BUSINESS

Mrs. McCloud: Okay. Item number C, Other Business. First, I would like to welcome Mr. Hudson to the Board. It is his first meeting tonight.

Mr. Hudson: Thank you.

Mrs. McCloud: We’re glad to have a quick replacement because that brings me to the second item I have to discuss under Other Business which is, I had previously stated that I would be resigning from the Board given the ongoing continuing changes on the Board. I have spoken with Mr. Hills and since I never formally submitted my resignation, I will not be submitting my resignation and staying on the Board for at least the foreseeable future. With the turnover that we’ve had and the fact that some of the folks who are staying are some of our newer appointments, I think now is probably not the time to jump ship. Not that it would be jumping ship, I just simply mean— which raises a couple things. First of all, I was reelected to Chair the Board in January based on the fact that was, you know, I had represented that that was a short term item that until we could get another person in place and I was going to be there a couple more meetings. Having said that, now that I’m staying, because we’ve had elections makes me the Chair, however, I would be – if folks would like to have another election since the previous election may have been based on false premises, I would be happy to entertain another election.

Mr. Eller: Don’t look at me.

Mr. Comeaux: Yeah. I think I would be against that.

Mrs. McCloud: Okay. That’s fine. I just wanted to present it since I had made that comment in January and we held elections under that premise that I was stepping down in either after February or right after this meeting. I simply wanted to offer that to be reopened. I’m happy to continue serving as Chair but just wanted to open that up.

Mr. Comeaux: And let me say the reason I’m against that is because, at some point, then he goes to be Chair then who fills the other role.

Mr. Hudson: Well, that’s an assumption.

Mrs. McCloud: He doesn’t have to.

Mr. Comeaux: Then that's the best case assumption.

Mr. Eller: I'm working on a way to keep that from happening.

Mr. DeBolt: Then you're up against the _____.

Mr. Eller: And this is a good start. I'm just so happy that you're going to stay with us, Stephanie. Now, do we have a Chair? Did we elect a Chair for this year?

Mrs. McCloud: Yes. I was formally elected Chair, which is why I was offering, since I was elected Chair under the premise that I would be stepping down either after the February or after the March meeting. I wanted to offer it up if you wanted to hold another election, that's fine with me.

Mr. Eller: Okay.

Mrs. McCloud: I didn't mean to obtain this seat through false pretenses. That's all.

Mr. DeBolt: Seeing how we didn't have a rush for candidates for the position, I think I'd like to retain your Chairmanship.

Mrs. McCloud: Okay. All right; well, that's fine. There's one last item which actually moves us on to D, Discussion of Commercial Design Standards. I am going to stay on the Board, not submit my resignation. I am unable though to serve on the Commercial Design Standards Board, which also makes me sad because that was something I fervently believe in. However, that is just one more time commitment removed and actually I'm already on another Board that meets the last Thursday of every month as well. So, the – as I recall, when we established the subcommittee of Committee of Commercial Design Standards, we had appointed on to the Board the Chair to serve as well as one other member. I cannot serve which means I'm requesting that we either eliminate the fact that the Chair serves, or we say Chair or Designee, or we just go ahead and designate someone else this evening. Mr. Bainter already drew the short straw on the other—

Mr. Haire: And Mr. Comeaux serves on there as well for the Planning Commission.

Mrs. McCloud: Oh, okay.

Mr. Comeaux: For the Planning Commission, so—

Mrs. McCloud: Excellent.

Mr. Haire: So we actually have two Design Review Board members that are currently on there.

Mrs. McCloud: Well—

Mr. Haire: We currently have – we had Ms. -- Nancy Sharp resigned her position on there as well because of time commitments—

Mrs. McCloud: And what—

Mr. Haire: So that leaves us with seven active members, I guess.

Mrs. McCloud: And Mrs. Sharp was serving as—

Mr. Haire: The Chamber of Commerce, which they will have someone to hopefully replace her on the Board, so we'll have—

Mrs. McCloud: Okay.

Mr. Haire: --eight active members which – we've come a long way. I guess, so far we have some decent standards in place for Olde Reynoldsburg. What we've decided to do is to break it up into four, I think four separate areas and we'll have four different sets of guidelines that address specific areas of the City. We're already through one area, so I'm moving on to Main Street next, I guess.

Mrs. McCloud: Excellent.

Mr. Haire: It'd be difficult for someone to catch up at this point, but not impossible.

Mrs. McCloud: To your knowledge, and certainly we can run this by the City Attorney. Well, first of all, let me ask this. You're a non-voting participant in the Commercial Design Standards?

Mr. Haire: I'm a voting participant.

Mrs. McCloud: You're a voting participant. I was going to make you a voting participant. Well, that really leaves then just two options, appointing one of the other folks here to sit on the Board who has not been part of it, or – actually three options, or eliminating the Chair serving on the Board or leave it as is and I'm just not going to attend the meetings unless, for some reason, I happen to be available that evening and then I'm happy to do it. But I hate to have my name included in something that I'm not participating in.

Mr. Haire: Sure. I think probably the best course of action is just to eliminate the Chair serving on there. We already have two members and I think that was the intent

originally was to not kind of overload the Board with Design Review Board members to get other input as well.

Mrs. McCloud: Right.

Mr. Haire: So, I think with two members serving since Mr. Comeaux has since come on to the Design Review Board that we have enough input from this Board, from this body anyways.

Mrs. McCloud: I'm for it. Anyone else feel differently? (No response.) Then I would make that motion that we amend the Commercial Design Standards membership to eliminate the Chair of the Board of Design Review. I need a second.

Mr. Bainter: I'll 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. Bainter voted "yes." Mr. Eller voted "yes." Mr. DeBolt voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes.")

Mrs. McCloud: Thank you. That, in part, makes it possible for me to continue serving on this Board. Okay, is there anything else, Mr. Haire, on Item D?

Mr. Haire: Like I said, we're pretty much wrapped up with the Olde Reynoldsburg area. I hope at our next meeting I'll have a document available so you can kind of see kind of what format we're taking and the progress that we have made. We held a meeting last week, which I haven't had a chance to get the formatting and things like that done. So, hopefully at the next meeting I'll have a little document that you can review and I'll probably continue to give you the meeting minutes so you can kind of follow what's going along as well.

Mrs. McCloud: Great. All right, any other questions or comments for Mr. Haire? (No response.) Having no other business to come before the Board, we stand adjourned.

E. ADJOURNMENT

Meeting adjourned at 6:47 p.m.

Stephanie McCloud, Chair

Lucas Haire, Planning Administrator