

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
MARCH 4, 2010
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF FEBRUARY 4, 2010 MEETING

Chairman Comeaux: And the next item is the approval of the minutes from the February 4th meeting. Everyone should have received those in their packets. Are there any additions, deletions, corrections to that? (No response.) Okay. Hearing none, they're approved as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: Tonight's agenda – there was a new agenda distributed to us that included all the items that Lucas Haire had distributed to us via email. Are there any other additions or deletions from that agenda that Lucas distributed to us tonight? (No response.) Hearing none, we will approve the agenda then.

4. PUBLIC COMMENT

Mr. Comeaux: If there's anyone here to comment publicly on something that is not one of the agenda items, then this is your chance to come forward. It's pretty unlikely, I suppose for this hearing.

5. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers the oath.)

B. NEW BUSINESS

1. 2793 TAYLOR ROAD SW, REYNOLDSBURG, OHIO: WAL-MART,
APPLICANT: LESLIE NEWTON (5407DR). SIGN REPLACEMENT.

Mr. Comeaux: Lucas, do we have the applicant here tonight, do you know or—

Mr. Haire: I do believe.

Mr. Comeaux: If you want to go ahead, sir, and say your name for the record, if you would and then-- Lucas, are you going to give us a presentation or do we just go off the materials we have?

Mr. Haire: I can go over – a quick overview of my understanding. The applicant may add to that.

Mr. Comeaux: That'd be great. So, sir, could you just give your name and then Lucas is going to give a presentation.

Mr. Doug Gabriel: Doug Gabriel, Kesser Sign Company, Zanesville, Ohio.

Mr. Comeaux: Fantastic. Thank you.

Mr. Haire: Basically this is just a sign replacement program for Wal-Mart on Taylor Road. I think previously they came in a number of times with different paint colors that they've changed and different hues of paint. This is just kind of the next step with that updating of Wal-Mart with the new logo. These are some shots of the existing building and the surrounding. I'm sure all of you are familiar with Taylor Square, so you know exactly where Wal-Mart is. In terms of signage, they have the signs on the front of the building. They'll be replacing the Wal-Mart logo that you see there on the bottom corner with the new updated logo and I think they have two of those Wal-Mart signs on the front. And then also this sign, the pylon sign is located at the corner of Taylor Road and St. Rt. 256 and they'll be changing out that top panel to the new logo as well. Here are some overall graphics that Mr. Gabriel can probably give you a better, quicker update on what exactly Wal-Mart's doing with their signage.

Mr. Comeaux: If you could do so, that'd be great.

Mr. Gabriel: Wal-Mart, with their new image, is reducing signage. You'll find that there are existing are approximately 14 signs across the front of the building. Those will be reduced to 4 signs basically. They're doing away with things like, "Meat/Deli," all the different departments and going more with a directional sign that is "Home & Farms," "Outdoor Living" and "Market" are the three signs, plus the new logo – Wal-Mart sign. So all those signs are being eliminated, the building with more muted updated colors and the new logo. The one slide that you had pertaining to the "Tire & Lube Express," the "Tire & Lube Express" pre-standing sign will be eliminated, the directional sign out in the parking lot. The "Tire & Lube Express" on the front of the building with the directional will be eliminated and on the back of the building where it

says, “Wal-Mart Tire & Lube Express” is simply replaced with “Tire & Lube” and then each bay, instead of having “Lube Express” will just have “Tire” or “Lube” depending on the bay. So drastically reducing the number of signage and going more from “We Sell for Less” or “Always” or that sort of nomenclature to simply a directional informational type of signage along with the main identification of the new logo.

Mr. Comeaux: Some of the ancillary signs like “Subway” for example.

Mr. Gabriel: There are. They remain. I think there’s a bank and Subway, yes.

Mr. Comeaux: So the logo is going to appear as it does on the – this set of—

Mr. Gabriel: Yes. And the same design that’s on the—

Mr. Comeaux: Okay.

Mr. Gabriel: --Taylor Square sign.

Mr. Comeaux: Are there any other questions for the applicant? (No response.)
Hearing none, can we get a motion?

Mrs. Boratyn: I move.

Mr. Comeaux: Can we get a second?

Mr. Beougher: Second.

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

2. 6156 EAST MAIN STREET, REYNOLDSBURG, OHIO: AMERICAN GENERAL FINANCE, APPLICANT: JOHN GAVIN (5408DR). INSTALL NEW WALL SIGN AND NEW FACES FOR MONUMENT SIGN.

Mr. Comeaux: Sir, if I can get you to just say your name for the record and then I think like the last time, Mr. Haire is going to give us a brief presentation and then we’ll have some questions for you.

Mr. John Gavin: My name is John Gavin, Custom Sign Center.

Mr. Comeaux: Thank you.

Mr. Haire: This application is also, again, for new signage. The applicant is proposing new channel letters on a space that was vacant. This is at the Reynoldsburg Commons Development, the development that’s the furthest west in Reynoldsburg on

Main Street. It's got a Dunkin' Donuts and the City Books are the other tenants in that building. What they're proposing is just a – channel letters above the doorway on kind of a design sign panel and then they'd also have the tenant panel going in the multi-tenant sign along Main Street. And, Mr. Gavin, are the letters going to be white or red? They appear two different ways, so I'm not sure about that.

Mr. Gavin: The letters on the tenant sign will be red and the ones on the building will be white.

Mr. Comeaux: And just remind me, we don't concern ourselves with the window signage, right?

Mr. Haire: Typically, no.

Mr. Comeaux: Okay, great, just making sure.

Mr. Haire: I don't know if they're – that he proposed for this.

Mr. Comeaux: Well, just I see on the picture that there's – and I can't remember what picture _____.

Mr. Haire: They have window signage on the building now--

Mr. Gavin: They have put some vinyl up on—

Mr. Haire: --hours and typicals.

Mr. Gavin: Yes. Very small, very small. Strictly there for – you're there a pedestrian, you're now here, _____.

Mr. Comeaux: Do you have anything to add, sir, or did that cover everything?

Mr. Gavin: Pretty much covered everything. It's just channel illuminated letters, LED, _____ special.

Mr. Comeaux: Are there any questions for the applicant?

Mr. Beougher: The graphics on the building top, the red on white on the signage on the street, it doesn't seem to have the same kind of boldness as the other signage there and I realize that they're trying to keep their proportions with their logo. Is there – is red their trademark color or is it a decision that they made specifically?

Mr. Gavin: It's a decision that they made.

Mr. Beougher: I mean, it just seems like it could be a little bolder with like a black outline or something, but I'm just concerned. And it's right in front of that bush, too, so--

Mr. Gavin: Well—

Mr. Beougher: --behind that bush.

Mr. Gavin: --it was concluded that panel was completely covered by snow and not_____.

(people laughing)

Mr. Beougher: It's going to be hard for somebody passing by to see the sign there. That's my concern.

Mr. Gavin: Well, I agree with that. The customer themselves, this is what they chose to submit so changing it, I'd have to go back to them.

Mr. Beougher: I just asked the question.

Mr. Gavin: Okay.

Mr. Comeaux: Okay—

Mr. Beougher: I'm looking for that happy medium between too bold—

Mr. : Too bold, exactly.

Mr. Beougher: --too light.

Mr. Comeaux: I'm going to write this down for the next person that comes in with a bold sign.

(people laughing)

Mr. Beougher: Yeah. Not typically my line of questioning, is it?

Mr. Comeaux: Okay. If there are no more questions, can we have a motion?

Mrs. Boratyn: I'll move.

Mr. Comeaux: Fantastic. Can we have a second?

Mr. Bainter: I'll second.

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

3. 2312 TAYLOR PARK DRIVE, REYNOLDSBURG, OHIO: AT&T.
APPLICANT: STANLEY YOUNG (5409DR). INSTALL NEW WALL SIGN AND NEW
FACES FOR MONUMENT SIGN.

Mr. Comeaux: Mr. Young?

Mr. Stanley Young: Yes.

Mr. Comeaux: If you can just go ahead and give your name for the record and then Mr. Haire is going to give us a brief presentation.

Mr. Young: Stan Young, Allied Sign Company.

Mr. Comeaux: Fantastic. Thank you.

Mr. Haire: This application, again, is for another signage package. This building is located at the corner of Taylor Park, or actually it's Taylor Road at that point – it's on three corners, Taylor Road, Taylor Park Drive and St. Rt. 256. This location was formerly IDG Jewelers. They're proposing an AT&T store to locate there. They'd take the front portion of the building. The back portion of the building is occupied by Pearl Vision. What they're proposing for the monument sign in the front is the AT&T logo on the orange background which is their corporate color since they merged with Cingular. Then they'd have the channel letter signs in the logo on two sides of the building as shown in the drawings and then some window signage as well.

Mr. Comeaux: Mr. Young, do you have anything to add to that?

Mr. Young: The only thing I did was I did bring some material samples for you.

Mr. Comeaux: Okay. Are there any questions we have of the applicant other than the colors? These colors are just different. These are all the colors that are going into the signs, is that right?

Mr. Young: Yeah. That's correct. I guess the only thing I did want to talk about for just a moment is, if you look on the south elevation of the building you'll see where it's a darker color. So what they've done is they have chosen to put white AT&T letters and the globe, of course, on the south elevation. Then on the east elevation facing, I think it is 256, you'll see the sample -- it's a – they call it a day/night. In other words, during the day the material appears to be a darker bronze or a black color and then at night, it has little holes in it.

Mr. : Yes.

Mr. Beougher: This sample.

Mr. Young: That's correct and it shows up as a white.

Mr. Beougher: So the white shines through the holes and—

Mr. Young: Correct.

Mr. Beougher: --appears to glow. Okay.

Mr. Young: Right. And that's only on the east side only.

Mr. Comeaux: So the places you're putting signs, there were signs there for the prior tenant, correct?

Mr. Young: Yes. That is correct.

Mr. Comeaux: And so the world and the letters AT&T are all going to have illumination, correct?

Mr. Young: That is correct and they're all LED low voltage which 10 years ago it was new. Now it's almost a common thing and it's great because it consumes less power and it's much less maintenance intensive from LED to neon.

Mr. Comeaux: If you had come with neon you would have probably gotten the question, "Why?"

Mr. Young: Yeah. It's a great choice for them.

Mr. Comeaux: Okay. Are there any other questions for the applicant?

Mr. Beougher: Absolutely. The monument sign is existing, so it's probably got fluorescent lighting.

Mr. Young: That is true. It does. It has high output lamps.

Mr. Beougher: And just for our information, cost-wise – LED's versus neon. What are you seeing today?

Mr. Young: LED is probably still a little more expensive because it's--

Mr. Beougher: A little more, meaning percentage-wise, what?

Mr. Young: Well, cost actually going into the project. It actually consumes less energy so you're saving on the backside, but it's more of an investment in the beginning.

Mr. Beougher: What is it – 50% more or 100% more?

Mr. Young: I would say it's probably about 30 to 35% more going into the project.

Mr. Beougher: Okay. And then the electrical consumption is—

Mr. Young: Yeah. Long term you're going to save on power consumption. You're going to save on maintenance, because neon is so maintenance intensive. You have tubes that break, you have transformers that go out. With these, you have 120 volts going into a power pack that drops it down to 12 volts. So it's amazing the technology that we have today.

Mr. Beougher: Have you done any analysis for any of your customers on what that return on investment would be if they went to LED versus neon?

Mr. Young: We haven't as a company, but the manufacturers have and it's a great selling tool.

Mr. Beougher: Do they publish that data anywhere?

Mr. Young: They very well may. I would think that they would because it is a sales tool for the manufacturer and it's a great selling tool.

Mr. Beougher: Thank you.

Mr. Young: Yeah. Sure.

Mr. Comeaux: Any other questions? I mean, it was teed-up for you.

Mr. Beougher: I got to ask.

(people laughing)

Mr. Comeaux: I told him that if he had come with something else we would have asked, "Why." Are there any other questions for the applicant? (No response.) Can I get a motion?

Mr. : I'll move.

Mr. Beougher: Second.

Mr. Comeaux: We have a motion and a second.

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

4. 6300 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: VALU KING, APPLICANT: BRENDA GRAY, SIGN VISION (5410DR). INSTALL NEW WALL SIGN AND NEW FACES FOR MONUMENT SIGN.

Mr. Comeaux: Can I get you to say your name for the record, sir?

Mr. Jim Gray: Jim Gray with Sign Vision.

Mr. Comeaux: Thanks.

Mr. Haire: This proposal is for the new signage for the Valu King which is going to be located at 6300 East Livingston in the former location of the Big Bear. They're going to take about the western third of the building, a little more than a third of the building. They're proposing to put new sign panels in two of the monument signs that are currently existing that were formerly used by Big Bear and then the logo on the front of the building. This is the Valu King logo. The entrance they'll be using is the entrance to the left there, so it'll line up over their tenant space. This is the sign that's located along Livingston Avenue that currently exists for the Century City Plaza. They'll be taking the top panel there. And then, along Brice Road, this is the new panel that would go in there. The only thing I would ask the Board to consider is that the posts that that sign are on are not in the best shape, so we may consider how that plays into this sign and we may want to see some maintenance on those.

Mr. Comeaux: Mr. Gray, do you have anything to add to what you heard there?

Mr. Gray: We are going to perform maintenance on that sign which is going to be totally revamped, totally new lamps, new sockets, new ballasts. Also faces, it's going to be painted and cleaned up, black paint, so it is going to be refurbished.

Mr. Comeaux: And structurally, is it okay or is it in danger of falling over?

Mr. Gray: No. I don't think – I think it just – it's beat up, it looks bad, yeah.

Mr. Haire: There's just a little rust and it's chipped. The cabinet, or the – the cabinet will be painted black, is that what you said?

Mr. Gray: Yes, sir. The trim will be painted black around the cabinet and the outside of the cabinet _____, yeah.

Mr. Comeaux: Okay. So, just so I'm clear, it's pretty much replacing the existing sign – you're not replacing it, some of it's just gone from back when, but in terms of monument signage, it's just replacing what Big Bear had left behind, correct?

Mr. Haire: It's just a new panel within an existing sign which is permitted in our code for the tenant to take over a non-conforming sign.

Mr. Comeaux: Sure.

Mr. Haire: But the only issue I had was just the posts and the cabinet be repainted. You just couldn't tell because it's one – it was brown, now in the photo it's black so both dark colors _____.

Mr. Comeaux: Do we have any questions for this applicant? Mr. Beougher? Are you just looking at me like that for—

Mr. Beougher: Well, obviously you heard the discussion about LED's and I see neon and fluorescent, so I don't necessarily want to ask a question, but did your client consider that or did you discuss other options with them besides these two light sources?

Mr. Gray: We have – we suggested the LED's, but they're prone to the neon and they've got the old mindset to it and it does a fine job. It's been around for years. The gentleman prior to this – it is – needs more power and there's a little bit higher maintenance to it.

Mr. Beougher: And, obviously, the existing cabinet signs at the street are existing and you're just replacing the sockets you said and re-lamping.

Mr. Gray: Yes. We're going to ballast them as well as _____. And also the step-down transformer that goes with the Big Bear sign will be replaced so they'll have a new transformer there as well. And those are illuminated with fluorescent monument for the Big Bear and the Century Plaza. And the Valu King logo, the crown is also fluorescent illuminated. The only thing it has neon are the channel letters.

Mr. Comeaux: Any other questions for the applicant? (No response.) Can I get a motion?

Mrs. Boratyn: I move to approve with the notation that the cabinet and posts be refurbished (inaudible)

Mr. Comeaux: Can we get a second?

Mr. : I'll second.

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

5. 2300 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO: WALGREENS, APPLICANT: MIKE PLANKENHORN, OHIO MILLS CORP. (5411DR). INSTALL A NEW ACCESSORY SERVICE STRUCTURE AND SCREENING.

6. 6320 E. MAIN STREET, REYNOLDSBURG, OHIO: WALGREENS, APPLICANT: MIKE PLANKENHORN, OHIO MILLS CORP. (5412DR). INSTALL A NEW ACCESSORY SERVICE STRUCTURE AND SCREENING.

7. 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: And then Items 5, 6 and 7, I think, all go together. Is that right, Mr. Haire?

Mr. Haire: They do.

Mr. Comeaux: Okay. Great. And that’s Mr. Plankenhorn.

Mr. Mike Plankenhorn: Yeah.

Mr. Comeaux: You want to go ahead and come up here and say your name for the record and then Lucas will give us a little bit of background and then we’ll—

Mr. Plankenhorn: Okay.

Mr. Comeaux: --shoot any questions—

Mr. Plankenhorn: Mike Plankenhorn and I’m with Ohio Mills Corporation.

Mr. Comeaux: Great.

Mr. Haire: These applications are to install new accessory structures that are dumpsters, for lack of a better term. These have been in place for a few months now and we’ve had communications with Mr. Plankenhorn and other folks on his staff in regards to these. We’ve mentioned that our code requires that any accessory structures like this, or service structures, be screened. So what they have proposed is somehow attaching wood to the sides of these to screen them, to the actual dumpster itself. They’ve placed these in at least three locations around the City at this point. These are in place now. The photos in front of you now are at 2300 Baltimore-Reynoldsburg Road, which is the Walgreens at the corner of Taylor and St. Rt. 256. This is what’s shown on the front of those, mentioning that the company that Mr.

Plankenhorn is with which is the Ohio Mills Company, which is a for-profit organization that collects clothing donations and they support the Special Olympics in some capacity. I don't know if it's directly related to these donations or not, but they have a relationship with the Special Olympics that allows them to use their name and likeness in logo on the bins. This is the location on East Main Street, the Walgreens at East Main and Brice Road. It shows the location there. This is on the Main Street side of the building. It shows the other structures that are along the Main Street side of the building as well, Red Box DVD's and then propane tanks. And the last location they have proposed is at the Sam's Club on Taylor Road and what they're proposing is to locate their service structure in between these other structures that are apparently there as well. And those are for Paper Retriever which is a paper recycling company which I thought we had talked to them about getting rid of all their locations in the city because they didn't have the proper screening and they got rid of most of those but apparently not these. And the other ones I didn't know were there, so it's news to me. Those apparently related to Children's Hospital, something of that sort. So that's kind of where we're at now. I'll let Mr. Plankenhorn talk about more of what his organization does and what the purpose of these bins are for.

Mr. Comeaux: Do you have anything to add, Mr. Plankenhorn?

Mr. Plankenhorn: Yes. We have a contract with Special Olympics. We just completed our first 10-year contract with them and we're into a new 10-year contract which will provide, on a monthly basis, over 10 years, \$2 million to the Special Olympics. Currently, the old contract, we were funding them to the tune of \$12,000 a month. The new contract will take that up over \$16,000 a month. Our bins are placed throughout the state and the programs benefit 18,000 children. So the money that we directly give to Paige Ludwig, who's in Canal Winchester where the Ohio office for Special Olympics is at, that goes a long way toward their operating funds on a monthly basis. So it's been a good relationship for them, it's been a good relationship for us. Our company's goal is that we really do maintain and clean up around the area. Obviously, we can't control what the public does, but we can control what we do. And if you look at the front of that bin, there's an 800 number. I also leave my phone number. I live at Buckeye Lake, out at the lake, and if there's ever an issue if someone would dump something – I don't care if the Children's Hospital bin or any of these bins, those kinds of things will happen time to time. They call that number and we have an emergency crew that comes out and cleans up. When we clean up, we don't leave anything behind and we don't use the facility's dumpsters. We put everything in our truck. So even though it says "Clothing and Shoes" and someone leaves a lamp or a TV, which we – they'll do that at a dumpster anywhere. But we come right out and clean it up and keep things in an orderly fashion. And I was unaware that we needed any kind of permission, so the bins were placed and they've been there for awhile and the one I would like to put in is at Sam's Club. Sam's Club has helped us in the state. Matter of fact, I was just in Toledo yesterday and I was in Cincinnati this week and we have a lot of bins at Sam's Club and at Wal-Mart both. Wal-Mart, it goes store to store upon their approval. By their laws of their company they're not supposed to have anything in their parking lot, but the individual managers will make a decision. And I've

talked to a couple of the regional managers. They keep a blind eye to it because they like to help, too. I mean, everybody kind of wants to help out.

Mr. Comeaux: If I could, just a few questions. Mr. Haire, when he was saying – he said there are three that he knows of. Do you know of anymore in Reynoldsburg?

Mr. Plankenhorn: I think, and I know that we had one at Blacklick. Is there a Blacklick Plaza that's in Reynoldsburg? There was one there and I thought we had everything there under control and it's been under control, because I think it's been there for quite sometime, as far as I know. I don't know of any others. I put one, and I thought it was Reynoldsburg because it had a Reynoldsburg address, at the Walgreens on the other side of the freeway at Scarborough and – but that's not the city limits there. But I had that one screened, too, because I thought it was Reynoldsburg so I made sure that they screened that one before they put it there.

Mr. Comeaux: Yeah. Okay. Any other questions for the applicant?

Mr. : I had a question. On the screening – I know it's the middle of winter right now and you can't paint them or stain them. Has there been any thought to maybe making the screen match, or more closely match the building's surrounding, like maybe – this is like a – one picture I'm looking at right here, maybe like a light red or – you guys get what I'm saying? Maybe something more closely resembles the surrounding building features.

Mr. Plankenhorn: In our case, we just knew that it needed screening. Thought a natural wood—

Mr. : Yeah.

Mr. Plankenhorn: --on the box would look better. I mean, if you went building to building everywhere we went I don't know how many types of folks we have that can change the colors or repaint or paint that. This is more of a maintenance free type thing that we have on the box. It's covered three sides around. It's covered on the back also. We haven't given any thought to it and the customers haven't approached us with anything.

Mr. Comeaux: You mean the people who run the building there?

Mr. Plankenhorn: Yeah. As long as it's screened and we meet the requirement, then they're not very picky. Again, Wal-Mart's has been – or Walgreen has been very supportive of us throughout the State of Ohio and their store managers mostly make that decision on their own, although they are changing some of their management structure within Walgreen on how they're improving those things now. They have a community manager that takes care of donations and community service type things. That's one manager in an area that takes care of all the stores. That has not been implemented as yet in the Columbus market. It has been in Toledo and

Cincinnati. So one community manager may operate six stores like in West Chester or five stores in West Chester, or whatever.

Mrs. Boratyn: (Inaudible)

Mr. Plankenhorn: Well, I guess I would ask you this question. You have the white bin with the LP gas in it. You have the red bin with the movies in it. I mean, is everybody going to paint their structure to meet the – to look like the building, I guess.

Mrs. Boratyn: Well, I don't know enough to ask Luke whether those fall under our regulations but these do.

Mr. Haire: They typically do and what happens is when these buildings were built, they bring in plans that show where they are going to put those types of items. I know the LP gas is always one that comes in because they always put the posts in there at Walgreens, Krogers, any of those entities always do that. From the City administration's perspective, we're more concerned about the locations of these. This one, in particular, is blocking handicap access—

Mr. Plankenhorn: Right.

Mr. Haire: --is set right beside the handicap ramp. It's blocking handicap access into that building, so that's obviously a major concern of ours. But also, and this Board, according to 1103.05 of our Code of Ordinances, Letter B is what you consider. It's supposed to enhance the attractiveness and desirability of the District and to enhance and protect the public and private investments and the value of all land and improvements in the District, and I'm not sure that this does either one of those, so I just ask you to take that into consideration in your deliberations.

Mrs. Boratyn: Exactly. I'm supportive of having this available for people to put these things. I'd just like to try and work it in a way that fits with what this Board is set up to do. Particularly, this one is in the wrong place. This one has access.

Mr. Plankenhorn: Yes. We talked about that. We'll have that moved. I'll have to move that one into an area where it doesn't block handicap access.

Mrs. Boratyn: And then there are other places where they have such things as these where they're kind of like on the side of the building. Now, I don't know that there's space here for people to be able to come up and go around the side of the building. So you'd have screens and then you can go around and put stuff inside. It's not facing the front of the building. It's not facing like the Main Street side. But those are the things that I think that Luke's getting – asking about (inaudible)

Mr. Comeaux: What kind of feedback have you gotten from other communities in the Central Ohio area, being either before Boards like this or in terms of going

through an administrative process. Do you – you’ve been pretty much left to your devices and—

Mr. Plankenhorn: Yes. We don’t have too many issues. There are communities that have written into their code or law where – for example, Worthington and Upper Arlington, we’re not allowed to place any bins. The only other place that we had an issue is in Dublin and what we’re doing with that in Dublin so far has sufficed with them. That’s the only areas in Central – when I say Central Ohio, I’m talking in the Newark, Delaware and other areas that we go around Franklin County. The other – I mean, Columbus, there’s not any issues with where we put – with how the bins look. We don’t screen any bins except here and Dublin.

Mr. : What’s the provision in Dublin that you’re talking about?

Mr. Plankenhorn: I’m not sure yet. I’ve a couple up there, but I haven’t been up there to see them so I can physically look at them. Other than that, we’re pretty open. And I thought, for example, in Reynoldsburg that we had to be against the building. Is that true or not true? I thought that the structure had to be against the building and I’m not familiar with what your code is, but—

Mr. Haire: That’s not true. Our code just states that it has to be screened on—

Mr. Plankenhorn: Okay.

Mr. Haire: It’s supposed to be screened on all sides unless it’s commonly accessed, which is, in that case it only needs to be screened on three.

Mr. Plankenhorn: Okay.

Mr. Haire: But it doesn’t necessarily have to be against a building.

Mr. Plankenhorn: Okay. All right.

Mr. Haire: And you’re saying it’s already got the screening on the back as well.

Mr. Plankenhorn: Back, yeah. So, for example, the one where we’re in front of the handicap access, as you and I spoke, I’ll have that one moved to a better place in the parking lot out of the way. The thing that we want to do for – we call them our customer, but for the provider there, is stay out of any traffic pattern where they would interrupt any flow of their traffic or where it would block delivery vehicles or anything like that, so we try and put it some place where people can still access it, but we’re not impeding anything that’s going to hurt the store or a strip mall or wherever we go to.

Mr. Comeaux: And I think to Mrs. Boratyn’s (inaudible), I think, you know. What we’d like to see is kind of the furthest removed from sight. And, obviously, we know you’d like to have it in a little bit more high traffic area and I guess I don’t know how to

_____ that. And I don't mean to put words in your mouth but I think that's kind of what you were getting at.

Mr. Plankenhorn: For example, if you look at the one at the Sam's Club where they have the bins located there.

Mr. Comeaux: Right.

Mr. Plankenhorn: Those are -- at the parking lot, it's kind of between the Wal-Mart. It's not directly accessible to the Wal-Mart. It's at the edge of the driveway, at the edge of the parking lot in behind the gas station or the gas facility there.

Mr. Comeaux: Right.

Mr. Plankenhorn: And we were going to screen our bin and put it into that spot between the two, between the paper recycler and Children's Hospital. Again, it would look just the same. It would be covered on all three sides but, just like Children's Hospital, the access to the bin is for people to drop things in the front of the bin and then the door is opening to clean it out. We come through two to three times a week unless we find a bin that's -- for example, at some of our Wal-Mart locations, we're there every other day. And in some locations, because of the traffic, we've had to put two bins in. I have a church in Toledo that -- it is a huge church and in their parking lot we have to go there almost every day because of the amount of clothing that's left in bin and the amount of shoes.

Mr. Comeaux: Just getting back one more time to like the visual. I mean, of the first -- Walgreens, right? The contrast between the bare wood and the red brick I will say, hit my eye as well. I don't know if it's something where we want that to kind of strongly encourage to make it look like it's kind of part of the building or—

Mr. Plankenhorn: The only thing I can suggest is a barn red paint to paint it. It's that only other thing I know to do with it. If you can visualize a barn?

Mr. Comeaux: Yeah.

Mr. Plankenhorn: A barn red paint and we can paint the—

Mr. Comeaux: I was thinking of brick red but I don't know that there is -- is there a brick red?

Mr. Plankenhorn: Yeah. Barn red, brick red, I'm not sure what the colors are.

Mr. Comeaux: But I don't know how that would play or whether that would stand out even more.

Mr. : Especially if it's being moved now out into the middle of the parking lot. You're going to have basically a brick building with green awnings but then you'll have kind of a wooden – unstained, wooden structure kind of sitting in a corner of the parking lot. It'd be nice if it was like a brick red color or maybe a green color to match the awnings so it would like it was part of the original plan of the landscaping and the building itself, the color scheme. Luke, do you know how the dumpster is screen on this site?

Mr. Haire: You know, I don't. I didn't go out and look at that and I wish I had the aerials, the overheads. But that, to me, is the most appropriate location is, you know, this is a service structure and your other service structures on the site.

Mr. : And I prefer not to see it on a main building elevation. You can easily see this as you drive by.

Mr. Comeaux: Yeah. We don't have a – like kind of full lot shot or anything like that, right?

Mr. : It's a little tough to approve without knowing where these may be located to, especially this one over on the 2300 address. I struggle with that a little bit.

(people talking)

Mr. : I'd almost rather—

Mr. : --a technical prowess.

Mr. : I'd almost rather see the bins around back somewhere. I know it's not ideal _____ the dumpster but with signage inside the building or small signage somewhere the people can see that it's available around back.

Mr. Comeaux: How do people tend to find your boxes? Just driving by and they figure it out, that it's there?

Mr. Plankenhorn: Yeah. Well, a lot of the places we go to are places that people frequent often like the Sam's Club. They're there on a weekly basis or the drug store, they're there on a weekly basis. They see it – that it's – they know that it's there because they see it, much as any other structure outside where people are accessing for their convenience.

Mrs. Boratyn: Well, I can tell you as the Safety Director of the City, I get a lot of complaints about dumpsters that are not either screened or back behind buildings that sit out like this and I get phone calls from _____. And I know there's a very good purpose for having these out there, and people putting clothes there, but it won't stop the kind of complaints you get, "Well, why can this person -- why are they allowed to

have these dumpsters back there? Other places that are not having their dumpsters out there.” I just hate those types of phone calls.

Mr. Haire: That’s one of my concerns as well, the City’s perspective is. I just saw in the other photo some green bins that are associated with Children’s Hospital and where do we end this, you know? How many dumpsters do we get in front of a building before it’s too many?

Mr. Plankenhorn: I can tell you how many there are available right now. There’s one called Kiducation. I haven’t seen too many of those here in town, in around Columbus, but they’re out in the Newark area. Children’s Hospital’s ones are getting more noticeable all over the Franklin County area. I haven’t seen too many of those outside of Franklin County. There’s an organization called Planet Aid which—

Mr. Haire: Yellow boxes. I’ve seen those.

Mr. Plankenhorn: Yeah. Well, I’m going to tell you, Special Olympics and Children’s Hospital’s pretty nice. I won’t say too much about Planet Aid, but they’re all over, but I have not seen any of those in Reynoldsburg. And I don’t know that they have the ability or would do the screening and I don’t know what – I’ve never seen any Children’s Hospital bins with any screens on them.

Mrs. Boratyn: But that goes – that’s part of my concern that I have and, as Lucas said, and then where do we stop? When do we say, “No,” that we can’t have all of these bins and you just wind up with just bins all over the place of all colors, of all different sizes? Trust me, a lot of complaints.

Mr. Plankenhorn: The bins have been available for years and years, so you know, I don’t know how to—

Mrs. Boratyn: You’ve given us four.

Mr. Plankenhorn: Uh?

Mrs. Boratyn: You’ve given us four sites here, okay? You intend to put 10 sites in Reynoldsburg or four?

Mr. Plankenhorn: Where – I don’t know. I mean, it’s – we don’t know what Reynoldsburg will allow us to do. I mean, we want to make collection sites available for people to be able to use. I mean, it’s up to you how many we have, I guess. We don’t have any control over that. We’ll paint the bins. We’ll make the bins look as nice as we can and we’ll keep the area cleaned up.

Mrs. Boratyn: And I appreciate you keeping everything cleaned up and I’m sure that _____, Children’s Hospital does, too, but again you were, I think indicating and you didn’t want to say, there are others who put these bins in and they don’t care what

people dumped in them and they're not going – and then it becomes a problem for the Safety Service Department. We've got to do something. We have to go out and have to clean them up, so.

Mr. Comeaux: Do we have any other guidance other than auxiliary structures should be screened? Is there anything else—

Mr. Haire: And that's in accordance with our zoning code and as I mentioned earlier, with the Design Review Board, I mean, your role and responsibilities to make sure that this enhances the attractiveness and desirability and that it protects the public and private investments and all property values. So – and that's really – it's open to interpretation of this Board whether it meets those criteria and whether you feel it's meeting those responsibilities.

Mr. Comeaux: And I'll say the reason I'm conflicted on that. My personal views put to the side for a second, if this were a significant hindrance to the property values, then it would seem to me that the property owners wouldn't be engaging in letting that – there must be some benefit and that benefit could be just like to give community citizens. But you understand where I'm – where that – I won't say anymore. I guess I don't know where-- To be honest with you, what I'm concerned about is if I ask for a motion and I don't get a motion or I get a motion to reject. What I want to do is kind of say how can we – a part of me says if we can look at where these are located on the site and is there maybe a better placement for it and then also the kind of – how do they accent the existing structures and then even that doesn't get to the kind of fundamental questions some people might have is do you want them at all. But I think that that's a difficult thing to tackle, if that makes sense.

Mr. Beougher: And I don't think that's our purview, is to make a decision that the legislative body needs to make.

Mr. Comeaux: Maybe that's what I was—

Mrs. Boratyn: I would agree with that but if there is a petition made that they are to prevent whatever you have, that's not ours to make. Ours is really more—

Mr. Comeaux: How to make it prettier.

Mrs. Boratyn: --are they screened, are they appropriately placed, how does it look?

Mr. Beougher: And personally, the siding tacked onto the bin, and I'm not going to call it a dumpster because I disagree—

Mr. Plankenhorn: Thank you.

Mr. Beougher: --with that characterization. I think that looks worse than just letting it sit. I'm not saying that I want to see these sitting out everywhere but, yeah, I think this is not an issue that we can make a determination on as far as whether or not they are allowed in the City. It needs to go up above our--

Mr. Comeaux: Sure, I understand. And I think what you said was you'd almost rather have no screening then and then—

Mr. Beougher: Well, especially if you're going to paint it bright red, because that would be worse than -- and the raw wood stands out because it's not weathered. After some time, it will turn gray and blend in a little better but, once again, I--

Mr. Comeaux: Yeah, red.

Mr. Plankenhorn: Was there a particular color that you would like to have? I guess that's what I -- I mean, we'll put on there what you would like to have. The movie bin is red. The LP gas bin is white, so I'm trying to figure out how you're going to blend all those colors together.

Mrs. Boratyn: Right. And the ones out at the Sam's Club are green.

Mr. Comeaux: Yeah. I mean, with the weathering -- I hadn't thought of weathering of wood. Will the weathering of the wood make it less -- I don't know what the right word is.

Mr. Beougher: Obtrusive, yes. Yes, it would. And the one in front of -- the picture we're seeing right now at Brice and Main, I think that will turn gray to kind of blend in with that red color. The one at the red brick, if you used like a redwood stain or a brownish red stain that might start to not stand out quite so much from the brick. Barn red I would not be interested in. Brick red, then we're starting to talk about trying to be something it's not and as a design professional, I tend to frizzle with that a little bit but-- And then the fundamental question is how do we deal with these and I think that that's something that ought to be considered as we see more and more come up, but that's not for us to consider.

Mrs. Boratyn: (Inaudible). We don't even know where that one's going to go, right?

Mr. Haire: I can work with the applicant on locations if that's something that the Board wants to see next month, if you'd like to see where the locations are proposed on the site and the site plans. And that way at least the Board can determine what they feel is the most appropriate locations for these to be located.

Mr. Comeaux: And to be honest with you, for me that's the hardest thing right now is to say, "Where on the site? Can we meet both the needs of getting you enough traffic so you have people that come by?" But at the same time not be interfering with

the things that we're charged to look after here. And so I don't know – Mr. Haire, you were saying have an approval based on the location or we need to come back next month with the site locations?

Mr. Haire: I would prefer to leave that up to the Board to determine where the locations would be so I—

Mr. Comeaux: Yeah. And that makes good sense.

Mr. Haire: --work with the applicant on that.

Mr. Comeaux: Fantastic.

Mrs. Boratyn: What is the procedure?

Mr. Comeaux: What do we do – Mr. Haire, what do we do in the interim, I guess?

Mr. Haire: I think we have 45 days from the time of the application to make a decision, so we would have time since the applications came in on 1-26 so they have time to come back for the April 1st meeting and meet the requirements and—

Mr. Comeaux: Just so—

Mr. Haire: Obviously, the applicant has the bins out there now, so we're not preventing him from doing his collections.

Mr. Comeaux: Just so we're not confusing you, what we're trying to talk about is we're going to probably need to talk to you next month.

Mr. Plankenhorn: Okay.

Mr. Comeaux: And we're going to need to have, and both from you and from Mr. Haire, is a sense from – or whoever -- a sense for where on the site we're going to place these things and what other kind of accommodations we can have to make them more integrated, if that's the right term, into the kind of visual scheme of the buildings. Now, again – and we've talked on a couple of occasions – can we table item—

Mr. Haire: Yes.

Mr. Comeaux: Yeah. Okay. So I think, unless you insist on us voting tonight, which I don't think that would be a good idea, the best thing for us to do is to kind of come back and look at this next month with a little bit of additional information.

Mr. Plankenhorn: Okay.

Mr. Comeaux: If that makes sense.

Mr. Plankenhorn: All right. And just for the Board here, we'll be very cooperative and anything as far as a design goes or our color goes, whatever you would like to do and obviously I haven't placed, and I won't place and I can't place anything at Sam's Club yet. Although I'm working with the folks there and they're – they seem more than willing to help but, at the same time, until I was aware of this, I was going to go ahead and place one, but I'll cease on that.

Mr. Comeaux: We'll just kind of table it. We'll expect to see you back here next month then.

Mr. Plankenhorn: Okay. And do you need me for anything other than that as far as locations or working with the—

Mr. Haire: I'll communicate with you over the next week or two.

Mr. Plankenhorn: All right.

Mr. Comeaux: Hey, we try to make it painless, but sometimes we don't quite get there.

Mr. Plankenhorn: All right. Thank you, sir.

Mr. Comeaux: Thank you. Okay. As there no other items on the agenda, anything further?

Mrs. Boratyn: I'll be gone on vacation the last week of the month, so I won't be here.

Mr. Comeaux: Okay. Have a nice vacation. Hearing no other business, we will be adjourned.

C. ADJOURNMENT

This meeting was adjourned at 7:22 o'clock, p.m.

James Comeaux, Chair

Lucas Haire, Development Director

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