

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
February 7, 2008

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES

Mrs. McCloud: Are there any corrections, additions or deletions to the minutes of the January 3, 2008 meeting? (No response.) Hearing none, they'll stand as distributed.

3. APPROVAL OF THE AGENDA

Mrs. McCloud: Are there any additions or deletions for tonight's agenda? (No response.) Hearing none, it will stand as distributed.

4. SWEARING IN OF SPEAKERS

Mrs. McCloud: Anyone who wishes to speak tonight to the Board, please stand. (Chair administered the oath.)

5. PUBLIC COMMENT

Mrs. McCloud: Is there anyone here who wishes to address the Board on an item not on the agenda? (No response.)

B. NEW BUSINESS

1. 8301 EAST BROAD STREET, REYNOLDSBURG, Ohio: APPLICANT: GEO-GRAPHICS, JARED KNERR, PE (5308DR) NEW COMMERCIAL CONSTRUCTION OF AN ALDI GROCERY STORE.

Mr. Haire: Do you just want to come up and give a presentation about what you're proposing?

Mrs. McCloud: And if you would please state your name for the record and everyone who is here to speak tonight, make sure that you sign in.

Mr. George Schweitzor: Good evening, my name is George Schweitzor. I'm a professional engineer with Geo Graphics. We're the civil consultants for the proposed Aldi site and have with me Mr. Russ White, who is the director of real estate with Aldi's for this region and we're here to discuss with you the proposed Aldi's on an approximate 2.3 acre site on an out lot. I refer to and I've seen plans for The Shoppess at East Broad, since it's an out lot in front of the Lowe's that recently opened there. Aldi's is a limited assortment retail grocer. You may be familiar with them. They have another location on East Main in Whitehall. They've been expanding over the years and, actually, we're quite honored to be doing their engineering work. We've done it for probably the last ten years. I don't want to get sidetracked, but I will tell you Russ is the third different employee I've had the pleasure of working with from Aldi's and their regional office is in an area just outside of Springfield, Ohio. I stopped there maybe four years ago unannounced to see one of these folks and they took me through a tour of their distribution center there and I will just tell you that to be unannounced and have a gentleman take me through there, those floors were clean enough that you could actually sit down and eat off of them and they weren't expecting me, they took me through the whole thing. So I was very impressed with their operation and their thoughtfulness to detail. They are just a top-notch organization. So, with that said, I'll get into the actual site that we're here for.

I'm really just planning to hit the highlights; I think you have the package in front of you and we'll go from there. Again, I say it's approximately 2.3 acre site. Their plan is to build about 16,850 square foot building with an 880 square foot canopy. It's a similar store that they've been building for the past year or so. In terms of specifics to site plan, the site plan presented shows 73 parking spaces, I believe the requirements were 68. The building is positioned appropriately relative to East Broad Street and the various setbacks. We were approved, I believe January 17 by the Zoning Board of Appeals for a variance for a setback from the eastern property line. That would be the line closest to The Limited. As a matter of fact, there was a letter from them in support of that variance so that item has been handled. Relative to, again, just the various items, landscape, 35% of this site is green space. We do have a pretty detailed landscape plan on the backside of this board. I don't really want to get into too much specifics there other than to tell you the plan is for an approximate three foot high mound along East Broad and about a three foot high burning bush hedgerow on top of the mound for screening. We've screened along the side relative to The Limited with coniferous trees to be green year round. There's quite a number of other landscape improvements there. I won't get into all those. I believe you had a landscape plan in the package.

Relative to lighting, they are providing the cut off fixtures. They are mounted at a 30 feet height, they're shown on the plan. There's also a photo-metric plan. I believe we've met all the requirements for site lighting. Relative to signage, there is one monument sign along East Broad Street. I think you have the cut sheet on that. It's a very ornate brick, very good looking presentation, two pilasters. The sign itself is only -- it's like 12 square feet per side, is that correct Russ? Its some very small sign, but it really looks nice on the board and, again, I think you have that in your package as well. There are two wall signs that have the Aldi's on the tower element and that's back on the elevations and then there is actually some letters that call it a Food Market. That's the only signage associated with the building.

The building itself again is about 16,800 square feet. It has an 880 square foot canopy, covered area at the entryway. It's an all brick building. The elevations, again I think you have color elevations in the presentation. It meets your requirements as far as height, 18'6" at most of building and then the tower element in front is 23 feet in height. The pilasters are set at an approximate 30 foot _____ to break up the length of the building and again I will say that the brick itself while the _____ elevation shows it to be a brown, the actual brick sample we brought with us tonight is a little bit more of an orange brown mixture which is actually more attractive than the brown that we have. The store-front is anodized aluminum, not a bronze color, but it is a little brighter than that. There are windows on the west side of the building for some additional lighting and a very pleasing view. There are some windows in the tower element also facing Broad Street. That's sort of a summary of the building. Again I have Russ with me from Aldi's who can answer questions about the operation and with that I'll rest and take questions or attempt to explain anything else that I can for you further.

Mr. Comeaux: So you're going brick on the whole building, then?

Mr. Schweitzor: Yes. I don't know if you can see very well, but I can--

Mr. Haire: They have a small copy.

Mr. Schweitzor: You have a small copy but, yeah, we have the color elevations there. It is brick on all four sides.

Mr. Comeaux: So you're going to have separate monument sign. Will you also be on like a -- are they going to have a sign for the stores in general or what?

Mr. Schweitzor: They do have a multi-tenant sign at the corner of Waggoner and East Broad. We will not be on that. We will only be on our free-standing monument sign out front, which the design of that sign was given to me, the general outline, so that was what was given to me and with the assumption those would be matching for all the out lots.

Mr. Haire: Mr. Comeaux, you weren't here when this whole development was approved, but each tenant or each out lot has its own monument. Actually they are

sharing a monument sign. Aldi's is the only one that has their own monument sign since they're kind of separated, but they're all the same design.

Mr. DeBolt: I have a question on the lighting for the parking lot. We had another business here recently in town that was brought to my attention, along 256 looks like it has a similar style of parking lot lighting, and I would just ask that when they're installed to make sure that it's facing the appropriate angle towards the parking lot. Because when it was brought to my attention it appeared that it angled out somewhat into the street and that brought to our attention a concern for drivers-by and this being on Broad Street with more traffic. So usually that's not a problem and that's the only one that's been brought to my attention, but it does appear to be the same type of light.

Mr. Haire: With this wedge series light, it appears that it shines outwards rather than straight down which typically you see a cut off fixture that shines straight down, but with the angled wedge series it kind of appears that it will be a similar type light.

Mr. DeBolt: As the Culvers?

Mrs. McCloud: Is there anything to do to mitigate that to make sure it doesn't come out into the street?

Mr. Haire: They submitted a lighting plan so it won't—

Mr. Schweitzor: The brightest we are off our property is actually right along the access road here and we're at 1.4 at the brightest spot I can see foot candle, so it's very minimum outside our property line.

Mr. Haire: Just the appearance that it gives when you're driving, it will appear that it's a bright light.

Mr. DeBolt: I think that was the concern. Again, I've looked at it and it's different than other lights, I guess. I didn't particularly find it a problem, but I noticed that again based on the particular driver potentially could. So if that's the design of the light and again this other one was the first one I've seen like that, and if these are the same I guess I would have a concern. But, again, yours probably sets back a little more than Culvers?

Mr. Haire: There'll be significantly more landscaping surrounding this lot.

Mr. DeBolt: That should help to negate it then. All right, thank you.

Mrs. McCloud: I may be overlooking it, but I did not see in here the materials of the dumpster enclosure?

Mr. Schweitzor: It's a Trex material is what we use. Sorry, I don't have a sample with me. It's a Trex material. It's not wood. It's got the wood appearance, but it's more like that new composite deck material. It's that.

Mrs. McCloud: I know what Trex is.

Mr. Schweitzor: It doesn't need any maintenance.

Mrs. McCloud: Color?

Mr. Schweitzor: I usually use a grayish color.

Mrs. McCloud: Was there any thought to doing a matching brick to the building?

Mr. Haire: Is the dumpster-- It's in the truck well, isn't it?

Mr. Russ: The dumpster is in the truck well, yes.

Mr. Schweitzor: So you will not see the dumpster enclosure.

Mr. Haire: From the street elevation you won't—

Mr. Schweitzor: Only way you would see it is if you were literally standing--

Mrs. McCloud: Would you see it from -- I may be turned around here. Would you see it from Lowe's?

Mr. Schweitzor: No.

Mrs. McCloud: What is on that elevation, that side, what is on the other side?

Mr. Haire: All that's on there, it's the screening between The Limited and Aldi's itself. So unless you're standing right in front of that area, which there's no parking in that area--

Mr. Schweitzor: The _____ is back here.

Mrs. McCloud: Okay.

Mr. Schweitzor: My dumpster is up there and this wall is facing Lowe's. The only place you'd see the dumpster from is if you were standing on this berm or if you were standing up in here, because you won't be able to see it from _____ because of this mound with the burning bush along there.

Mr. Haire: So very limited visibility.

Mrs. McCloud: So it's enclosed on three sides?

Mr. Schweitzer: Right.

Mrs. McCloud: And then gates—

Mr. Schweitzer: Three sides up against the building.

Mrs. McCloud: Okay. I got you.

Mr. Schweitzer: It's fully enclosed, yes.

Mrs. McCloud: Okay. The gates are also the Trex material?

Mr. Schweitzer: Trex material, correct.

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

Mr. Eller: The truck well down there, is there a rail or something -- looks like a railing or something along the edge of the truck well?

Mr. Schweitzer: Correct.

Mr. Eller: Could you describe that, please?

Mr. Schweitzer: It's a metal railing. It's probably 1 ½ " pipe across the top and then it's got the spindles that go down that are probably ½" and they're probably 6" spaced apart. I don't have sketch of that.

Mr. Russ: It's a decorative hand rail.

Mr. Haire: It's a black material or is it—

Mr. Schweitzer: It's painted a grayish color to match more of the building, more attributes off of the building.

Mrs. McCloud: Where will the mechanicals be going on the building?

Mr. Schweitzer: We have a mechanical room which is—

Mr. Haire: I think she's talking about the rooftop.

Mr. Schweitzer: Oh, the rooftop here. They're located down the center, more toward the back.

Mrs. McCloud: Right down the middle.

Mr. Schweitzor: More toward the back, there's a small one here and the three large ones back there farther from the road and those are in the rooftop screen unit.

Mrs. McCloud: Those are the Envizor?

Mr. Schweitzor: Envizor, that's correct.

Mrs. McCloud: I'm sorry, is this the sample for that?

Mr. Schweitzor: No, you shouldn't have that sample. That's from our old building, I'm sorry.

Mrs. McCloud: Excellent. What is the material going to be that encloses the mechanicals?

Mr. Schweitzor: It's a metal material.

Mrs. McCloud: Is our color?

Mr. Schweitzor: It's gray.

Mrs. McCloud: It's a gray metal. Thank you. Other comments, questions from Board members? (No response.) We are approving landscaping, signage, building, the whole kit and caboodle tonight? Is that correct?

Mr. Haire: Everything.

Mr. Eller: I just had a comment or an observation. From the photos we have, the gray you mentioned that is on the roof there, it just seems to me that it might look better if it matched the brown you have on the buildings. Is there any reason-- Do you think it looks better that way?

Mr. Schweitzor: For the rooftop screening?

Mr. Eller: Yes.

Mr. Schweitzor: Really the only attribute to the store there or brown, is the actual field brick. All the metal coping, glazing around everything pretty much is the anodized aluminum.

Mr. Eller: Right. What we have right here, right?

Mr. Schweitzor: Really as far as the rooftop screen, you see very minimal of that anyway from the ground. So unless you're probably in Lowe's parking lot looking across, you won't even see the rooftop units for the most part.

Mr. Eller: Okay. Just a subjective thing.

Mr. Schweitzor: Sure.

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

Mr. Smith: I move for approval.

Mr. DeBolt: I second.

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

2. 6308 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT:
MATT WINTER (5309DR) CHANNEL LETTER SIGNAGE.

Mrs. McCloud: Is there any one here tonight? Is this the \$1.99 Cleaner?

Mr. Haire: Yes.

Mrs. McCloud: Is there anyone here tonight for the \$1.99 Cleaner? Please go ahead and step forward. If you would state your name for the record.

Mr. Matt Winter: I'm Matt Winter.

Mrs. McCloud: The sign you're proposing is a channel letter sign on the front of the building, is that correct?

Mr. Winter: Yes.

Mr. Haire: Basically what they're proposing is an 18" white channel letters to go on the front of the building. These will be non-illuminated letters. This is on Main Street, so it's subject to the major commercial corridors and the development and design guidelines and standards. It meets those requirements with the channel letter sign. In the application that was submitted, they also showed a sign for the east side of

the building which is not permitted by zoning, so no need to obtain a variance prior to having that sign approved.

Mrs. McCloud: I was going to say—

Mr. Haire: So we're not considering the sign on the east. We're just considering the south face, which is the front of the building.

Mrs. McCloud: And that sign will say on the south side of the building?

Mr. Winter: It will say \$1.99 Cleaner.

Mrs. McCloud: Okay. Comments, questions from Board members? (No response.)

Mr. Smith: Move for approval.

Mr. Bainter: Second.

Mrs. McCloud: Mr. Smith moves for approval, Mr. Bainter seconds. Is there any other discussion on this item? (No response.) And as I understand it, just to clarify for the record, we are approving the south side elevation only since there's been no variance for the east side of the building. 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. Smith voted "yes." Mr. Bainter voted "yes." Mr. Eller voted "yes." Mr. DeBolt voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Motion carries.)

3. 7620 FARMSBURY DRIVE, REYNOLDSBURG, OHIO: APPLICANT: PHIL BREakey (5310DR) OFFICE BUILDING ADDITION.

Mr. Phil Breakey: My name is Phil Breakey and I'm the owner of the current building at 7620 Farmsbury Drive, which is a brick office building built in the 90's with a typical low slung roof for that era. It's an all brick building and we're looking to add an addition on to the building that would not only give us more room for my business, but also add to the looks of the building. The roof will be much higher. We're adding a cupola, we're adding some faux columns in the front to kind of mimic the Donley building that's adjacent to it and try to make it a property that I'll be a little more proud of. We've been through the variance board on a couple of issues. One of them had to do with a setback to the back. Part of the design that we've come up with was to allow that to be approved and so our set-back is not too far infringing on the rear pine trees to the back of it. Also we had a parking variance that we had also. We are limited in parking, but I do not foresee it as being a problem and the variance board did not either as they approved that. There will not be any change to the signage at this time. The brick that will be used on the new building will be matching the old building. We do have

that available. The metal framing for the doorway and entryway will be of the bronze metal type, similar and matching to the entryway that I have on my current building. If you look at the landscaping that's currently on there you will see that there's very little of it. We'll be adding additional landscaping, as you can see on the elevation and the plans that we sent you. The only thing that will be visible as far as mechanicals will be a couple of air conditioning condenser units that will be towards the back of the property facing those back trees. And I think that pretty much sums it up. If you have any questions I'll be happy to try and answer them.

Mrs. McCloud: Thank you Mr. Breakey. I do see the additional landscaping on the plans. What I don't see is detail of what that landscaping is. Do you have that?

Mr. Breakey: No, I don't. You're talking about what kind of shrubs and so forth specifically?

Mrs. McCloud: Yes.

Mr. Breakey: All I know is that they're supposed to be appropriate for that area and the size and consistency of them. But more than likely most of it will be evergreen type plant material.

Mrs. McCloud: And it looks like it's the only new items, I could be wrong here but at least a majority of the new items are going to be that area, looks like three areas right around the parking lots?

Mr. Breakey: Correct.

Mrs. McCloud: Okay. It doesn't state on here which of these is existing and which will be new. The perimeter landscaping is that all already existing?

Mr. Breakey: That's already existing, yes.

Mrs. McCloud: Okay.

Mr. Breakey: As is the landscaping that's in the front of the current building.

Mrs. McCloud: You mentioned that the brick is matching and is still available. Frequently when you have an older brick building and you match it up with another brick, even if it's the same brick, I assume is the color going to be off until it weathers?

Mr. Breakey: Well, I think it's going to be okay. For one thing there is a separation between the old and new building by the entryway to the new part of the building and that's going to separate that off somewhat. So I don't see this as being too much of a visibility problem. If you look to the east, which is the right side of that picture, there is some shrubbery there also. You can see the trees and so that will be blocking that from that driveway into that apartment area so that would be where

probably it would be most conspicuous with the back part there, but that is shielded. But what would be the west side, which will be our new entryway for the building, it will be separated, so I think we'll be okay on that.

Mrs. McCloud: And it's separated -- as I look at the elevation, it looks like there's a door there, but it does look like you can see the seam right up the middle. Is there any other separation that I'm not aware of that's not represented in the elevation?

Mr. Breakey: Well, I don't know what you're talking about.

Mrs. McCloud: On this western elevation you have the doors, but there appears to be a seam right up the middle.

Mr. Breakey: Right here?

Mrs. McCloud: Yes.

Mr. Breakey: That would be where the old building is.

Mrs. McCloud: Okay. So it will be—

Mr. Breakey: But there is (speaking off mike – inaudible)

Mrs. McCloud: Okay, but there's nothing-- When you said there was a separation, I thought maybe there was like doors right there right where the seam met. So you will be able to see those two? Is there any reason to think that the brick won't match up until it weathers?

Mr. Breakey: The builder tells me that it's not a problem. That it is a regular, typical brick that has been around for a long time and it's still available, so I didn't see that as a problem. The weathering I can't speak to. The building isn't real old. I mean it isn't like it's got algae or mildew or anything that's formed or anything like that.

Mrs. McCloud: On the west elevation it also shows a sign "By Owner." Are you moving the sign from—

Mr. Breakey: No, that sign will be just simply a – and the reason we did it was to balance out that area between the two faux columns that we have there and the idea behind that was to put in a sign there that could just show the State Farm, Phil Breakey's office, and it would be-- Is that something I would also have to have approved separately?

Mr. Haire: You need to get a permit for it, but I imagine it's going to be something like along the lines of like a name plate type sign?

Mr. Breakey: Right. Yeah, we're not talking about a lighted thing or anything like that. It's just a—

Mr. Haire: The one question I had, Mr. Breakey, is on the cupola, it talks about the owner's approval. Do you have an idea of what you're looking for with the cupola as far as color?

Mr. Breakey: I think he mimics up there pretty much what we were thinking about. It would be white painted—

Mr. Haire: And the roof of the structure would be?

Mr. Breakey: And the roof structure would be the same color as the roof on the existing building.

Mr. DeBolt: Mr. Breakey, what's the nature of the current landscaping near the building facing the street, facing Farmsbury?

Mr. Breakey: I'm trying to think. There's some arborvitae there. There's some taxus. There's a burning bush, or not a burning bush, but a hawthorne -- not a Hawthorne, that's a tree, but the little red leaves with that have a sharp -- that's right next to the door. I considered maybe replacing all that. To me, after some of that landscaping gets so big it gets to be overwhelming, especially for a building this size. So when we do that, I'm considering possibly just changing all that out at the same time. We need to do some additional landscaping on the front of the building, too. You can see, even from that picture, that there's some bad places in the grass, right near the sidewalk there. Those are "for real" pictures. There is a problem there. There's a dip there from the sewer line and there are some other things that we need to take care of out front.

Mr. DeBolt: Is there any interest in maybe placing some trees there along the sidewalk area?

Mr. Breakey: Right down by the sidewalk?

Mr. DeBolt: Yes.

Mr. Breakey: I hadn't considered that, but I wouldn't think that -- do you think that would be -- you're talking about a smaller ornamental style or something like that?

Mr. DeBolt: I think there are some up along that street, up in the residential area. That's the beginning of that area.

Mr. Breakey: Yeah, I think there's one. I can see another right there. I don't know whether there is right there. Are you talking about the smaller type like they have along 256 further into Pickerington?

Mr. DeBolt: Pretty much, yeah.

Mr. Haire: Right. We actually have an approved street tree list that shows -- it has medium, large and small trees. So we've got a number of small trees that we recommend for Reynoldsburg.

Mr. Breakey: Okay.

Mr. DeBolt: And I guess I'm looking at -- you have the property that's kind of in the middle there? There's like one down towards the other property. I don't think that's yours, but the middle one and then right in front of your building are both yours, correct? Point to that, Lucas. I guess it doesn't show up. The two areas that -- right where you pull into your driveway, just to the left of that and to the right of that. That's both sides of your property, correct?

Mr. Breakey: Yes.

Mr. DeBolt: Okay. So, I don't know if you would consider maybe trees along both of those?

Mr. Breakey: Are you talking about the driveway on the way in?

Mr. DeBolt: Yes.

Mr. Breakey: Oh, okay.

Mr. Haire: It's to the left and to the right, yeah.

Mr. Breakey: Right along that area? Yeah, actually I've got quite a bit of frontage there. You can see it goes all the way to the Donley's driveway there.

Mr. DeBolt: That would look good—

Mr. Breakey: Maybe three or four down through there?

Mrs. McCloud: What's the recommended width when we have a new build, Luke?

Mr. Haire: As far as street trees?

Mrs. McCloud: Um-um.

Mr. Haire: I think what they recommend for the small trees is every 35 to 45'. So, with this, I don't know what the exact frontage is on there, but you're probably talking about three to four trees.

Mrs. McCloud: Okay. Do you know what your frontage is Mr. Breakey?

Mr. Breakey: No, I don't.

Mr. Haire: Oh, it actually shows on here. It's 161', so four trees.

Mrs. McCloud: Four. Okay.

Mr. DeBolt: If you could include that, that'd be appreciated.

Mr. Breakey: Okay. Yeah, we'll definitely look into that. Appreciate the suggestion.

Mrs. McCloud: Thank you, Mr. DeBolt. Other comments, questions? (No response.)

Mr. DeBolt: I move to approve with that amendment of the trees.

Mrs. McCloud: Mr. DeBolt moves approval with that amendment. Is there a second?

Mr. Smith: I second.

Mrs. McCloud: Mr. Smith 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. Smith voted "yes." Motion carries.)

Mrs. McCloud: Motion carries with that amendment. Thank you, Mr. Breakey.

Mr. Breakey: Thank you for your time and I appreciate the suggestions.

4. 8105 EAST BROAD STREET, REYNOLDSBURG, OHIO: APPLICANT: FISHER GROUP ARCH/EMH&T-JAMES LEESEBERG (5311DR). SITE PLAN, BUILDING ELEVATIONS.

Mr. James Leeseberg: Good evening. I'm Jamie Leeseberg with EMH&T representing Burger King.

Mr. Doug Fisher: Doug Fisher, Fisher Group Architects.

Mr. Leeseberg: Will Wanamaker with Burger King apologizes for not being able to make it. He's in Baltimore this evening.

Mrs. McCloud: Okay, if you would-- Thank you. Please walk us through the proposed building.

Mr. Leeseberg: Okay. You want us to show the site or the building?

Mrs. McCloud: I'm sorry.

Mr. Leeseberg: Site or building?

Mrs. McCloud: The site.

Mr. Leeseberg: Okay. It's one of the out parcels at The Shoppes at East Broad. Again, it's parcel number two adjacent to the west side of the drive, across the street from Meijer Drive. It's a .94 acre parcel. We've got a drive-thru. We've got a right turn in off that main drag, which was a suggestion by staff. Zoning limitation text allows for two driveways, two curb cuts onto the access drive, but there's just not a lot of room to put two cuts onto the access drive. We thought the right in would get the folks in and out and actually helps the circulation around the site. We're required to have 23 parking spaces. We're proposing 27. We have since submitted a landscape plan that shows a screen around the perimeter of the parking and the whole site, plus the center island there we've got some trees identified. The shop -- the development sign is on our northeast corner and that landscaping is already in place. We would tie into that and use similar materials. We've got a shared sign on the west property line with parcel number one. Again, that's the standard for the development.

Mr. Fisher: We do have some changes on the elevation that Burger King has suggested company-wide, so I'd like to pass those out. It's just two small—

(discussion in background)

Mr. Haire: Yeah. I had passed one down, so one's going around but we need additional copies.

Mr. Fisher: What the two changes were is to eliminate that the split-faced block and we're going to a trend stone. It's a cementos stone on the base and then also the cooler will be enclosed then within the building. It won't just be attached on the back.

Mrs. McCloud: On the back? Excellent.

Mr. Fisher: Burger King basically does both of those as company-wide static issues.

Mrs. McCloud: And, I'm sorry, what is the replacement for the split-face?

Mr. Fisher: It's a trend stone, stack stone that adhered to the building.

Mr. Haire: What's the remainder of the building, the light color?

Mr. Fisher: It's EFIS.

Mrs. McCloud: Stucco.

Mr. Fisher: Light and dark.

Mr. Haire: I guess I'll start with the issues that I had in the staff report that was written in regards to the landscape plan. I don't believe that it meets our zoning requirements for continuous screening along the parking areas, so that's something that will need to be addressed prior to us approving this. The other issue is with the lighting plan that was proposed. The light fixtures are not cutoff fixtures and I believe that the developers of the overall site have asked all the property owners conform to the same light fixtures that they had installed. I don't know if they came to you with that yet.

Mr. Fisher: _____

Mr. Haire: But they actually just asked National City to change their fixtures to a similar design, so I'd like to see that carried through throughout the development with the same light fixtures or a similar light fixture. The other issue is the building elevations. What we approve in this area, everything has had a brick component, majority brick, so this is kind of out of character with making a cohesive area. Also, the landscape plans are not very cohesive with what else has been approved out there.

Mrs. McCloud: What is your response to those comments?

Mr. Leeseberg: As far as the electric goes, we can swap out the light fixture. I don't think Burger King will have any problem with that. As far as the landscape plan, you've got the revised landscape plan, is that the one you're commenting on?

Mr. Haire: Correct. What our code requires is the continuous 3' screen surrounding the parking areas and what you've got is, you've got about maybe 40% of the front screen, 40-50% of the front. You've got all your drive-thru lane where you'll have all your stacking, all that's not screened from the street. I don't know what the screening is like around the sign. I don't know what the height on those plants are for the landscape materials they have there.

Mr. Leeseberg: The development sign?

Mr. Haire: Right.

Mr. Leeseberg: It's all low-lying material right now.

Mr. DeBolt: Regarding the makeup of the outside structure, frankly, that's probably not acceptable the way it is. This is the new shops with one of the first structures that are going to be in the area besides Lowe's, so I think we need to make sure the standards that we have set for that area are met. So I think we need basically a lot more brick involved in the structure. You have other options in that regard?

Mr. Leeseberg: We can look at that. Are you looking -- a ratio?

Mr. DeBolt: Well, looking at -- I'm looking at perhaps 10% and we're talking about over 90 probably. Is this a -- it's a chain. I know Burger King is a chain.

Mr. Leeseberg: Yeah, it's a prototype building.

Mr. Comeaux: Have they done anything that you're aware of in terms of having just in the face, the part that would face the street primarily having a higher percent of brick or along the sides? In the back, we're not as concerned about that, but as you see it from the front.

Mr. Fisher: We've done several outside finishes, different, just you know, it depends on the community and their standards. But, as this is shown, this is their prototype.

Mr. DeBolt: Regarding the color of the material, is there other choices in that regard?

Mr. Fisher: We have done, again, different color masonry materials at different locations. What is the center behind this? I have not seen it.

Mr. Haire: The Lowe's is a -- they did, across the front of the building they did brick to a 14' height. They're kind of a lighter colored brick. Aldi's, which was approved earlier tonight did all four sides with a orange -- what is it? Kind of a burnt color brick.

Mrs. McCloud: Reddish brick, burnt. To the roof.

Mr. Haire: National City did a lighter color brick as well on all four sides, which is the outparcel one, which is adjacent to your site.

Mr. DeBolt: So we'd like to, ideally, see something along those lines. And I know you have budgets concern and anytime you add brick that jacks that up.

Mr. Fisher: Right. Would you have -- or would staff or planning, would they have a problem with maybe the dark areas being all masonry and then a band where we would repeat that brick material instead of the trend stone on the base?

Mrs. McCloud: I'm sorry. So the darker colored EFIS would be not brick?

Mr. Fisher: Would be brick.

Mrs. McCloud: And that would be it?

Mr. Fisher: And the base.

Mrs. McCloud: And the band on the bottom, yeah.

Mr. Fisher: And we could repeat that color like every other one on this elevation so you have to lower one so you'd have more masonry.

Mr. Haire: And in this – the elevation you're seeing on the screen are different from what you have in front of you.

Mrs. McCloud: Our charge is to kind of protect the investments and the character of a specific area and I'm not prepared tonight to vote for something that is not just predominantly brick. If we're charged with protecting the area, the character of the area and the other investments in the area, then it's got to be virtually all brick. Obviously, we would take all brick. I would say at least mostly brick, maybe a band around the top that's not would be kind of an accent to it, but I think that's where I stand. You only need four votes, though. If you can convince four others of something else you're in luck.

Mr. DeBolt: I agree with that tonight but, again, I'd be willing to look at something else you put together along the lines that you have but I'd come with a proposal that has mainly brick as well if you want to have a chance for approval in case the other is not acceptable.

Mrs. McCloud: Mr. Eller?

Mr. Eller: I just wanted to echo those comments and even across the street which is, I believe, in the City of Columbus or it's not in Reynoldsburg, there you'll see I think there's a brick – there's a bank there and maybe one or two other new areas that are also brick. We, this Board, has worked pretty hard to try to maintain a very high level of quality out there and I would not be comfortable approving this structure unless it's going to show an awful lot of brick to conform to the other standards that have been set out there. And you probably heard the Aldi people tonight and they had no problem with the building they're putting up and it's going to be a very nice building.

Mr. Fisher: Are you looking for entire masonry building that's the same color, or—

Mr. Eller: I would think that anything less than entire brick when that building goes up, when people see that structure, they're going to start pointing fingers and they're going to say, "Wait a minute." So, here again, I'm one of four votes you need,

but I would like to see – and I don't think you're costs are going to go up much between 90% brick and 100%.

Mrs. McCloud: If you wanted to kind of accent with different color brick somewhere or something along those lines, certainly we don't intend to squash any artistic look to the architecture of the building, but there are certain materials, especially in this area, that I think the Board's going to hold to.

Mr. Fisher: Is there a standard color brick that you use here in this area?

Mrs. McCloud: If you work with Mr. Haire, I guarantee you're going to come back with something this Board likes. He has sat with this Board long enough. He can work with you and tell you exactly what will fly right through.

Mr. Fisher: Okay.

Mrs. McCloud: Would you like us to take a vote tonight? Would you like us to table this until you come back? How would you like us to handle this?

Mr. Fisher: Probably like to table it this evening and meet back next month.

Mrs. McCloud: Okay, wonderful.

Mr. Eller: Smart move.

Mr. DeBolt: I have one more point before we do that, if I could. Usually these type of restaurants have lighting and signs. I guess they're sometimes called smaller island signs. Are those part of the project too, for like directional or—

Mr. Leeseberg: We'll have directional signs at the entrances to be part of the signage package that are typically internally lit.

Mr. DeBolt: Usually they're pretty standard, but that's included?

Mr. Leeseberg: The materials will match the building so we're going to have a _____ brick building, we_____.

Mr. DeBolt: Okay, great. Thank you.

Mrs. McCloud: Thank you, Mr. DeBolt. The only last item -- I may have overlooked it. I did not see a dumpster or dumpster enclosure. Is that on the plans and I have—

Mr. Fisher: That will match whatever the building is.

Mrs. McCloud: Okay.

Mr. Fisher: So, if we go all masonry it'll be all masonry.

Mrs. McCloud: Wonderful. Well, we thank you gentlemen very much for your time and being willing to discuss this item and we look forward to seeing you again.

Mr. Fisher & Mr. Leeseberg: Okay, great. Thank you.

Mrs. McCloud: Thank you.

Mr. Fisher: Thanks for the input.

5. 2220 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO:
APPLICANT: STATE PERMITS INCORPORATED – PAUL LANDA (53212DR).
SIGNAGE REMOVAL & REPLACEMENT.

Mr. David Tubaugh: Hello, my name's David Tubaugh.

Mrs. McCloud: Good evening.

Mr. Tubaugh: Good evening. We're talking about an existing location here that has existing signage that BP would just like to make changes on, freshen up the building. The Wild Bean Café sign will come down. AM-PM letters will go up. They'll still be illuminated. The bull nose decal will be changed around the edge right there to a different color. The logo on the building that's illuminated will be removed and the brick will be filled in. They've also included – BP has also included on the drawings in front of you some point of purchase signs they'd like to put in there and then, as far as the existing ground sign up front, basically it's just changing the Wild Bean Café portion of the sign to the AM-PM logo which, of course, will still be illuminated. That's just a replacement face there, is all that is. That's basically it, just going to make a few changes.

Mr. Haire: Basically, this is a building that was remodeled and, I think, in early 2006 they made a number of changes when they expanded and made it the Wild Bean Café. From what I gather, corporate-wide the Wild Bean Café is going away. BP is getting out of the retail gas business and selling these off to franchisees. Actually, both locations in Reynoldsburg, the former location at Brice and Main is for sale. This location is for sale as well. It's being converted to the AM-PM concept, so you'll see very little change. They're changing the color band across the top of the front to a similar color, but it'll be a little more neutral, I guess, and then just changing out the Wild Bean Café to the AM-PM. They are adding the two new poster-type frame posters on the end cap of the building.

Mrs. McCloud: It looks like there's also a wall sign on the left side of the building?

Mr. Tubaugh: Yeah, according to the drawing here, it looks like they do have something shown here on the drawing.

Mrs. McCloud: So, there's three-- Mr. Haire, I assume all of this meets code, the three new additional signs and—

Mr. Haire: Yeah.

Mr. Haire: Do we have materials for those frames as to what they'll be? It looks like the sign, especially on the left, has some logo at the top.

Mr. Haire: They have an existing sign there. If you look at the existing, over at the left, you'll see it. It's got the little Wild Bean logos at the top. It's just like a red, plastic thing with changeable specials that they put inside.

Mrs. McCloud: Okay, I got you.

Mr. Haire: I actually prefer that over them pasting these things in the windows, which a lot of them do.

Mrs. McCloud: Well, I completely agree. The question is, "Will this be in addition to pasting things in the window?"

Mr. Haire: True.

Mrs. McCloud: Do we have okay for the new – well, there's still obviously going to be a change in color and it's looks like you're changing it from a two-picture to a one. Do we have color samples or materials, that kind of thing for those?

Mr. Tubaugh: No, ma'am, I do not. I was merely given this information through the hands from BP as far as what they had supplied for you folks.

Mrs. McCloud: Okay.

Mr. Tubaugh: We're just in the process of making the changes. It's according to whatever they want.

Mrs. McCloud: Sure. Well, they sent you in here unarmed.

Mr. Tubaugh: _____ as much as we can.

Mr. Haire: Well, they actually had planned for someone else to be here, but apparently they were caught in snow storms in Chicago and didn't get here.

Mrs. McCloud: I understand. It would be my preference that the wall poster signs be held until we can see a little bit more of those, especially that one on the left. I

think we get an idea of it, but I'm fine with the rest of it, but it would be my preference to hold those wall poster signs until we can see what those changes are going to entail. That shouldn't hold up any of your reconstruction.

Mr. Tubaugh: That's fair enough.

Mrs. McCloud: You can come back without any issues in it.

Mr. Tubaugh: That's a simple item. Yes, thank you.

Mr. Eller: You've not had experience with this transition before? I'm concerned about when the big old BP sign comes down, you mentioned here that you're going to patch it as required.

Mr. Tubaugh: It'll be with brick.

Mr. DeBolt: But there'll be no evidence of the old sign, no scar, or no fading, or no – once that big sign comes down, you can make it so that a person wouldn't know – not think that there was ever anything up there.

Mr. Tubaugh: My understanding is it'll look great. That's my understanding. So, yeah, I would say—

Mr. Haire: I've seen it done in other locations and it's not very noticeable. Sometimes on like an EFIS or it's stucco you can notice it a lot more, but typically with brick, the patches look pretty good.

Mr. Tubaugh: Right.

Mr. Eller: Because, to me, it would look worse if there is scarring or if there is fading. It would look worse than leaving the original sign up.

Mr. Tubaugh: I would agree, with an EFIS background, that would probably show more of a shadow or whatever or something there. But, in a case where EFIS is, maybe paint is the solution to that; but with brick I don't think you're going to have much of a problem there.

Mrs. McCloud: Thank you, Mr. Eller. Other comments, questions? (No response.)

Mr. Smith: I move for approval.

Mrs. McCloud: Mr. Smith moves approval and I think this motion is based on excepting out the building base signs as proposed. Is there a second?

Mr. DeBolt: Second.

Mrs. McCloud: Mr. DeBolt seconds. Is there any other discussion on this item?

Mr. Haire: Just for clarification, you're just talking about the poster type signs, not the—

Mrs. McCloud: The poster signs.

Mr. Haire: --channel letters?

Mrs. McCloud: Exactly. The three at the bottom that are -- the two new additional and then the one that's being switched out. Mr. DeBolt seconds. Any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Haire to please call the roll.

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

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

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

C. OTHER BUSINESS - None

D. DISCUSSION OF COMMERCIAL DESIGN STANDARDS

Mrs. McCloud: All right, Item D, Discussion of Commercial Design Standards. Mr. Haire, take it away.

Mr. Haire: Just briefly go over kind of where we are with that. I passed out a copy of minutes from the previous few meetings that we had December 13th. We had one again on January 10th and then we had one on the 31st. So, we've had three meetings. What we have decided to do is to propose actually zoning overlays, so it'll be amendments to the zoning code. That way-- We always talk about how we want guidelines that'll have some teeth and be able to hold, well, the zoning code will be able to hold up. I don't know that it'll accomplish everything that we want, but it'll get a lot of the things accomplished, so that's a good place to start.

What we've talked about up to this point is doing a number of different overlays to address different areas of the city. So what we're starting with is Olde Reynoldsburg and doing a new overlay, which we already have a Historic District overlay, so we're just kind of amending that and updating that to give that some more teeth at this point. We've talked about doing a number of other overlays to address areas. We'd have like a Main Street overlay, Broad, 256, kind of those type of similar area overlays. Then we'd have another overlay for Brice/Livingston area.

That's where we're at at this point. I will keep you updated on each meeting and if you have any questions about kind of the process we've taken so far, either let me know, or let Mr. Bainter, or Mr. Comeaux who are serving on the committee know.

Mrs. McCloud: Any questions for Mr. Haire about the Commercial Design Standards? (No response.) I apologize. I should have addressed this at Approval of Agenda, but we moved elections to tonight.

Mr. Haire: Yeah. We'll need to take care of that since both the Chair and the Vice Chair are both resigning. Tonight's their last meeting.

Mrs. McCloud: Yeah, and I did not get a chance to welcome Mr. Comeaux at the first meeting.

Mr. Comeaux: _____. My apology.

Mrs. McCloud: No problem at all. What you don't know is this is my last meeting as well as Mr. Smith's, or you may know that. Were you a Council appointment?

Mr. Comeaux: Yeah.

Mr. Haire: Yes.

Mrs. McCloud: Two Council appointments, so I don't know if they're already soliciting, actively soliciting for volunteers.

Mr. Smith: Ron Stake should be handling it.

Mr. Haire: Yeah, I've not spoke to him about it.

Mr. DeBolt: He's not mentioned it at the most recent meetings, but I'll speak to him as well.

Mr. Haire: Yeah, we'll make sure of it. I know that they're aware that we have two vacancies on the Board, or we will have two vacancies.

Mrs. DeBolt: It's quite difficult to have it one time for a Volunteer Board. I've not officially turned in my resignation. I've announced it, but I – no other reason than I just haven't gotten around to it. I guess it's possible I could delay that another month. What I hate to see is for the businesses to come and we don't have a quorum for whatever reason.

Mr. Comeaux: What is quorum?

Mr. Haire: Four members.

Mrs. McCloud: And if you have two of us gone, that means that all four of you – Mr. Serraglio's attendance is—

Mr. Haire: Sparse.

Mrs. McCloud: Yeah, it's not as reliable. I think his business has obligations for him elsewhere, which means all four of you would need to be able to attend.

Mr. DeBolt: In addition, the selection of a Chairman, I don't think that's been resolved yet. Therefore, if you could attend one more meeting, I think we could probably handle both of those by then.

Mrs. McCloud: Well, that was – yeah, the selection of a Chairman should—

Mr. Haire: We've elected a Chairman at the last meeting, we continued with—

Mrs. McCloud: All right, got you.

Mr. Haire: --the existing, so you are actually the Chairman for this year and Mr. Smith is the Vice Chair.

Mrs. McCloud: Until I—

Mr. Haire: At this point.

Mrs. McCloud: Right. Until we officially resign.

Mr. DeBolt: When is Mr. Smith's actual—

Mrs. McCloud: This is his last meeting.

Mr. DeBolt: Last meeting? Okay.

Mrs. McCloud: This was going to be my last meeting.

Mr. DeBolt: Well, again, if you can carry on for one more meeting, that would be appreciated.

Mrs. McCloud: All right. Okay. Any other business today? (No response.) None before the Board hearing, then we stand adjourned.

Mr. Smith: Well, wait a minute. We need to nominate a Vice Chair.

Mrs. McCloud: We won't officially until next – because—

Mr. Haire: Until the next meeting.

Mrs. McCloud: You're still the Vice Chair. Until you're officially off the Board, there's no vacancy.

Mr. Smith: So, I won't be able to make any nomination then?

Mrs. McCloud: Well, you can resign right now and make a nomination. Would you like to do so?

Mr. Smith: Yes.

Mrs. McCloud: Mr. Smith is officially resigning as the Vice Chair and he would like to make a nomination.

Mr. Smith: I would like to nominate Tom Eller as Vice Chair.

Mrs. McCloud: Mr. Smith has nominated Mr. Eller. Is there a second?

Mr. DeBolt: I'll second.

Mrs. McCloud: Are there any other nominations before we move forward? Is Mr. Eller so inclined to serve, before we take a vote?

Mr. Eller: Well, Mr. Eller is concerned about the Board and if there is anyone who has a desire to step forward and volunteer for the position, I would certainly welcome that. I don't feel comfortable declining, because I think there's a real need. I have no desire to serve as Vice Chair, but if there is a need and nobody else feels like they would like to step up, then I would reluctantly accept.

Mrs. McCloud: Well, that's some resounding enthusiasm.

Mr. Eller: Yeah.

Mrs. McCloud: Well, I don't think it's appropriate that Mr. DeBolt, being a City employee, serve as the Chair or Vice Chair.

Mr. DeBolt: No.

Mrs. McCloud: Mr. Comeaux is new. It's probably not the best time for him to serve as Vice Chair. Mr. Serraglio is not in 100% attendance for liability, so that leaves Mr. Bainter. Do you have an interest in serving as Vice Chairman?

Mr. Bainter: No, I don't, because of schedule.

Mr. White: Well, that puts it right back in your lap, Tom.

Mrs. McCloud: Mr. Eller, welcome to the Vice Chairmanship.

Mr. Eller: By default.

Mr. Smith: Welcome aboard.

Mrs. McCloud: 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. DeBolt voted "yes." Mr. Comeaux voted "yes."
Mrs. McCloud voted "yes." Mr. Smith voted "yes." Mr. Bainter voted "yes." Mr. Eller
voted "yes.")

Mrs. McCloud: Congratulations, Mr. Eller.

Mr. Eller: I have to support myself.

Mrs. McCloud: You don't want any dissenting votes. Having no further
business to come before the Board, we stand adjourned.

E. ADJOURNMENT

Meeting adjourned at 7:30 p.m.

Stephanie McCloud, Chair

Lucas Haire, Planning Administrator

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