

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
FEBRUARY 6, 2014
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. Lane Beougher
Mr. James Comeaux
Mr. Richard Hudson
Mr. Nathan Burd

Others Present: Mr. Justin Robbins

2. APPROVAL OF MINUTES OF DECEMBER 18, 2013 AND JANUARY 2, 2014 MEETINGS

Chairman Beougher: Next on the agenda we have two meetings to approve minutes for. I'll take the December 18, 2013 rescheduled meeting first. Are there any amendments or questions about those minutes?

Mr. Robbins: There are a couple of instances in which the names are incorrect. In particular, Phil Dargish.

Mr. Beougher: I see Mr. Gargish.

Mr. Robbins: Yeah.

Mr. Beougher: Yes. Okay.

Mr. Robbins: There is a name – I was speaking about Shelley in the office and it was – I forget the name that was substituted but it was incorrect so.

Mr. Beougher: Okay.

Mr. Robbins: There are some, I think, housekeeping things that I need to go back and make sure the names are correct.

Mr. Beougher: Okay. So those housekeeping items will be fixed based on the sign-in log and the applications and so forth. Any other corrections? (No response.) Hearing and seeing none, they will stand as amended at some point in the future. It's kind of weird to say it that way but that's kind of the way it is.

Okay. Next are the minutes of the January 2, 2014 meeting. Any corrections here? (No response.) Names are all correct? (No response.) Hearing and seeing none, they will be approved as distributed.

3. PUBLIC COMMENT

Mr. Beougher: Next item on the agenda is Public Comment. If you are here to address us on an issue that is not on this evening's agenda, we have an opportunity for you to come up to the lectern and speak. Seeing no movement from the audience, we'll assume that you're all here on an agenda item. We'll move on to swearing in of speakers.

4. SWEARING IN OF SPEAKERS

(Mr. Beougher administers the oath.)

B. NEW BUSINESS

1. 6294 EAST MAIN STREET, REYNOLDSBURG, OHIO; APPLICANT: BRUCE SOMMERFELT SIGNCOM, INC. HARBOR FREIGHT. (#163143). EXTERIOR SIGNAGE.

Mr. Beougher: Is Mr. Sommerfelt here this evening?

Mr. Sommerfelt: Yes.

Mr. Beougher: Yes. Great. Please state your name for the record, approach the lectern, speak into the microphone, state your name, and then we'll have Mr. Robbins introduce the item.

Mr. Bruce Sommerfelt: Bruce Sommerfelt, 527 West Rich Street.

Mr. Beougher: Thank you, sir.

Mr. Robbins: Yes. Again, this is 6294 East Main Street, exterior signage for Harbor Freight, Application #163143. The property is located on the north side of East Main Street and west of Brice Road. The existing zoning is CC, Community Commercial and it is within our CC Overlay District. They are requesting Design Board approval for a new wall sign on the east side of the building. The new wall sign is to measure approximately 24' 4" by 6' 3", again on the west façade. The sign being proposed is the same style, same color, same shape as the sign that was approved on the front of the building, which would be the south side that faces East Main Street. A bit of context for the project. I'm sure the Board recalls this was something that went through both Design Review and BZBA. They were granted a variance in January from Section 1183 to allow signage on the side of the building. Part of the consideration for

that, and just to give the Board a little bit of background as well, is that when the buildings were brought closer to the street such as required by the Overlay, visibility for signage becomes difficult. So the BZBA thought it was justified a hardship that was placed on the applicant, so signage was allowed just on the west side of the building.

As far as the findings from staff, the proposed signage matches the size and style of the front signage already approved by the Board. The proposed signage is clear, legible and attractive and it is the recommendation of staff that the Certificate of Appropriateness be granted for the signage in keeping with the existing character of the area and will not adversely affect the overall appearance of the area.

Mr. Beougher: Okay. Mr. Sommerfelt, do you have anything to add to Mr. Robbins' report?

Mr. Sommerfelt: No, thank you. But if you have any questions, I'll be happy to answer them.

Mr. Beougher: Are there any questions from the members? (No response.) We can go right to a motion.

Mr. Comeaux: I move that we approve the additional wall sign on the west side of the building as proposed.

Mr. Beougher: Is there a second?

Mr. Hudson: I'll second.

Mr. Beougher: Thank you, Mr. Comeaux for the motion and Mr. Hudson as you stated for the second. Any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Thank you.

Mr. Sommerfelt: Gentlemen, thank you very much.

Mr. Beougher: And you'll get a lecture about the permit.

Mr. Robbins: You will. I'm going to give a—

Mr. Beougher: At no additional cost.

Mr. Robbins: I am going to give a broad lecture to everybody here so just a little bit of a background.

Mr. Beougher; Everybody pay attention.

Mr. Robbins: We have many departments in the City and the three, sometimes two that you're going to deal with are the Zoning Department, and we say what is allowable to go in certain places. And then you have the Building Department and they give permits and they determine how it's allowed to be installed and built. And then we have the Engineering Department which deals more with public utilities, grade, storm water, sewage, and things of that nature. For wall signage or new signage such as this, a building permit in addition to a zoning certificate is required for the signage, so that's to everybody, just so everyone is clear. And for those, stamped engineering drawings are required so you're going to deal with two different departments. You'll deal with Zoning and then Building. I know you know this.

Mr. Beougher: Thank you, Mr. Robbins. Next item on the agenda, B2.

2. 7055-7057 EAST MAIN STREET, REYNOLDSBURG, OHIO; APPLICANT: JOLYNNE GATES. REYNOLDSBURG VAPOR STATION (#163473). NEW SIGNAGE.

Mr. Beougher: Would you please state your name for the record?

Ms. Jolynne Gates: Jolynne Gates.

Mr. Beougher: Thank you, Ms. Gates. Mr. Robbins, would you please introduce the item?

Mr. Robbins: Again, this is 7055 and 7057 East Main Street, new signage for the Reynoldsburg Vapor Station. The property is located on the south side of East Main, west of Ada Drive. It is zoned CC, Community Commercial and is within our CC Overlay District. They are requesting Design Board approval for a new wall sign and the refacing of an existing monument sign.

Mr. Beougher: Mr. Robbins, we have another exhibit at our table.

Mr. Robbins: Yes.

Mr. Beougher: Is this different than the exhibit that was stapled in with the package?

Mr. Robbins: It was. The sizes are different. We had been in contact with the applicant. I think there was some confusion over the size of the proposed sign—

Mr. Beougher: So, it was 18 feet long by 4 feet high. Now it's 17 feet long by 2 feet high.

Mr. Robbins: Yeah. And we wanted to be clear on how much frontage they had. The original drawings showed, I believe, 24 feet of frontage and that was incorrect. I think there's – let me get the—

Mr. Comeaux: It says 40.

Mr. Robbins: 40 feet of frontage now. So they were taking up two tenant spaces.

Mr. Beougher: 30 inch fascia for the awning or fascia.

Mr. Robbins: That's correct. And, again, this is closer than 80 feet to the right-of-way, so it's a Type A signage which has an allowable area of 1 square foot of signage per linear foot of building frontage. So at the 40-foot building frontage they have shown in the drawings, it would be allowed a maximum of 40 square feet on their wall, which they're pretty close to that, but under.

Mr. Beougher: Okay. Ms. Gates, do you have anything to add to Mr. Robbins' report?

Ms. Gates: (inaudible)

Mr. Beougher: All right. We may have some questions for you. Are there questions from the members? (No response.) Okay. Is there a motion?

Mr. Burd: Just one question. Justin, so just to be clear, the revision that we're looking at is allowable under code. There's no--

Mr. Robbins: It is. It's absolutely correct, yeah.

Mr. Burd: Okay. Thank you for working with staff on this and I'll make a motion that we approve based on what we've received this evening.

Mr. Beougher: Is there a second?

Mr. Comeaux: I will second.

Mr. Beougher: Motion by Mr. Burd, second by Mr. Comeaux. Mr. Robbins, please.

(Mr. Robbins called the roll. Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Robbins: I'm going to give a short little speech. I would highly recommend you contact the Building Department to verify that this may or may not require a building permit, so there's a gray area with fascia, that type of thing. In addition, I want to make

sure that you know that a sign permit is required for each sign through the Zoning Department, so okay, just making sure. All right. Free to go.

Mr. Beougher: All right. Thank you, Ms. Gates.

3. 1919 BALT/REYN ROAD, REYNOLDSBURG, OHIO; APPLICANT: LIJUN TIPTON, JY BODY RELAX (#163647). NEW SIGN.

Mr. Beougher: Item B3. 1919 Baltimore-Reynoldsburg. Applicant: Lijun – is that right?

Ms. Tipton: Yes.

Mr. Beougher: Tipton, JY Body Relax. This is Application #163647 for a new signage package.

Mr. Robbins: Correct.

Mr. Beougher: Would you please state your name?

Ms. Lijun Tipton: My name is Lijun Tipton.

Mr. Beougher: Thank you. Mr. Robbins, would you introduce the item?

Mr. Robbins: Yes. This is for 1919 Baltimore-Reynoldsburg Road, a new signage package for JY Body Relax, Application #163647. The property is located on the west side of Baltimore-Reynoldsburg Road and south of the intersection of East Livingston and Lancaster. It is zoned CC, Community Commercial. They are requesting Design Board approval for new signage and a new tenant panel monument reface. I can flip to the signage. So, I believe, and you can correct me if I'm wrong, Ms. Tipton. Actually I have – I've discovered I have a laser pointer. So I believe this is the tenant space, is that correct?

Mr. Beougher: It's not showing up on our screen.

Mr. Robbins: Oh, well I'll-- It's near the center of the strip, let's say, and this particular strip mall faces perpendicular to the street so the sign's not, let's say, readily visible from the street, from Baltimore-Reynoldsburg at least. The proposed signage, you're looking at 18 square feet. It's a single wall-mounted PVC face, no lighting in back and you can see the storefront here. And then we have – this is the tenant panel that's proposed to be refaced and is it will be in the monument sign.

Mr. Beougher: Could you go back to the Google Earth view?

Mr. Robbins: Certainly. So it looks like it's right about here.

Mr. Beougher: Okay. I have a question but not about this application, so maybe we'll save that until the end. All right. Go ahead.

Mr. Robbins: I can't wait to hear what it is. So the – from a code standpoint, the signage reface and the proposed signage meets the minimum area that's allowable by code. Staff finds that following determination by the Board, staff recommends approval of the proposed signage. The signage is clear and legible. The proposed signage is in keeping with the existing character of the area and will not adversely affect the overall appearance of the area.

Mr. Beougher: Sorry—

Mr. Robbins: No.

Mr. Beougher: Side bar. Do you have anything you'd like to add to Mr. Robbins' report? Do you have anything you'd like to say?

Ms. Tipton: I have nothing to say.

Mr. Beougher: Do we have any questions for Ms. Tipton?

Mr. Comeaux: So just so I'm clear. There's no external illumination nor internal illumination? It's just Plexiglas or something like that -- not Plexiglas.

Mr. Robbins: That's my understanding.

Mr. Comeaux: So there's not going to be any lighting on top of it to—

Ms. Tipton: No light.

Mr. Comeaux: Okay.

Mr. Robbins: Now, the monument sign may have.

Mr. Comeaux: Right.

Mr. Robbins: Yeah. Illumination to the rear.

Mr. Beougher: All right. Is there a motion?

Mr. Hudson: Well, this has nothing to do with the sign. What is your business? I just see Body Relax.

Ms. Tipton: I do the acupressure _____.

Mr. Hudson: Okay.

Mr. Robbins: They're approved for reflexology, which deals with the hands and the feet and, I believe, acupuncture. So it's an alternative medicine and treatments.

Mr. Beougher: You said acupressure?

Ms. Tipton: Acupressure.

Mr. Beougher: Not acupuncture.

Ms. Tipton: No puncture.

Mr. Beougher: No puncture, no holes. All right. And do you have other locations?

Ms. Tipton: No.

Mr. Beougher: I see that you live in Zanesville.

Ms. Tipton: Yeah. Before I have mall – in the Zanesville Mall. No, I don't have.

Mr. Beougher: Okay. Any other questions? (No response.) Is there a motion?

Mr. Hudson: I'll move to approve as presented.

Mr. Beougher: Thank you, Mr. Hudson. Is there a second?

Mr. Burd: I'll second.

Mr. Beougher: Thank you, Mr. Burd. Any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Congratulations.

Ms. Tipton: Thank you. Thank you very much.

Mr. Robbins: So there's another step. It needs a building permit.

Ms. Tipton: Oh, yes.

Mr. Robbins: Okay. So contact the Building Department and verify their requirements, please.

4. 8861 EAST BROAD STREET, REYNOLDSBURG, OHIO; APPLICANT: SUSAN MOORE, ARKINETICS. CIRCLE K (#163686).

Mr. Beougher: Last item on the agenda. B4, 8861 East Broad Street, Reynoldsburg, Ohio. Applicant: Susan Moore, Arkinectics for Circle K. This is Application #163686. This is for a minor site plan cooler addition. Would you please state your name for the recording?

Ms. Susan Moore: Susan Moore.

Mr. Beougher: Thank you, Ms. Moore. Mr. Robbins, would you please introduce the item?

Mr. Robbins: Yes. Again, this is for 8861 East Broad Street, minor site plan for a cooler addition for the existing Circle K gas station, Application #163686. The property is located at the southeast corner of the intersection of East Broad Street and Taylor Road SW. It is zoned Community Commercial. Request is for Design Board approval for a minor site building modification which will incorporate a proposed cooler in addition to the existing convenience store. The property to the west is zoned RI, Restricted Industry and the property to the east is zoned CS, Community Services. The applicant is proposing the addition of the cooler to the rear of the building which is to become storage for beer. The addition will add approximately 166 square feet to the existing 3280 square foot building. The addition does not propose to affect the layout of parking, the movement of pedestrians or the location of adjacent light pole or tree. And you can see in the image here that there's a tree right here on the little landscaping island and then there is a light pole in the existing yard. See if I can get a drawing up that shows that a little better. And you can see – if the Board sees in the drawing, so where my cursor is right now is where the light pole is. You can see a little better here.

Staff does have some concern regarding the exterior materials of the proposed cooler, as proposed. So correct me if I'm wrong, it was an aluminum panel cooler that would be painted to match a color similar to the building.

Ms. Moore: Correct.

Mr. Robbins: And there is no treatment on the roof. They basically have a flat roof with, I assume, a membrane roof on top of it.

Ms. Moore: Correct.

Mr. Robbins: While the applicant has made an attempt to match the color of the cooler to the existing building, staff does find the proposed cooler would not match the aesthetic character of the existing building. Coolers of this type are typically found to the rear of a building and places where low visibility and screening are a little more present. This is a prominent corner within our City and the site of this building – I mean, if you want _____ the rear, it kind of has two rears. But it will be visible from Taylor

Road so I think, in this situation, it would be appropriate to have something that's clad in the same fashion that the rest of the building is. So the existing building has a water table band that comes around and then it's done in, I believe, some sort of thru-wall block.

Ms. Moore: I do have, if it would help, I do have pictures of the existing building if it would help anybody.

Mr. Robbins: Yeah. The Board would like to see that.

Mr. Beougher: Thank you.

Ms. Moore: And addressing zoning concerns, we would be willing to enclose the cooler to match the building.

Mr. Comeaux: So you'd be willing to encase at least the side facing Taylor Road in brick? Is that what you're—

Ms. Moore: Yeah. We would be willing to enclose actually all three sides of the cooler in brick and then put a roof on top of it.

Mr. Beougher: Other questions?

Mr. Comeaux: So the height of it, it will come up? And the building is what height now?

Ms. Moore: The building is 18 feet.

Mr. Comeaux: 18 feet and the cooler is going to be about 10, 12-ish?

Ms. Moore: I would say that once – the cooler is about 9 foot tall and then once we put some structure on top, I would say we would be approximately, I would say maybe 12 feet.

Mr. Comeaux: Okay.

Mr. Beougher: Yeah. On the drawings the parapet is at 18 feet above finished floor on the inside, not necessarily the outside. And the beer cave, as it's called, is at 9 foot 4 above finished floor. And you're saying it would be extended with a parapet wall beyond the wall of the cooler. You're still using the metal cooler panels, installing those and then putting masonry up around it?

Ms. Moore: Correct.

Mr. Beougher: That's what I've typically seen done. And do you feel confident that you can match the brick?

Ms. Moore: I do have the – we should be able to match the brick. I know I have a set of the existing drawings, believe it or not, of the store.

Mr. Beougher: Usually it's a matter of—

Ms. Moore: And I'm hoping that the – yeah--

Ms. Moore: --the color is listed.

Mr. Beougher: Yeah. Usually it's a matter of whether the manufacturer is still in business or making that same run. Sometimes they change their formulas and it's difficult to get a good match, and the coursing in the water table, it's like a soldier course?

Ms. Moore: Yeah. It's a soldier course of a slightly darker brick color.

Mr. Beougher: Okay. All that is going to be emulated in the new walls?

Ms. Moore: Yes, sir.

Mr. Beougher: Thank you.

Mr. Robbins: This is something I just noticed. There's seems to be an existing wall pack on the rear side of the building where the cooler is to go.

Ms. Moore: Yes. We have to relocate the – we would relocate – now that we're enclosing the cooler we could relocate that wall pack to the wall.

Mr. Robbins: Okay. And that would be part of this application, that the Board understand there's a – you can see the existing wall pack here on the back side of the building so exterior light. And then she's saying that when this gets clad in brick and brought out then that light would then be placed on the new wall.

Mr. Beougher: Yeah.

Ms. Moore: Um-um.

Mr. Robbins: Okay.

Mr. Beougher: All right. Your building is an odd shape and that kind of hurts you in the fact that there is no rear, per se, it's just two kind of angled sides.

Ms. Moore: Yeah. We fondly refer to them as home plates.

Mr. Beougher: Yeah. Okay. Well, I think you've satisfied my concerns. Mr. Robbins, are you comfortable?

Mr. Robbins: I am. I would like to say that I would like the applicant to re-submit drawings that I can then approve the minor site plan that does show those changes reflected in the Board.

Ms. Moore: Yes. We would like to re-submit. We would re-submit the floor plan showing walls and then the elevation showing the matching brick and treatment.

Mr. Robbins: Okay. Great.

Mr. Beougher: Okay. So our motion should include some language about working with staff.

Mr. Robbins: I think so.

Mr. Beougher: Staff approval.

Mr. Robbins: Yeah. Staff approval based on everything we've heard from the Board, so I think we're all on the same page about what's to be expected. Basically, to match the existing façade treatment, make it look as it's conceived as part of the building.

Mr. Beougher: All right. Any other questions from the Board? (No response.) Is there a motion?

Mr. Comeaux: I move that we approve this item as submitted with the caveat that you encase it in brick matching the brick to the current building and the water table and that you submit plans detailing that to Mr. Robbins.

Mr. Beougher: For his approval.

Mr. Comeaux: For his approval, yes.

Mr. Beougher: Sorry.

Mr. Comeaux: No. Thank you.

Mr. Beougher: Is there a second to that motion?

Mr. Hudson: I'll second.

Mr. Beougher: All right. Any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Beougher voted “yes.” Mr. Burd voted “yes.” Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.”)

Mr. Beougher: I don’t often have the opportunity to say this but you are safe. All right. Mr. Robbins, let’s assume there’s a whole bunch of permitting _____.

Mr. Robbins: You are an architect, correct?

Ms. Moore: Yes.

Mr. Robbins: Okay. I think you’re aware of how the process works.

Ms. Moore: Yes. We will be—

Mr. Robbins: You know that building permits are required?

Ms. Moore: Yeah. Once we have our zoning certificate we’ll have a complete set of construction docs going through the Building Department.

Mr. Beougher: Thank you very much.

Mr. Robbins: Thank you.

Mr. Beougher: That was kind of fun.

5. (church/Olde Reynoldsburg) – still need packet, etc.

C. OTHER BUSINESS

D. ADJOURNMENT

Mr. Beougher: All right, with no Other Business before us, we will adjourn this meeting at 7:03 o’clock p.m.

Lane Beougher, Chair

Justin Robbins, Planning Administrator

This document was transcribed by:
Area East Secretarial Service
7668 Slate Ridge Blvd.
Reynoldsburg OH 43068