

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
FEBRUARY 5, 2009
6:30 PM

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mrs. Stephanie McCloud Mr. Richard Hudson Mr. Kevin Bainter Mrs. Pamela Boratyn
Members Absent:	Mr. Scott Baker Mr. Thomas Eller
Others Present:	Mr. Aaron Domini, Planning Administrator

2. APPROVAL OF MINUTES OF JANUARY 8, 2009 MEETING

Mrs. McCloud: Item number 2 is approval of the minutes of the January 8, 2009 meeting. Are there any additions or deletions to those minutes? (No response.) Hearing none, they will stand as distributed.

3. APPROVAL OF AGENDA

Mrs. McCloud: Item number 3 is approval of tonight's agenda. I see that we have received an amended agenda which adds two items as B5 and B6. Is that all that we need to amend for this evening, Mr. Domini?

Mr. Domini: Yes.

Mrs. McCloud: Are there any other amendments?

Mr. Domini: No.

Mrs. McCloud: Is there a motion to amend?

Mr. Bainter: I'll move.

Mrs. McCloud: Mr. Bainter moves to amend. Is there a second?

Mr. Hudson: I'll second.

Mrs. McCloud: Mr. Hudson seconds. All those in favor of amending the agenda signify by saying "aye." (Response is "aye.") All opposed same sign. (No response.) Agenda is amended.

4. SWEARING IN OF SPEAKERS

(Mrs. McCloud administers the oath.)

5. PUBLIC COMMENT

Mrs. McCloud: Is there anyone here to address the Board on an item not on the agenda? (No response.) Great. Let's move along.

B. NEW BUSINESS

1. 2923 TAYLOR ROAD, SPACE 2969, REYNOLDSBURG, OHIO:
CERTIFICATE/PERMIT NUMBER: 5353 DR. APPLICANT: NATIONAL FINANCIAL,
REICHARD D. BIGHAM, JR. REQUEST: INTERIOR ILLUMINATED CHANNEL
LETTERS AND LOGO.

Mrs. McCloud: Is there anyone here from National Financial? Okay. If you would, just come down and Mr. Domini's going to do a brief presentation and then we'll ask you to state your name for the record and be available to answer questions.

Mr. Richard Bigham: Richard Bigham, 326 Canyon Driver, Columbus.

Mrs. McCloud: Thank you.

Mr. Bigham: I'm the erector on this.

Mrs. McCloud: Okay. Thank you. Go ahead, Mr. Domini.

Mr. Domini: Basically what we have is a business doing basically a re-branding. They're existing in this center. I'll show you their existing signage in a minute, but it's a Type B wall sign for the existing credit agency which is re-branding, as I noted. They're proposing installing internally illuminated aluminum channel letters. They're green and yellow with either black or yellow trim. The approximate size of the sign is 16 by 14 inches or 18.6 square feet, which means it complies with a Type B wall sign, as the wall is approximately 20 feet in length. It meets all of our other standards. I think we would just look at this as we would most applications for compliance generally under 1103.12 for its impact on the viewer's perspective and overall impact on the District. If you note up here on the screen where my cursor is, this is where the existing business is, this kind of end cap here. This is the existing signage and this is what they're changing to. It's a very similar color scheme. I think basically just kind of doing a renaming. So, again, the existing and proposed. That's all I have.

Mrs. McCloud: Thank you, Mr. Domini. Are there any questions for Mr. Domini or the applicant? (No response.) Thank you, Mr. Domini.

Mr. Comeaux: I move we approve this change in signage.

Mrs. McCloud: Mr. Comeaux moves approval. Is there a second?

Mr. Bainter: I'll second.

Mrs. McCloud: Mr. Bainter seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes.")

Mrs. McCloud: Item passes. Thank you very much.

Mr. Bigham: Thank you very much.

2. 6545 EAST MAIN STREET, REYNOLDSBURG, OHIO: CERTIFICATE/
PERMIT NUMBER 5354 DR. APPLICANT: DAIRY QUEEN, TOM PITCHFORD
(5354DR). REQUEST: NEW ENTRY TO EXISTING BUILDING.

Mrs. McCloud: Mr. Pitchford, if you would, just come down and I'm going to ask Mr. Domini to make a presentation and then, if you would be available for questions. Thank you. Yes, Mrs. Boratyn.

Mrs. Boratyn: Yes. I certainly do apologize for being late and holding you all up. I thought it was at 7:00, so I do apologize.

Mrs. McCloud: That's okay. Thank you, Mrs. Boratyn. Mr. Domini.

Mr. Domini: Sure. This is at 6545 East Main Street, the Dairy Queen that is currently on Main Street there. It's important to note generally that this property does fall within the new community commercial overlay. After I reviewed the application, there isn't any strict standard in the new overlay that will apply to this application, because the business is not extending any closer to the street than the current building footprint, or is not extending beyond 50% of the current building. Basically what the applicant is proposing to do is add a new entry to the existing building. I would like to ask the applicant, in a minute, to kind of clarify what exactly of how that's going to be configured. But from what I'm seeing it's a double door entry which will function as a cold entry on the Dairy Queen and it'll extend from the existing store windows which I'll show you in a minute from an image, out to the edge of the current overhang. The enclosed area will measure approximately 6 feet in width and, as I noted here, I wanted the Board to make sure that the applicant could clarify how much of the porch area will be enclosed, as this was somewhat unclear from the documents that were submitted.

In terms of the site, here's the current configuration. Main Street would be at the top of that image. Some images that I took today of the current location, this image down here is a side view if you're coming through the drive-thru. Here's where you'll put your trash and then you're looking into that overhang there. What I'm seeing is the applicant's proposing to add glass doors that come out to here. What was a little unclear is how much of this area was going to be enclosed with the glass doors. I think it's 6 feet. Then a little bit better image of what that front entry looks like. So, again, I think the doors are just going to come out flush with the overhang. But at this point, I would like the applicant to try to clarify any questions that I or the Board may have.

Mrs. McCloud: Thank you, Mr. Domini. Mr. Pitchford?

Mr. Pitchford: Yes.

Mrs. McCloud: If you would just help clarify that for us. We don't have a rendering of what the after is going to look like, so if you could at least try to visually describe it for us.

Mr. Pitchford: Okay. The entryway – it will be considered a foyer. There'll be double doors on the outside. The doors actually on the outside, both doors, will open to the east. One door will be a 42 inch and the other a 36 inch. All are more than enough to meet any codes. The two inside double doors will both be double doors, all doors opening out. This is kind of – we kind of went backwards on this. The building department approved it already and we're kind of starting at the back and running towards the front. The law requires we have at least 7 feet between doors. We do have the 7 feet between the doors. In other words, the outer door and the inner door has to have -- be 7 foot apart. We do have that. The whole area – that center, if you could see the center window, it will be removed. That area there will go from window to window, straight out, not quite to the total overhang. If you have the other picture you had up there before. Yeah, okay. We'll be about right there where the posts are and the posts are back from the total overhang. The amount of change – everything is glass. There's going to be very little visible change in it. The main reason to do it is for customers. They have two counters and now they're coming in from the east and coming in the side of the building and people have a tendency to line up and don't realize there's two places to be served. So basically that's the reason for the whole change to be made.

Mrs. McCloud: And, so, Mr. Pitchford, if I understood you correctly, then the current entrance on the east side that opens to the north will no longer exist?

Mr. Pitchford: It would no longer exist after this.

Mr. Domini: That's this entry here?

Mrs. McCloud: Right. And so the new entrance will be in the middle?

Mr. Pitchford: Right in the middle.

Mrs. McCloud: But there—

Mr. Pitchford: That middle window there, the big window, yeah.

Mrs. McCloud: Okay. So the big window in the middle will now be a double door.

Mr. Pitchford: Correct.

Mrs. McCloud: And there will be a – and that will be a foyer out to the poles—

Mr. Pitchford: Um-um.

Mrs. McCloud: --and the second doors – did I understand you correctly? The second doors would face east?

Mr. Pitchford: The second doors will open to the east. The wind comes out of the west.

Mrs. McCloud: Right.

Mr. Pitchford: Okay, instead of double doors we're putting two single doors that both will open to the east—

Mr. McCloud: Okay.

Mr. Pitchford: --so it doesn't open into the wind. And that's one problem they've always had.

Mrs. McCloud: Oh, sure, this one – so it just opens the-- okay. I'm sorry, the door's not facing east, it just opens--

Mr. Pitchford: No. It just opens to the_____.

Mrs. McCloud: Okay, but it will also be in the center?

Mr. Pitchford: It'll be right dead in the center, yeah.

Mrs. McCloud: Okay. And then--

Mr. Pitchford: If you can see in that picture, there's a post right in the middle of that window. They're actually – that post will be moved and there'll be two side posts to hold it at each end of each double door.

Mrs. McCloud: Okay.

Mr. Pitchford: No headers are changed, no foundations are changed or anything in it.

Mrs. McCloud: The post colors?

Mr. Pitchford: There is no color change.

Mrs. McCloud: Same? Okay.

Mr. Pitchford: Everything will be aluminum, in the color of aluminum, same as the existing on the whole building.

Mrs. McCloud: Okay.

Mr. Pitchford: The sides are all glass on the addition coming up -- both sides are all glass on each side. All the specifications have been submitted and approved, that they meet all the specifications for State, on the doors and everything else.

Mr. Domini: Mrs. McCloud?

Mrs. McCloud: Yes, Mr. Domini.

Mr. Domini: What material will you be using where the former entry was, that you're going to remove that? Is that going to then be vertical?

Mr. Pitchford: Most likely the same siding. You can see just a little bit of pieces on each side of it. Most likely that same siding and it's on the other side. It's a vertical type of vinyl siding. Most likely that will be identical, just take the door out and run it on across, for this time. There will be additional improvements made to it. Dairy Queen has required improvements in all their stores, so I know he's putting new ceiling panels in it now. They hope to re-tile the whole floor inside. This has also been approved by Dairy Queen. You can't change Dairy Queens without Dairy Queen okaying it, too. So, this concept has been changed for an entryway. The biggest thing is making it total glass so there really isn't a change, per se, in the whole store.

Mrs. McCloud: Yes, Mr. Comeaux.

Mr. Comeaux: So, just so I'm clear. The half wall -- the half brick wall, you're going to take out the middle part--

Mr. Pitchford: Yeah.

Mr. Comeaux: --and put doors in there, but the balance of that wall is going to remain?

Mr. Pitchford: Yes. We won't change any of the sides whatsoever or the glass above the sides.

Mr. Comeaux: And then the entry is just going to serve as a, like you said, a foyer and they're not going to have tables there or will they, or—

Mr. Pitchford: No. That table – there's a couple of tables now, will have to be removed. It's just an entryway better for flow. Actually the way it exists now, as you can see, we only have one door to get people in and out of right now. It's really not the most convenient thing to do and the location of the door is really not convenient for traffic. Everything else has been relocated. The sign, exit sign will rerelocated. All the doors will meet all the specifications that the State requires.

Mrs. McCloud: Thank you. Thank you, Mr. Comeaux. Any other questions for Mr. Pitchford? Mr. Bainter.

Mr. Bainter: Yeah, I've got a question.

Mr. Pitchford: Sure.

Mr. Bainter: If I understood you correctly, you said you were not doing any changes with foundations? Don't you have to do a foundation wall on the outside there on your north face?

Mr. Pitchford: There is a foundation wall.

Mr. Bainter: That you're going to be adding.

Mr. Pitchford: No. There is a foundation—

Mr. Bainter: On the north face, on the north side where you're putting your new side door out by the columns?

Mr. Pitchford: On the doors, yes.

Mr. Bainter: There's a foundation wall along there?

Mr. Pitchford: There is an addition. If you can look up here over on the right, my right side, there is an addition there. That sets out on a patio. That patio originally all has a foundation under the whole thing.

Mr. Bainter: So that patio originally was enclosed?

Mr. Pitchford: No. It was built to enclose it. Only half of it—

Mr. Bainter: Oh, they did a turndown wall.

Mr. Pitchford: Huh?

Mr. Bainter: They did a turndown slab there.

Mr. Pitchford: Yeah.

Mr. Bainter: To make the frost wall?

Mr. Pitchford: Correct. That's what the posts are resting on. There is an exterior slab.

Mr. Bainter: Okay.

Mr. Pitchford: The inside part of it, of course, will rest on the wall side.

Mr. Bainter: Right. Okay.

Mrs. McCloud: Thank you, Mr. Bainter. Other comments or questions for Mr. Pitchford?

Mrs. Boratyn: I'll move to approve it.

Mrs. McCloud: Mrs. Boratyn moves approval. Is there a second?

Mr. Hudson: I'll second.

Mrs. McCloud: Mr. Hudson seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Bainter voted "yes." Mr. Hudson voted "yes." Mrs. Boratyn voted "yes.")

Mrs. McCloud: Item passes. Thank you, Mr. Pitchford.

Mr. Pitchford: Thank you.

3. 7453 EAST MAIN STREET, REYNOLDSBURG, OHIO: CERTIFICATE/
PERMIT NUMBER: 5355 DR. APPLICANT: SITE ENGINEERING INC., MARK HAZEL
(5355 DR). REQUEST: ADDITION OF A 2-CAR GARAGE.

Mrs. McCloud: Mr. Domini, if you would, please get it started.

Mr. Domini: This application is for a new garage to be located behind an existing commercial structure in the historic overlay district. The applicant's proposing

to build a 24 by 30 garage totaling 720 square feet. The renovation is for less than 50% of the building, thus does not subject the entire site to the standards in this historic overlay. The garage, as proposed, will be constructed of masonry block and painted dark brown as indicated by the applicant. I do have some images on it. I'll go over it here in a minute with you. After I reviewed the application, I wanted to note some of my concerns or comments, some of which I've discussed with the applicant prior to the meeting. One is for the roofing material. The overlay does state that the roofing material needs to be decorative and in a minimum dimensional shingle. So that's something that we need to consider. The general architecture character exterior surface treatments in the overall building, color scheme may not be compatible with the existing building on the site or surrounding buildings. The exterior detail in relationship to the primary building in terms of vertical expression and composition should be evaluated. And a landscape design should be considered in terms of plant materials used to soften the structure and parking area back there. And one issue, which I think the applicant will be fine with, but I noted when I reviewed the application, that it was proposed for 10 feet from the structure. That needs to be 15 from the primary structure to meet code, the fire code. That's the 10 foot setback from the structure there. And he has enough room to go back under 5 feet, so I don't think that should be an issue. This is the proposed garage here and this is the existing structure here. This is the applicant's place of business. He indicated to me he was erecting this for storage as well as just regular garage type use. This was taken last week during the big storm, but this—

Mrs. McCloud: Is it in there somewhere?

Mr. Domini: --is the existing structure with an mansard roof. This is the back side. I have some other images as well. This is the new viper protection garage, just to orient you a little bit, on Main Street over here. And then this is the existing commercial structure. This is the front elevation, parking here. Main Street would be here. And the structure that's there now is brick with a brown roof. I think the applicant was trying to match the character of it by painting the masonry block brown. I'm not sure if that meets the intent of the code or not. You'll have to make that determination. Here are the elevations that were submitted for the garage. I did note that I didn't see any – see much in terms of architectural detail. I know it's a garage, but it is something that we're a little bit – we carefully review when we look at the Historic District. And that's all I have on this application.

Mrs. McCloud: Thank you, Mr. Domini. Sir, if you would, please state your name for the record.

Mr. Mark Hazel: Mark Hazel.

Mrs. McCloud: Thank you, Mr. Hazel. If you could take a moment maybe and at least start us off with addressing the concerns that Mr. Domini raised.

Mr. Hazel: Okay. The picture doesn't show the south side and the west side of the existing structure are painted block. It's only the north and the east side that has the brick veneer on it, so the garage will match what you can see of the existing building. The shingles are architectural on the existing, so I wanted it to match, so I think that will meet the requirement, the first thing on the roof materials, dimensional. That's fine. Fifteen feet away from the existing structure is fine and that area is now gravel that could be turned into green if it will grow. It's probably shaded quite a bit, but it could be returned to green, it's gravel now. And putting some shrubs on the sides, especially the side to the west where it's grass now, that would be fine.

Mrs. McCloud: Mr. Domini, if I could ask you to go back to the picture of the building, the clear picture not the snowy picture. This elevation is from—

Mr. Hazel: Yeah. That's Main Street looking—

Mr. Domini: Main Street.

Mr. Hazel: --south.

Mrs. McCloud: Okay. Now, you just indicated that the parts of the building that can be seen are the painted masonry.

Mr. Hazel: In the alleys in the back, when you look at the building from the back, you see mason -- painted masonry or block.

Mrs. McCloud: Gotcha.

Mr. Hazel: And then the side to the west is painted block so when the garage would go in, that was my intention to just make it match. I mean, it's actually costing me more to do block than if I would do frame and siding, so if that's what everybody wants that's not really that big a problem. I was just basically trying to match the existing.

Mrs. McCloud: Thank you, Mr. Hazel.

Mr. Hazel: Did you get any clearer pictures of the—

Mr. Domini: No. No, I didn't.

Mr. Hazel: Okay. I should have done it.

Mrs. McCloud: Mr. Comeaux.

Mr. Comeaux: So the block would match the back of the building rather than—

Mr. Hazel: Yeah. The back side of the building is block. The garage would be block, paint everything to match and it's a dark brown color now. That's why it looks like

it's just a black wall. It's that mansard roof wraps around. Only the southeast and north – the west side is block all the way to the roof, painted brown and you can't tell, but it's just really close to get, closely – the shingles closely match the brown paint.

Mrs. McCloud: Thank you, Mr. Comeaux. Are there other questions for Mr. Hazel?

Mrs. Boratyn: Well, I would have a question. The landscaping that you're talking about, could you tell us what you have in mind?

Mr. Hazel: Actually I didn't have any in mind, so I can do whatever would be required. I have to maintain it, so—

Mrs. Boratyn: Right.

Mr. Hazel: There's grass on that little strip to the west side. If it needs to have some shrubs, I could put some low shrubs.

Mrs. Boratyn: Okay.

Mr. Domini: The reason I brought that up was because the area shown here, it is existing gravel parking.

Mr. Hazel: Yeah.

Mr. Domini: That's not a newly constructed gravel lot, so we're not going to make him pave it. If he had newly constructed gravel, we don't allow that or that'd have to have been paved. But something to clean it and just kind of edge it out and define it more. If that's something the Board wants the applicant to do as part of this application, I'd be willing to work with him on that when he gets his zoning certificate. Just make sure that that's indicated on the plan.

Mr. Hazel: If some landscaping is required, I would be agreeable to do, you know, say 5 feet around the sides and the area between the two buildings. I would hope grass would be good there just because there's nobody that could see it.

Mrs. Boratyn: I think that would be a good idea. I would like to see you do that.

Mrs. McCloud: Thank you, Mrs. Boratyn. Are there other comments or questions? I guess I have one, Mr. Hazel. The color of the garage doors?

Mr. Hazel: I would want brown to match the sides, but I'm flexible.

Mrs. McCloud: So the dark brown, the same color as the masonry brick that you painted?

Mr. Hazel: Yeah, dark brown.

Mrs. McCloud: Okay. And the gutters?

Mr. Hazel: Dark brown.

Mrs. McCloud: Okay. Mr. Bainter

Mr. Bainter: As well as the trim and fascia board and everything?

Mr. Hazel: I think they're going to be cedar on that trim, so it'd get painted brown also, rather than where all natural wood, it'd get painted brown too.

Mr. Comeaux: You're going to come out on the alley that's south of you. Are you going to have a paved – a little paved drive to it, or it's actually the gravel, or what?

Mr. Hazel: Leave it gravel with just about 3 foot of a concrete apron in front of the doors. I have lots of file cabinets and old drawings. That is the main—and I'm renting a mini-storage down the street that keeps going up in price, so that's over half the structure will be used for my old files, so I won't have to get in there other than through the man door. And the other side runs a surveying company so we use wood – wooden stakes to pound in the ground, so the delivery truck every couple of weeks would bring a load of wood and we'd keep it in there. So the gravel would not really get used that much.

Mrs. McCloud: The man door – is it safe to assume that's going to be the same color brown?

Mr. Hazel: Unless you want something different. I mean—

Mrs. McCloud: There may be an idea somewhere in there for a little variety or contrast on the building.

Mr. Hazel: Like I say, I'm not particular as far as what color brown. I'm due to paint the block of the existing building, so if you want me to do tan or something that would go with the dark brown shingles, I'd consider it no problem. Or if you wanted tan garage doors, tan man doors with the brown, I would do your suggestions. It's no problem.

Mrs. McCloud: Thank you, Mr. Hazel. Mr. Domini, you made a comment in the staff notes that I didn't see in the Powerpoint about the dumpster.

Mr. Domini: Yes.

Mrs. McCloud: They need to be screened.

Mr. Domini: Yes. I just talked to Mrs. Boratyn about that earlier and – not a commercial dumpster, I don't think. This is a—

Mr. Hazel: That's my regular house.

Mr. Domini: I'm not going to worry about that. I don't think it meets the intent of the code for that type of dumpster. I think that's an appropriate place for that is _____ looked at.

Mr. Hazel: He only picks up once a week. We just don't generate much refuse.

Mrs. McCloud: Okay. So have we addressed the roofing material, that it will be decorative dimensional?

Mr. Hazel: Dimensional to match the existing.

Mrs. McCloud: Okay. Come back to number two. Four, we've talked about the landscape design as well. We talked about 5 feet around, is that correct?

Mr. Hazel: Yes.

Mrs. McCloud: Grass and did we also say shrubs?

Mr. Hazel: Shrubs on the sides.

Mrs. McCloud: Okay. Comments or questions from Board members on either 1) materials or 2) color? I guess I think it would – I think that there should be – like I would favor something along the tan—

Mr. Hazel: Excellent choice.

Mrs. McCloud: --garage doors and tan man door, something just to give it a little bit of contrast as opposed to just all brown, but I'll let other Board members speak to their thoughts on that matter.

Mrs. Boratyn: I would agree.

Mr. Hudson: I would agree, got an awful brown building.

Mrs. McCloud: Yeah. That's a whole lot of dark brown.

Mr. Baker: Am I on the roll?

Mrs. McCloud: Mr. Baker is on the roll at this point.

Mr. Baker: There was a tan on the front of the building _____.

Mr. Hazel: Yes. The—

Mr. Baker: --I would like seeing the garage doors and the man door match.

Mr. Hazel: Okay. That's—

Mr. Baker: ____ along those lines. I can't tell if that's a tan or a gray.

Mr. Hazel: It's tan.

Mr. Baker: But it provide some relief and I think that would be nice.

Mr. Hazel: Okay.

Mrs. McCloud: That's a great point, Mr. Baker. If you would, Mr. Baker, pull your microphone down to you so that – make sure that everything gets picked up on the record. Okay. Great comment. Thank you, Mr. Baker. Other suggestions, comments, concerns for the applicant?

Mr. Hazel: I assume you can see just see a couple of the shrubs that's along the front there, that would be enough type down the sides of the building, low? That takes up about – there's about 4 feet of mulch in those bushes. They're about every 8 or 10 feet. I'll do up a plan for Aaron, tell him what to do.

Mrs. McCloud: Thank you. Is there anything we have neglected to address at this point, Mr. Domini, that I've missed?

Mr. Domini: I don't believe so.

Mrs. McCloud: Okay. Is there a motion?

Mrs. Boratyn: I'll move to accept it. I don't know if you need to add some—

Mrs. McCloud: Yeah. Mrs. Boratyn moves approval of what we've discussed this evening, what we have discussed included the additional landscaping as discussed, as well as the tan color from the front of the building being used for the garage doors and the man door.

Mr. : And the ____.

Mrs. Boratyn: --structure.

Mrs. McCloud: Right.

Mr. Domini: And decorative shingle.

Mrs. McCloud: I'm sorry, the—

Mr. Domini: Decorative shingle.

Mrs. McCloud: Decorative shingle. Thank you very much.

Mrs. Boratyn: And the structure will be 15 feet back instead of 10.

Mrs. McCloud: Yes. Great. There was a motion, conditional motion on the floor. Is there a second?

Mr. Bainter: I'll second.

Mrs. McCloud: Mr. Bainter seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mrs. Boratyn voted "yes." Mrs. McCloud voted "yes." Mr. Baker voted "yes.")

Mrs. McCloud: Item passes. Thank you, Mr. Hazel.

Mr. Hazel: Thank you very much.

4. 1415 LANCASTER AVENUE, REYNOLDSBURG, OHIO: CERTIFICATE/
PERMIT NUMBER: 356 DR. APPLICANT: DR. TRENT D. HAYES (5456DR).
REQUEST: GROUND SIGN ON SOUTH-EAST CORNER OF PROPERTY.

Mr. Bob Keyes: Good evening.

Mrs. McCloud: Good evening. Okay. If you would, Mr. Domini, and then we will come back to you in just a moment, Dr. Hayes.

Mr. Domini: This is an application for a new ground sign at the new NEF Bible Fellowship. The property does fall within the new historic commercial overlay district and must meet the provisions of 1194.12. I have talked at great lengths with the applicant about this application.

Mr. Keyes: For the record, I'm Bob Keyes, not Dr. Hayes.

Mrs. McCloud: Oh, thank you.

Mr. Keyes: I'm with the sign company.

Mrs. McCloud: Great. Thank you for the clarification.

Mr. Keyes: Okay.

Mr. Domini: And I'll go over what we discussed on this application in the presentation. We do permit ground signs under the new overlay, but they are limited to 18 square feet and the applicant has met that standard, coming in at 17½ square feet. The sign must consist of traditional or natural materials. I have talked with the applicant about this and although it's not – his sign is not all natural materials, I think it meets the intent of the code. He does have the vinyl adhesive on the side and the plastic track for the text, but the bulk of the sign is wood construction and I believe it meets the intent of the sign standards as we outlined them in the overlay text. The primary issue that we had with the non-conformance potentially was the changeable text. The overlay does not permit marquee signs. I determined this not to be a marquee sign in the traditional sense. Mr. Comeaux, I'd like your opinion on that in a minute because you helped us write those, but I don't think our intent was to limit this type of changeable text. I think it was more of the large scale format marquee signs when we wrote those, but we can discuss that as a Board here.

The sign must be located back 10 feet from the right-of-way. That is something I noticed on the application that we didn't talk about, but that is the setback. I visited the site today, and you shouldn't have any problem meeting that setback. It meets all of the other standards for code. There's the site. I took this picture today. The sign as shown on the application was up here. It'll just have to be moved back from the sidewalk 10 feet, which I think should still give plenty of visibility for the applicant. This is the scan that I had of the sign. I think it's a little hard to see there the way it's scanned in, but the sign is almost all wood construction and this is the vinyl adhesive here, the digital graphic that will go on the sign. I talked about some other options with the applicant, some of which may have been cost-prohibitive for his client. And then this down here was a high performance burgundy vinyl lettering and that was the non-natural materials that were part of the sign. Here's a closer look at the sign and showing the sign on the site again. It would have to be bumped back a little bit. I'm not sure if that's even to scale. I don't believe it is. So it wouldn't look that large on the site.

Mrs. McCloud: Thank you, Mr. Domini.

Mr. Domini: Another issue I might bring up before I turn it back over is that if we're going to continue to – if we are going to allow the changeable text like this, we may want to consider banner applications and what that means for this property in the future. They will have opportunities for noticing their congregation or such about special events. We have had some problems with different institutions in the Historic District with banners, just kind of an ongoing thing. So if this is something you're comfortable with, we may want to consider what that means for banner permits. Just thought I'd bring that up.

Mrs. McCloud: Thank you, Mr. Domini. I guess my concern as I go through the new overlay, of course, is that there is no definition in the definition section of a

marquee sign and understanding what that means and what we will allow. My understanding of the new overlay was that changeable text signs would not be permitted. And I guess as this point I'll ask Mr. Comeaux to clarify what his understanding was and then even that will tell us what the understanding of the Board was, but not the understanding of – may or may not be the understanding of Council at the time that they passed it.

Mr. Comeaux: Right. Exactly. And Mr. Bainter was part of these conversations as well. But it was directed at the changeable text and we – I don't think a single person brought up churches and the conversation oftentimes – I know we had an exception or we should have an exception in there for gas stations advertising fuel prices, but they didn't want that to extend to things, you know, sundries, cigarettes or what have you. So we did not have this conversation and I think – well, I guess I should leave it at that. But I think if we had – I mean, the concerns were mainly related to – part of it was aesthetics. You know, you don't want to advertise all these different products, what have you, and part of it was safety related in terms of you don't want everyone to come by a new sign everyday and have to read it or what have you. Neither of those particularly strike me as serious with regard to institutions such as this. And I don't know the history of the City with these institutions and how they've handled signage before.

Mrs. Boratyn: I have a question. This sign, what you're doing here is you'll be putting, like every Sunday you might have something in there of either Sunday Schools, classes start at a certain time or are you going to have statements like for Easter or things like that? Is that what—

Mr. Keyes: That's the intent, yes.

Mrs. Boratyn: That what it's for?

Mr. Keyes: Yes.

Mrs. Boratyn: So, like you might have the same sign going for one week but then you might change it to—

Mr. Keyes: Yeah, it could be a sermon one week or—

Mrs. Boratyn: ---like a revival and have certain dates? That type? That's what this would be?

Mr. Keyes: Sure.

Mrs. Boratyn: You wouldn't even change weekly. It would be more event-wise like at Easter, or Christmas, or seasonal? No that that makes any difference I guess if you're not – if we don't permit changeable signs.

Mr. Domini: If I may, the language in the community commercial overlay is that changeable copy signs are not permitted. This is the other overlay, for the record of community commercial, except for fuel pricing signage. And this overlay, the historic commercial overlay, simply says marquee signs. And this is the type of issues we knew might come up that we'd have to iron out with a new ordinance like this. Unfortunately we have to cross that bridge, but part of these ordinances growing.

Mrs. Boratyn: I have another question. Would this type of changeable sign be preferable to the banner?

Mr. Domini: I think so.

Mrs. Boratyn: So do I.

Mrs. McCloud: Let me ask – as I look at the language used in the community commercial overlay and I look at the language used in the historic commercial overlay, did we really intend not to have changeable text in commercial areas but it would be okay in the Historical District where we put our most stringent standards?

Mr. Comeaux: No. To be honest with you, I'm – it would be an oversight at this point. I remember specifically talking about using examples in the historic overlay of gas stations, one of which came like last week, or excuse me, last month. And that was more of an issue in the historic overlay than it was in the others. Again, we didn't talk about it in this kind of institution. I don't know that it should make a difference, but I guess we didn't discuss that.

Mrs. McCloud: First of all, let me apologize, Mr. Keyes and Dr. Hayes, that you all are kind of in the middle of what is obviously a Board issue that obviously will affect you. If marquee signs doesn't mean changeable text, I don't know what Marquee signs means. And as far as the banners, we don't have the ability to deny banners, because we have allowed a changeable text sign. So you also run the risk of if there's no legal reason to deny a banner permit, of having both; but I guess I would ask again, what does marquee mean. We've already – Item number 7 already addresses blinking, flashing, moving, vibrating signs. I don't know what marquee can mean. And I agree with Mr. Comeaux that this may be an opportunity where an exception should have been made. What I don't know is – what I don't think is is that this Board is empowered to make that. If we determine that the definition of marquee sign is changeable text and there's no exceptions in the new ordinance overlay, I don't think, you know, I don't know that we have the ability to determine otherwise.

Mr. Domini: Can I make a proposal to the applicant--

Mrs. McCloud: Yes.

Mr. Domini: --and let him know what his options are? One option here would be, we could look at the sign without changeable text and just the logo. The Board, in

the past, has looked -- and in instances like this considered just the name of the business without the changeable text. The other option, and I don't know if you'd be interested in doing this, but you could go to the Board of Zoning and Building and ask for a variance if this meets the strict definition of a marquee sign. And we could table this and you come back to the Design Review Board. So that, I think, if the Board's not comfortable looking at this application based on the language in here, and I did look in the general code of ordinances and I did not find a definition of marquee. So that would be the two options that I would see that we have before us.

Mrs. McCloud: And, again, I very much apologize that this isn't something that's been ironed out before you got here tonight. I personally don't have a problem with entities such as churches which very rarely change they are non-profit. I don't have an issue with them having it, but if we now have, you know, a new chapter on historic commercial overlay with marquee signs specifically being prohibited, which I did understand, and I did not give any thought to churches or other non-profit groups perhaps that have buildings that would need changeable text. But I did think the intent and purpose of this was to eliminate, and that's how it was described to me after it was passed, that changeable text signs have been eliminated. And I certainly think that would have been something we would have done in the Historic District. Do other Board members have comments? I feel like we're in a tough spot and we've put the applicant in a tough spot. Mr. Comeaux.

Mr. Comeaux: Just so -- my recollection is the marquee sign was in the context of changeable text. That is my recollection. And I also think you're, in this instance, unfortunately correct in the sense that -- and you did incorporate these overlays basically into the zoning ordinances. And so, you're right -- that, I believe, you know, our hands-- You know, we could approve the sign without the changeable text, but I don't know that we can give a variance to have changeable text, if that's what that means.

Mrs. McCloud: Thank you, Mr. Comeaux.

Mr. Domini: We can go back and I think we should go back and address the issue. We can amend this. It's not going to be timely--

Mrs. McCloud: Right.

Mr. Domini: --for the applicant though.

Mrs. McCloud: Yeah. It doesn't help the applicant tonight.

Mr. Domini: It doesn't happen quickly. So I'm really just looking -- I'm just trying to think of a resolution for them.

Mrs. McCloud: Well, how soon until the Zoning Appeals?

Mr. Domini: They meet on the 19th but today was the deadline for public notice on variances.

Mrs. McCloud: Yeah, but there's got to be an exception to that. You have to be able to add something, don't you?

Mr. Domini: It's pretty strict in terms of public notice when it has to be in the paper on variances. There's no legal room unless you hold a special meeting.

Mrs. McCloud: Today's the deadline to get it to the newspaper?

Mr. Domini: Yes, for publication for next Thursday.

Mr. Keyes: I know the customer was not in any dire straights to have the sign put up right away, so we have some time—

Mrs. McCloud: Okay.

Mr. Keyes: --if you need to iron this out.

Mrs. McCloud: Because the other thing – we can do a couple of things. We can approve it tonight without the changeable text on there if you feel strongly about it and I have to say I do feel like – that the Board is in a bit of a predicament, because I don't think we have the ability, as Mr. Comeaux said, to give you a variance. And I do think that, you know, that's what – it sounds like that was the intent and I do think that is the – we have to go with the plain reading, that is the plain reading of the ordinance, what marquee means. The other thing we can do is approve the changeable text sign today as submitted, conditioned on getting the BZBA variance and once you get that you don't need to come back to us. You're good to go.

Mr. Keyes: That sounds like a nice intermediate step. I mean, there's -- you know, obviously we reduced the size of the sign, we went with the wood material, we kept it within the square foot. I have some issue with the height of the sign and exactly where it would be located. With the 10 feet, I'm afraid if we move it too far back into the yard it loses some visibility in keeping it over 2-- only 2 feet off the ground. You can see with the cars barely in that photo that has some minimal impact the lower you put it to the ground, so I have a few concerns with that. I know there's a right-of-way issue and we can obviously work through that, but I think with—

Mr. Domini: Well, that could be another issue you bring to the Board of Zoning and Appeals.

Mrs. McCloud: Yeah. Maybe that's part of your application to BZBA.

Mr. Comeaux: If you want it a little higher you can ask them, "Can I get this a foot higher?"

Mr. Domini: Or closer to the street.

Mrs. McCloud: But I do think that the closer to the street, probably not so much for us, but if you want it higher, I think it would need to come back to us because at that point it changes the aesthetics of the sign and the – so that one may need to come back if you want it higher.

Mr. Keyes: Yeah. I don't think we're talking very much. This sign is not perfectly to scale because the way the photo was taken we didn't have a good measure of frame of reference, but it's pretty close. I mean, right there, that shows it probably 3 feet off the ground and to spec it would be 2, so it would be probably more along the lines of what you see here versus the actual install at 2 feet out of ground, but that's really a secondary issue at this point.

Mr. Domini: Can I make a recommendation, Mrs. McCloud?

Mrs. McCloud: Yes, Mr. Domini.

Mr. Domini: Based on what you've indicated about approving it with the condition of getting the variance for the changeable text, could you also – could the Board also entertain approving it without the changeable text, so if he didn't get the variance he could do the sign with his logo kind of centered?

Mrs. McCloud: Yes. We can definitely do that. I'm sorry, so it's 2 feet up. The sign out of the ground, total height is 66 inches. Is that correct? Am I looking at this correctly? It's just shy of 6 feet.

Mr. Comeaux: 5 foot 6.

Mr. Keyes: Yes.

Mrs. McCloud: And, I'm sorry, how tall did you – I understand your concern about the height and having – but this – that particular issue is something that we have – I mean, that was the purpose of it, to keep the signs low.

Mr. Keyes: And that's how I put it in the drawing. That does meet your height requirement—

Mrs. McCloud: Right.

Mr. Keyes: --and if that's the best we can do, then I'd rather have that than no sign.

Mrs. McCloud: Right. I do think if you change the sign height it needs to come back to us because that's kind of an aesthetics change, where it – if it moves back and

forth on the property or you get a variance from BZBA on where it is on the property, that does not come back to us. Would you – is the applicant amenable to us -- we can approve it both ways, essentially give you two permits tonight. One is conditional with changeable text if you can get the variance from BZBA. The other would be without the changeable text.

Mr. Keyes: Yeah. I--

Mrs. McCloud: And then—

Mr. Keyes: --think we're okay with that.

Mrs. McCloud: --whatever happens at BZBA, at least you have a permit to build a sign and go forward.

Mr. Keyes: Yeah. We're fine with that.

Mrs. McCloud: Okay. All right. Comments? Other comments, questions? Mr. Hudson.

Mr. Hudson: Is there any plans for any landscaping around the base of the sign?

Mr. Keyes: Yeah, I believe so. I believe he's – they're considering putting some external flood lights on there and some probably some landscaping around the sign, just for aesthetics. That's something that they'd have one of their members do, but I don't think he – we've really had much discussion about exactly what that would be. But those always look nice with some kind of an oval around them whereas opposed to just barren.

Mr. Hudson: Right. I think it would look better if it was landscaped around it, but so it's going to be illuminated also.

Mr. Keyes: Yeah, externally.

Mr. Hudson: Okay.

Mrs. McCloud: Great point, Mr. Hudson. Thank you. Okay. Is there a motion?

Mr. Comeaux: I move that we approve with changeable text provided they get the variance or, in the alternative, that they have a fixed text sign.

Mrs. McCloud: Okay. And it's—

Mr. Domini: ____landscaping.

Mrs. McCloud: Yeah. If I heard correctly, we're talking about an oval of some sort of landscaping around the base. Great. Thank you, Mr. Comeaux. Is there a second?

Mr. Hudson: I'll second.

Mrs. McCloud: Mr. Hudson seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes.")

Mrs. McCloud: Item passes. Thank you, gentlemen.

5. 1649 BRICE ROAD, REYNOLDSBURG, OHIO: CERTIFICATE/PERMIT NUMBER: 5357 DR. APPLICANT: DARRYL LEVERT. REQUEST: INTERNALLY ILLUMINATED CHANNEL LETTERS ON BUILDING.

Mr. Domini: I don't think Mr. Levert's here. This is a pretty straightforward application. Comfortable looking at it without him here?

Mrs. McCloud: Yeah. We can always look at it and then if -- they're not required to be here, but if members have questions then it just gets postponed. So if nobody has any questions, we can approve it without—

Mr. Domini: This basically is a new set of channel letters at the Reynoldsburg Urgent Care. I went down and talked with the doctor there and he was just having trouble getting people in the door. I don't think he has the right type of signage and the right color, almost looks like a car auto body play place, the yellow and black. I talked at length with him about re-branding. That's the current elevation off of Brice Road. He does have a ground sign over here with a yellow and black face in it and what they're proposing to do is just kind of add your traditional looking medical urgent care center type sign, which I think will help identify really who he is better. And that's the only change. This does meet the standards for a Type A wall sign. I'm sorry, Type B. Well, it is Type A, I apologize. It does meet the standards.

Mrs. McCloud: Thank you, Mr. Domini. Are there questions about this that we would pose to the applicant should the applicant have been available and which would give reason to table this item, or is the Board comfortable approving it without them?

Mr. Hudson: I move that we approve it as is.

Mrs. Boratyn: I second.

Mrs. McCloud: Mr. Hudson moves approval. Mrs. Boratyn seconds. Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Bainter voted "yes." Mrs. Boratyn voted "yes." Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Baker voted "yes.")

Mrs. McCloud: Thank you.

6. 6144 EAST MAIN STREET, REYNOLDSBURG, OHIO: CERTIFICATE/
PERMIT NUMBER: 5358 DR. APPLICANT: PATRICK DUNLAP. REQUEST: WALL,
INFORMATIONAL SIGNAGE AND DIRECTIONAL SIGNAGE.

Mrs. McCloud: Mr. Domini, if you would get us started.

Mr. Domini: This item I added, but they want us to be in the instances of a having a special meeting and they are going to open this Dunkin Donuts next month. So I did take it at the last minute and some of the questions I was not able to address, so I apologize if I don't have all the information, but I did just accept this late just to help out Dunkin Donuts to have their signage when they open.

Mrs. McCloud: That's good.

Mr. Domini: Dunkin Donuts is planning on opening next month. They have a myriad of signage including wall signage, informational signage, directional signage. I'll start with the wall sign. It's a Type B wall sign. The wall length is approximately 20 feet long for a wall sign totaling 40 square feet. It's a Type B wall sign and is set back from the road 80 feet. The Board needs to be clear which signage is being proposed in the application. Mr. Dunlap, there are a number of signs, Option 1 preferred, that kind of thing, so we need to be sure which one we approve because they are for different square footages. So we want to make sure the one we approve is under 40 square feet for the wall sign. There's directional signage and in your packet you have a bunch of different directional signage and then on the site plan, which I hope we can go through with the applicant, it shows different points for where that directional signage may go. So we want to be clear on what signage is going where and what signage is not being proposed, if at all. In the application, I think the directional signage was shown as greater than 3 feet in height and that we are required that directional signage be 3 feet or under, so we want to make sure we approve it with that change as well. It's proposed at 4 foot 6. The canopy at the drive-thru indicates colors to be determined. The Board may want that to be discussed or maybe limit the applicant to a color pallet. This is the front of the building where the signage is to go. This is the back where the drive-thru is. Again, this is the rear of the structure.

Mrs. McCloud: Is that a temporary—

Mr. Domini: Yeah. They're renovating inside right now—

Mrs. McCloud: Okay.

Mr. Domini: --so that will be removed. The site plan actually has that bollard on it, to orient you a little bit. But I think we probably should look at the site plan and try to clarify where the directional signage is or maybe we start with the wall sign so we know which one we're looking at, they want approved.

Mr. Patrick Dunlap: First, I want to thank you for letting us present this at such short notice because they are going to try to get it opened here next month. Originally this was a Starbucks Coffee Shop. The directional signs that are on that site plan are basically the same areas where Starbucks had their directional signs at the time also. I'm basically trying to use the same format as the cars coming in. As they come off of Main Street, they're making a right-hand turn. The first directional sign will be right in front of them, just off the back of the curb. It'll be pointing them to the back toward the dumpster pad where the dumpster is. There's another sign off to the right of it right before you get to that dumpster pointing to the drive-thru area in the back of the building toward the menu sign. The menu sign is actually, oh, about where that bollard is at, is about where the menu sign is at and then they come around the corner to the drive-thru window.

Mr. Domini: It's noted on the site plan as 10, Item 10. Do you have—

Mr. Dunlap: I don't have the site plan with me. (speaking off mic) When you come in off of Main Street, Item 12 – number one, I would not – I'm not aware of what Item 12 is. Over on to the right hand side you'll see a circle with a line through it. That is the first – that's the first directional sign. That's off the back of the curb on the right-hand side. The second directional sign will be back by the – right before the dumpster area enclosure. It's got the circle and a line through it. The – number 17 is actually the start point for coming in to menu sign. There is a – right now, there is a height bar there for vehicles giving a height limit coming through the drive-thru.

Mrs. McCloud: And, I'm sorry – and there is a directional sign there at the start?

Mr. Dunlap: The directional sign is actually to the right-hand side where that little circle and line's at.

Mrs. McCloud: Okay, but not at the – there's not another one at the start?

Mr. Dunlap: At the start sign all there is right now, with the existing pole that was there for Starbucks that comes out and has a bar coming across. It had a thing that dropped

Mrs. McCloud: Okay.

Mr. Dunlap: --down and tells you what the height of the drive-thru is.

Mrs. McCloud: Thank you.

Mr. Dunlap: Number 14 would be the speaker. Number 13 would be your—

Mrs. McCloud: Looks like the canopy.

Mr. Dunlap: 14's your bollard.

Mrs. McCloud: 14's your bollard, 15—

Mr. Dunlap: 15 is your drive-thru timer at window. 10 is your menu board and then as you come around, the drive-thru window's there on the -- number 9. The only thing that I know that it's probably not notated on this drawing and I'm not really sure right now that Dunkin Donuts is wanting to use it, as you're coming down from the start line where the arrows are at, telling you which direction to go, there's another mark there at an angle. On some of their Dunkin Donut shops they want to do a preview type of specials for the month or whatever in that area before you get to the drive-thru menu sign and speaker.

Mrs. McCloud: And, I'm sorry, I'm not sure I asked you to state your name for the record. Are you Mr. Dunlap?

Mr. Dunlap: I'm Pat Dunlap, yes.

Mrs. McCloud: Great. Thank you. Mr. Dunlap, if I've understood your description correctly, I counted then three directional signs. Is that – did I follow correctly or did I miss one?

Mr. Dunlap: Number 12 off to the right-hand side where you have the circle and the line at the bottom.

Mrs. McCloud: Okay, number 12. Right, just above where it says – so is number 12, according to the plan notes, indicates it is a directional sign, but you said you didn't know what that was.

Mr. Dunlap: I don't believe it is because the only -- we are trying to use the same locations that was there for Starbucks.

Mrs. McCloud: Right. That's fine. So, we do not believe that number 12 is directional sign but just above—

Mr. Dunlap: And that—

Mrs. McCloud: --number 12 there is a circle— There's a circle, that's one.

Mr. Dunlap: That's one.

Mrs. McCloud: If you move directly to the right just outside the frame of the property line there's another circle, that's two.

Mr. Dunlap: That's two.

Mrs. McCloud: If you move directly north almost to the dumpster there's another one outside the property line—

Mr. Dunlap: That's three

Mrs. McCloud: That's three and those are the only three that I counted.

Mr. Dunlap: Those are the three directional signs.

Mrs. McCloud: Great. There's also on number 12 on the top left of the site plan, it says directional sign as well. I assume that's—

Mr. Dunlap: That is not there.

Mrs. McCloud: I'm going to make an X through that as well. Then both of the 12's, the plan notes are incorrect on those. So three directional signs. Do we know which of these directional signs? Is it just a – are they trailblazers for the drive-thru? We have a lot of "Do not enter," "See you soon," "Welcome back," trailblazing the drive-thru.

Mr. Dunlap: (speaking off mic)

Mrs. McCloud: Those three? Okay. Thank you. Just for the record, the applicant noted to the drive-thru signs with the arrows pointing right and left to essentially trail-blaze back to the drive-thru. So, to your knowledge, Mr. Dunlap, the "See you soon," "Welcome back," "Do not enter" signs are not being used?

Mr. Dunlap: To my knowledge, no.

Mrs. McCloud: Okay. As well as just the Dunkin Donuts signs with the right and left, right?

Mr. Dunlap: (speaking off mic)

Mrs. McCloud: Right. Thank you. That does help clarify a great deal. So, that's – it's just going to be the one type of sign, drive-thru with the arrows going – and there'll be three of them helping folks around the building. We – the other issue we

need to address is the wall sign. It's going to be located at – if I understood correctly, it's going to be located where the Starbucks sign was, is that correct?

Mr. Dunlap: The front of the building by the doors.

Mrs. McCloud: And do we have anything, any rendering that shows what this will look like in color, anything superimposed?

Mr. Domini: I have a color version of—

Mrs. McCloud: Is it in the Powerpoint? It's difficult. We don't have – none of the – neither, I should say, the wall sign or the trailblazer signs for us have any colors to them. We only have black and white which poses a problem. Thank you.

Mr. Dunlap: That is their nationwide Dunkin Donuts color.

Mrs. McCloud: So, Mr. Domini, am I correct? The only thing that we are approving tonight is this wall sign on the front and then the three directional signs going around the property?

Mr. Domini: Right, and there were some other color changes, I think, noted on the plan.

Mrs. McCloud: Okay.

Mr. Domini: --notes that I pointed out. On the canopy, the speakers—

Mrs. McCloud: That's right. The canopy is 13 from site plan.

Mr. Domini: Shown as Item 6. Thirteen and then below that.

Mrs. McCloud: Okay. Thank you. Just below the general notes and plan notes is "final color to be determined." Mr. Dunlap, do we have any samples of what the color's going to be?

Mr. Dunlap: No, actually I do not have the information as far as what the color of the canopy is going to be.

Mrs. McCloud: Okay.

Mr. Domini: You might make a proposal that it matches the Benjamin Moore color number shown on the cladding for the speaker box. Maybe that'd be acceptable to Mr. Dunlap. Benjamin Moore 2116-1?

Mr. Dunlap: Yes.

Mrs. McCloud: I apologize, Mr. Domini. Where is that? Okay, thank you. Mr. Domini was referencing one of the color images which shows a dark brown with the Benjamin Moore number he just provided. Mr. Domini, will you flip back to the list of your concerns that you had outlined for us?

Mr. Domini: This was on the wall sign. And if you notice in your packet, the wall signs show – there are a number of different prototypes, all of which vary in size. So we need to be sure which one we're approving. It's under 40 square feet.

Mrs. McCloud: Right. The page that I have that has the—

Mr. Dunlap: --elevation – they were trying to match off the page that has all the different size signs.

Mrs. McCloud: I'm sorry, Mr. Dunlap?

Mr. Dunlap: That's the one that they're trying to match off the one page that has the 4 or 5 different types of signs.

Mrs. McCloud: Right. Then can you tell us what size the letters are going to be?

Mr. Dunlap: I don't have that in front of me right now. Could I see—

Mrs. McCloud: Sure. I assume it's going to be the one on the bottom left—

Mr. Dunlap: The one on the bottom left is the one we'd like to use.

Mrs. McCloud: That's what appears on that elevation, but there are three sizes—

Mr. Domini: It would have to be the 18—

Mr. Dunlap: 18" would be the maximum we could use to keep the square footage that we're allowed.

Mrs. McCloud: Okay. What else haven't we addressed, Mr. Domini?

Mr. Domini: I think we did a good job. We took care of the wall sign. We clarified the directional signage, the three locations of the directional signage. We also clarified which directional signs were going to be used. We talked about the canopy being the Benjamin Moore select color number that's indicated on the speaker box. I don't think I had any other outstanding issues with the application. We also identified which location the signage is not being proposed for.

Mrs. McCloud: Okay, thank you.

Mr. Dunlap: I believe the elevation showed one on the side also, which we know we're not going to be able to do. So at this point it's basically on the front above the front door.

Mrs. McCloud: Okay. Also, your directional signs submitted show directional signs at 4'6". I'm sure you're aware that those cannot exceed 3'.

Mr. Dunlap: Correct.

Mrs. McCloud: Okay. And do we have – did you also give us color renderings? Or do you have color renderings of these directional signs? I assume it's the same color palette as-- Oh, wait, I'm sorry. We do have – somebody did, okay. Thank you. Okay, I think that's it.

Mr. Dunlap: I believe that brown trim that shows on the directional signs is that Benjamin Moore paint.

Mrs. McCloud: Okay. So we know the wall sign will be of the submission – the bottom left sign, 18" letters so as not to exceed the total square foot. The canopy is going to be the Benjamin Moore color previously noted by Mr. Domini. There will be three directional signs, all of them will be just the ones that say Drive-Thru with an arrow, none of them to exceed 3'. Did I miss anything?

Mrs. Boratyn: I move to accept with the specifications you just listed.

Mr. Bainter: I'll second that.

Mrs. McCloud: Is there any other discussion on this item? (No response.) Hearing none, I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Comeaux voted "yes." Mrs. McCloud voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mrs. Boratyn voted "yes.")

Mrs. McCloud: Item passes. Thank you, Mr. Dunlap.

C. OTHER BUSINESS - None

D. DISCUSSION OF LED SIGNS

Mrs. McCloud: We are on to discussions of LED signs. Mr. Domini.

Mr. Domini: I apologize for not being more prepared on that last application.

Mrs. McCloud: That's okay. I think allowing those businesses to come in in those kinds of instances, especially where that storefront has been vacant, I'd like to see something in there up and going. Certainly where we can accommodate those, I think that's definitely the right decision and I'd rather take the time to talk through it tonight than put them off another month.

Mr. Domini: I think Mr. Dunlap's partner-- (Inaudible)

I wanted to just add this discussion item. I don't have any set agenda for how we should approach it, but we are having a number of issues with LED signs. One, we're approving them with conditions that they don't change, which I don't think is the intent of even having an LED sign, so that may become an enforcement issue over time, spend the money on an LED sign and then never change it doesn't seem to make much sense, but I think we've done that in the past. And we also are contacting business owners who are putting them up without contacting us and they're very expensive, and when we tell them they're not permitted, they're not happy about it. So we have one applicant coming before the BZBA this month to try to get a variance for her sign, which I understand ran in the range of \$7-10,000 and it's just a reader board that they have in the window that's going constantly. So I just wanted to revisit this issue with the Board so I get clear direction on the Board on how we might want to proceed, if we want to make any types of changes to the Code; if business as usual is fine. the way the Code addresses it now, it just doesn't allow for flashing, blinking, moving, or intermittent illumination of signage. So that, in effect, would limit LEDs unless you put up an LED and it never does any of those things. So we may want to not allow certain types of LEDs. Now all channel letters are LEDs these days, like we just approved one tonight, interior illuminated. That's pretty much it. That's just kind of what's going through my mind and I just want to hear what you guys might have to say about them. If the way the Code's functioning now is okay with you, then I'm happy to continue as I have been.

Mrs. McCloud: Well, let me ask – especially whether or not they are – I guess I would question whether or not they are permitted, because they're changeable copy signs. In other words, had the Antioch Church tonight said, "Well, we're just going to put letters up and we'll never change them," I think that's part of what we've tried to eliminate. So if you have a sign that has the ability of changing the wording, even if we get the Boy Scout on their honor that they're not going to change it—

Mr. Domini: That's only in the overlays. This doesn't address the rest of the City.

Mrs. McCloud: Well, I was just giving us a start.

Mr. Domini: That was a good start.

Mrs. McCloud: I'm not sure they're permitted under the overlays. With regard to the rest of the City, if they're not prohibited, then we have to fall back on does it fit

with the character of the area and follow on that, and that will be on a case-by-case basis. That's really what we're limited to without some other further ordinance change.

Mr. Comeaux: Some language you were saying in the code flashing, blinking lights—

Mr. Domini: Prohibited signs are a sign illuminated by or having flashing or moving lights or other intermittent illumination.

Mrs. McCloud: And that's the City-wide code, not just in overlays or—

Mr. Domini: Right, which was written probably before LEDs were applicable.

Mr. Comeaux: It would depend on how they operated their LED at that point, you know, which is, I'm sure, a bear to enforce, but in terms of—If they come before us, we could say, "Well, is it going to flash" or whatever, whatever, whatever, but, you know, I don't drive by it on a daily basis, that's not my job – don't take it the wrong way—

Mrs. McCloud: Will you read that again, Mr. Domini?

Mr. Domini: "The following signs are prohibited except as otherwise specifically permitted by other provisions of the chapter: Item 3 is a sign illuminated by or having flashing or moving lights or other intermittent illumination.

Mrs. Boratyn: So you can have an LED sign, it just can't flash or be intermittent, things like that. You can have an illuminated LED sign.

Mrs. Domini: That's correct.

Mr. Comeaux: If you had a scrolling LED sign, that would seem to me to violate that provision, because LEDs, aren't they just switching which lights are lit up along the way, or am I misunderstanding—

Mr. Domini: You can have a constant message.

Mr. Comeaux: You could have a constant message, right, and you could change it on a daily basis, but you couldn't scroll, right?

Mr. Domini: Correct.

Mrs. Boratyn: Your sign – it would be lit and not blinking or doing anything else and it's still an LED sign. That is permitted.

Mr. Comeaux: That would be fine, right. But what I'm saying is you can't have an LED sign that's this long that just scrolls, you know, here's our sale for the day, whatever, because the nature of that is to change what dots are lit up along the way.

Mrs. Boratyn: Well, it sounds to me like we're not in the business of trying to tell them whether they should purchase something that might have the ability to do those things, so much as if you're going to have an LED sign, it has to be a stationary LED sign, period. You may pay \$10,000 for one that if you take it somewhere else it may flash and do all kinds of things, but here – and then it does become a code enforcement issue for the City. I mean that's just the way it is. We just have to be alert to it and let them know that it's a code enforcement issue and if they're caught it would be code enforcement. We'd have to go out and deal with them, give them a warning, tell them they can't do it, give them a citation.

Mr. Domini: Yeah, or we could never create that situation.

Mrs. Boratyn: But, see, I don't see how you-- LED signs are better electricity-wise and they're cheaper from that perspective, so I wouldn't want to say to a person, "You can't have an LED sign." I don't mind saying to them that the law here is that it can't flash and it can't do those things.

Mrs. McCloud: I don't know that it is cheaper if they just had a fixed sign that just had regular LED illumination

Mrs. Boratyn: I think it's just electricity-wise.

Mrs. McCloud: Yeah, the LED part of it is, but the sign itself is going to be a lot more – they could do kind of what we approved tonight, a fixed individual channel sign with LED lighting inside that would probably be a fraction of the cost of the changeable text. I just wonder if there's anything in the statute here to argue that a sign – you know, what is prohibited is a sign illuminated by or having flashing or moving lights. You know, the question is by virtue of the fact that it has it and has that ability, does that make it prohibited, or does it actually have to be doing it? In other words, I'm back to my changeable text argument. What if we approve a sign that has the ability of changeable text and they say, "We'll never change it." It's still a similar thing. This has the ability – I'm just not sure and, in all honesty I can argue it either way. But I think there's an argument there that, "Well, you have a sign that has flashing and moving lights and though you're not moving them and you've made that promise, but it's not a fixed sign. It is a moveable sign that's been fixed for a period of time, but it's not a fixed sign." I don't know. It sounds like we need—

Mr. Domini: The only reason I brought it up is because I don't want us to get applications and have this discussion when the applicant's here.

Mrs. McCloud: Right, like tonight. No, I don't either. I hate to make business decisions, too. I completely agree with you, Pam. What I don't want, too, is people going out and buying them say, "Well, it wasn't really clear which was which and now I've plunked down all this money."

Mrs. Boratyn: Right. I have a problem making sure they understand. If you're going to put something up, you're supposed to come to the City and get all the requirements and you'll know you can buy that sign, but, understand, it can never flash and do these things. You may want to consider for the purposes, having another traditional sign with LED lights, that are fixed. I mean they have to go back to Council, right—

Mr. Domini: If you want to make the text amendment.

Mrs. Boratyn: Would it fall to us to make an interpretation that if it's moveable at all you can't have it?

Mrs. McCloud: No, and what I started to say is we probably need something from the City Attorney's office telling us whether or not that type of sign – it's a question of whether that type of sign's prohibited or is what the sign does prohibited. And that makes the difference whether we tell them, "Yes, you can have the sign, but it can't move," and then have to deal with the enforcement issue, which, frankly, I think should probably trigger a legislative change. Or if it's the City Attorney's position that that type of sign is prohibited, then that resolves that.

Mr. Domini: I can ask the City Attorney to give us an opinion for the next meeting.

Mrs. McCloud: Okay, thank you. I think for the overlays, it's a lot clearer, because they're not permitted to have changeable text signs, so it kind of indicates that the whole sign itself, not just the actual changing little letters is what's prohibited, but actually a sign that's changeable text, but this one is a little less clear. Any other thoughts or discussions?

E. Adjournment

The meeting was adjourned at _____ o'clock, p.m.

Stephanie McCloud, Chair

Aaron Domini, Planning Administrator

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