

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

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mr. Kevin Bainter Mr. Scott Baker Mr. Patrick Thompson Mrs. Pamela Boratyn
Members Absent:	Mr. Lane Beougher Mr. Richard Hudson
Others Present:	Mr. Aaron Domini, Planning Administrator

2. APPROVAL OF MINUTES OF JANUARY 14, 2010 MEETING

Chairman Comeaux: Everyone should have received a copy of the minutes from January 14th meeting. Are there any additions, corrections or deletions to those? (No response.) Hearing none, they'll stand as approved – be approved as they were distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: Aaron, are there any additions or changes to the agenda other than –

Mr. Domini: Not that I – no changes.

4. PUBLIC COMMENT

Mr. Comeaux: If there's anyone here to comment publicly on anything that's not one of our items for New Business, this is an opportunity for you to come forward.

5. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers the oath.)

Mr. Comeaux: And if I could get you to sign in, make sure you sign on the sheet before you speak that's be good, too. So then we move on to – Unfinished Business is the one we're moving, right Aaron?

Mr. Domini: Yes. Go to Mr. Jardine so—

Mr. Comeaux: Okay.

Mr. Domini: --come back to B1.

C. NEW BUSINESS

1. 8305 TAYLOR ROAD, REYNOLDSBURG, OHIO: APPLICANT: STEVE BERGMAN, TAYLOR STATION ASSOCIATES (5403DR). DUMPSTER ENCLOSURE.

Mr. Comeaux: Is the applicant here?

Mr. Domini: The applicant is not going to be with us. He's in Cincinnati and I spoke with him and agreed to present this on his behalf. I believe that there may be some changes, at least that I'd like to propose, and I know the applicant is agreeable to.

Mr. Comeaux: Sure.

Mr. Domini: What's going on here is this is a – there's a dumpster pad out in front of this medical office building. At the time this plan was approved, there was a landscape plan that was never followed completely to screen the dumpster and a dumpster enclosure was never installed. I felt it was appropriate for this to come back to the Board and review dumpster enclosure as we do review and approve all changes to commercial properties including trash enclosures, service structures, things of that nature. So what I asked was just the applicant submit a drawing showing how he would like to enclose the structure and I would have the Board review it.

This is a site plan that he turned in and the material is not indicated on the application. The applicant's intent is that this would be vinyl. In talking with the applicant, I felt that wood may be more durable and, therefore, appropriate for this location and may compliment the building better. The applicant's agreed to do wood construction if this Board feels that that's more appropriate than vinyl, but the original intent was vinyl. And the enclosure is to match the color of the beige trim that's around the building. So, whether or not it's wood or vinyl, I guess that's up to the Board. My concern – and I know this has been true in other cases, is that enclosures get beat up pretty good. The dumpster – the trash collector driver, whatever, is not always the most careful person. It's hard to get those dumpsters in and out of there and the vinyl may crack pretty easily, but I've seen that in other situations where the vinyl cracks because the dumpster gets pushed pretty hard anyway. So I personally felt that wood may be more appropriate and may be more tasteful to match this building and be more durable. That's all I have.

Mr. Comeaux: I have a couple questions. You said they didn't have a location for this in the original site plan or was it not followed?

Mr. Domini: It was not followed. Landscaping was never installed all the way. There were a couple bushes that were missing and in talking with the applicant, I suggested this might be a more appropriate approach to dealing with the dumpster enclosure and he agreed. I think it will screen it better. I don't know what the landscaping looks like _____.

Mr. Comeaux: So on the original plan the screening was going to be done just by vegetation then or—

Mr. Domini: Yes.

Mr. Comeaux: Okay. This is better than that, I guess.

Mr. Domini: And – yeah.

Mr. Comeaux: So they didn't have – I'm sorry.

Mr. Domini: Go ahead.

Mr. Comeaux: They didn't have – they have it located in the same place?

Mr. Domini: _____ the pattern was – it was shown this way on the original site plan _____ to be installed there.

Mr. Comeaux: Are there any other questions for Aaron?

Mrs. Boratyn: Aaron, you indicated that the applicant is _____ in going to the wood?

Mr. Domini: Yes.

Mrs. Boratyn: Is the wood going to be the same color?

Mr. Domini: It will be painted to match the trim color on the building.

Mr. Comeaux: And so they won't – it will just be a traditional enclosure. There won't be a top or anything like that. They're not going to roll this thing out, right? They're going—

Mr. Domini: It has working doors as proposed and it's – and the height, I believe was 60—

Mr. Comeaux: Yeah. Okay.

Mr. Domini: --by 12 or roughly 60 to the -- it'll be the top of the dumpster so that's pretty standard for how we usually do it.

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

Mrs. Boratyn: I'll move to accept the application with the condition that it be wood.

Mr. Bainter: I'll second that.

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

2. 7366 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: BRIAN GRAHAM, CAPITAL CITY AWNING (5404DR). REPLACING EXISTING AWNING COVERS WITH GRAPHICS.

Mr. Comeaux: Is the applicant here tonight?

Mr. Domini: There is a representative of the applicant with us.

Mr. Comeaux: Okay. Great.

Mr. Domini: Mr. Rinehart with (inaudible) _____ the application. This was before the Board previously, I believe, in December. This is for 7366 East Main and this is Taylor's Psychic Readings. At that time there was no representative present and this Board did not approve the application. I think there was questions regarding some of the awnings -- new awning locations and other questions that needed to be answered. Since that time, they have been installed and they were not installed to the plan that you previously saw. This is a little bit different. I'll point that out. The original proposal had a (inaudible) _____ style awning over the door. This one does not. I think that was one of the concerns of this Board is that that would cover some of the architectural detail on the front door, which I'll show you. The only question I had, and I've tried to get in touch with the applicant on this, is the size of lettering. Our code states there's a maximum 8 inch height on the lettering. Again, the original proposal was for this to have an awning over the door as well and that was a concern of the Board. And this is how it looks today. This is exactly the color and the lettering that's on there. This is what the applicant turned in. And, again, the only question I have was the size of the lettering because our code simply states the maximum 8 inch lettering in the Historical Commercial Overlay.

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

Mr. Chris Rinehart: Chris Rinehart, Rinehart & Rishel, attorney on behalf of the business.

Mr. Brian Graham: And I'm Brian Graham from Capital City Awning.

Mr. Rinehart: To answer the question regarding the lettering, the lettering that is actually on the awnings is 4 inches in height, so that should be within the code of requirements. And then I'm going to let Brian talk about any questions you might have because he, obviously knows the details about the size, but – and then if there are any other issues related to what Aaron has brought up then we'll discuss it.

Mr. Comeaux: Do you have anything to add on the awnings or just the—

Mr. Graham: You know I do.

Mr. Comeaux: Well, I think Aaron's recollection is right. I didn't have a chance to go back and look through the minutes but the recollection was – our sticking point was that the Manhattan style awning was going to detract and we felt like we couldn't, without an applicant in front of us, couldn't sit here and kind of simply negotiate with the Board for that. That being said, so I think we – I don't mean speaking for the Board but we might've ended up in the same place. Obviously, it would have been nice to put the cart before horse but that was the horse before the cart. Are there any questions for the applicant now? I think you had your question answered, right—

Mr. Domini: Yes.

Mr. Comeaux: --Aaron, with regard to the height and the lettering and I think the color is consistent with what we look for in the Historic District, right? I mean, it's a muted color and—

Mr. Domini: In my opinion, _____ be a traditional color.

Mr. Comeaux: Sure. So are there any other questions for the applicant?

Mr. Baker: I'll comment that this looks a lot better than last time. I mean, I think our two main concerns were that the center awning was: 1) covering up the molding around the door which is a pretty key feature for this building but 2) it almost looked like the center awning was actually touching the side awning in the – at least the model that we were given. So this looks pretty good and historically I don't mind this at all.

Mr. Comeaux: Can we have a motion, then?

Mr. Bainter: I'll move for approval.

Mr. Comeaux: Can I have a second? Motion to second.

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

3. 7215 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: DALE MCVAY, WCAP BINGO, (5406DR). NEW SIGN INSTALLATION.

Mr. Domini: This application is for an accessory structure. The applicants indicated they would like to have a structure for people to get outside and be covered on the premise. What I'm going to present to you tonight is different from what was in your packet. From the moment _____ I talked to the applicant and it was not my feeling that the Board would see favorable on approving the original design, so I tried to advise them to come up with something I thought may be more appropriate for this area. And this is in the Historic Overlay District.

One question I would like to clarify. I wish I would have done this earlier with the applicant is the exact building materials. I did talk with – I did talk with him and it was my understanding after talking with him that it would be engineered wood siding, so I just provided an example of that for you to look at tonight and it may be consistent with what the applicant envisioned. Our overlay does not specifically address accessory structures, so it's my understanding that this should meet the spirit of our overlay. In one of the purpose statements is to regulate development in order to protect, re-establish and retain any architectural aesthetic characteristics of older, historic commercial corridor while accommodating new investment in the area. I think we just have to keep that in mind because there are no standards for accessory structures. I think we just need to look at materials, roof pitch, color, that kind of thing. This is the property. I took these the other day. The location is just to the south of the building which would be this grassy area here, coming off 15 feet from the structure and then going back lengthwise here, 20 by 30 structure, is where it would sit. This is looking kind of south – this top left corner is looking kind of south to the parking lot and this looks back north, the grass area being here. Again, that's the location and this looks back north at that grass area again, so a different perspective for you. Maybe the applicant has some samples or some better idea of how this would be sited. This is the new drawing, just an example of some engineering of what I think, in talking with the applicant, what they had in mind. And it is my understanding that they're painting to match the building and match the standing seam metal roof that's already on the bingo hall, but I do not have a roof sample, but I guess I'll turn it over to the applicant to answer some of those questions.

Mr. Comeaux: Are you here for the applicant?

Mr. : Yes, sir.

Mr. Comeaux: If I can get you to come up and say your name for the record.

Mr. Jim Steigerwall: My name is Jim Steigerwall. I'm representing WCAP Bingo. Yeah, basically what we want to do is put a structure in – smoking shelter/picnic shelter. It'll be a post and beam construction. This is the roofing material we want to use. I have a color chart. Here's the paint we want to put on this is matching.

Mr. Comeaux: What do you have on the roof?

Mr. Steigerwall: The roof that's there. I have a siding sample somewhere in here. You guys want to look at it. It's going to match the side of the building.

Mr. Comeaux: Okay. If you can just pass that around--

Mr. Steigerwall: Sure.

Mr. Comeaux: And we can take a look at that.

(someone speaking off mic.)

Mr. Comeaux: Would you like to see that, Mr. Baker, Mr. Bainter, color charts?

Mr. Bainter: Yeah. Yes, please.

Mr. Comeaux: Do you have anything else to add to what Aaron had presented to us or—

Mr. Steigerwall: Basically, just – we need a structure for our elderly citizens that use the bingo hall twice a week. They come out and they smoke and they need a place to smoke and then in the summertime it will also serve as a, you know, like a shelter. We'll put a grill out there, grill some stuff, whatever. That's what we want to do and we'll build it however you guys want it, whatever colors you want, whatever siding you want on it, we'll do it.

Mr. Domini: I want to just thank the applicant. I know we've worked together on this.

Mr. Steigerwall: And, Aaron, thank you very much for your help.

Mr. Domini: Yeah. We've come a long way from the original design. I think this is much nicer. They've been very agreeable to my suggestions and I just want to thank them for working with me on this application.

Mr. Comeaux: I have a couple of questions which—

Mr. Steigerwall: Yeah. I have one more thing to add.

Mr. Comeaux: Oh, please do.

Mr. Steigerwall: That drawing that you guys have seen, I'm going to revise it to a post and beam construction.

Mr. Comeaux: Okay.

Mr. Steigerwall: --which is going to eliminate the walls. It's going to be three-sided. As you see there on the diagram it's all framed. On the side I want to go with post and beam so it doesn't have to be framed on the side. We want three sides on it. We want that side that you're seeing with the opening, we want that to be completely open, but it's going to be post and beam, therefore, from what I understand, we don't have to pour a foundation, we can just put some gravel in there, put a couple of picnic benches in and—

Mr. Comeaux: The question I have is the location you chose. You chose to put it on the south side, I guess. Is that right – of the building?

Mr. Steigerwall: It's correct.

Mr. Comeaux: And did you give any thought to putting it on the north side of the building or—

Mr. Steigerwall: Well, unfortunately – yeah, we thought about that. That's farther away from the door and also from what I understand, I don't know if you guys are aware of it, Verizon or somebody's thinking about putting a cell tower in there, so I didn't want us to go and build that and then—

Mr. Comeaux: Have to tear it down?

Mr. Steigerwall: Yeah.

Mr. Comeaux: Okay.

Mr. Thompson: Which door would they be getting to it from? Is it from that side entrance or is it from the main front entrance?

Mr. Thompson: If you look at the – okay, right there to the – on the down side, let me see – to the right there, because the entrance door is just – yeah, right there, right where he's pointing. We want to go just to the right there with the structure so they would be getting to the new structure from the main entrance and not necessarily that side door on the south side of the building?

Mr. Steigerwall: That's correct.

Mr. Thompson: Okay.

Mr. Steigerwall: Because that would be an emergency door. The main entrance – we thought that would be the best location for them to migrate out and smoke.

Mr. Thompson: I wasn't sure which—

Mr. Steigerwall: Door?

Mr. Thompson: To tell you the truth, the last time I was in that building it was a roller skating rink when I was in grade school.

Mr. : Skating, yeah.

Mr. Thompson: The one thing I was concerned was just kind of the visual aspect from — and I appreciate that it's on the south side, because then you wouldn't be able to see it necessarily from the north side, you know, coming from Main Street, stuff like that. It'd be nicer, and I'm not sure if the lay of the land — because you said you're not going to be putting down concrete, just putting down gravel. It would be nicer, in my opinion, if it was even pushed further — I guess east along the side of the building so maybe you wouldn't even see it as much when you're driving down Davidson Drive either way, but that's just my opinion. But I do like the new materials and I do like the new building materials. I like that.

Mr. Steigerwall: Okay. And to address what you just said, that sounds good. Is it okay if they go out the emergency door to go smoke at intermission?

Mr. Thompson: That, I don't know what type of code _____ or if anyone else on the Board has any type of opinions on that so—

Mrs. Boratyn: I think you probably would have to check with the fire department because the emergency doors are meant to have alarms that go off when they open and you wouldn't want to be trying to shut those off—

Mr. Steigerwall: Right.

Mrs. Boratyn: --it they didn't operate because the _____. There could be some requirement that may not permit that.

Mr. Steigerwall: Okay.

Mr. Domini: Mr. Thompson, are you suggesting like a _____. Right now it's coming off the _____ of the building. How far back are you thinking, 5, 10 feet or way back?

Mr. Thompson: So I was thinking maybe to the middle of the structure kind of sitting right there. I don't know how far — I don't know what type of — what's the proper term — easement or whatever between the building. Is there a certain amount of feet you have to have between a building and accessory structure or—

Mr. Domini: 15 feet.

Mr. Thompson: Okay. Because that was why I was asking which door they'd be coming out.

Mr. Domini: Any accessory structure.

Mr. Thompson: Okay. So, I mean, I was thinking – see how that kind of bigger bush, the taller bush right there. I mean, if it was pushed back and just kind of sitting right there in the middle of that grassy area that might be nice, especially if you say you're going to be using it for – with picnic tables.

Mr. Steigerwall: In the summer we hope to use it for other stuff other than just smoking.

Mr. Thompson: And it might kind of conceal it behind the building as well, but that's just my opinion.

Mr. Comeaux: I got a couple of questions real quick. The open side, would it be facing the existing building or facing the parking lot?

Mr. Steigerwall: Facing the existing building—

Mr. Comeaux: And then—

Mr. Steigerwall: --because of the wind of the issues. That's how we came up with it. It's real windy over there.

Mr. Comeaux: So you're going to put this building in and it's just going to not have any doors other than open space, so it's going to have no architectural features, no windows or anything like that that faces out. And I guess just from an eye standpoint from the road, I mean, it isn't necessarily a problem, I guess, but I'm just thinking how would it look if you just have a blank wall that you're looking at _____?

Mr. Steigerwall: Well, from Main Street I don't think you'd even see it.

Mr. Comeaux: Right. From Main you wouldn't see it, but from Davidson you'd be just looking there and it would just look like a big shed, I guess.

Mr. Thompson: That's why I was kind of suggesting—

Mr. Comeaux: Pushing it back.

Mr. Thompson: Pushing it back. I mean you'd still see it but at least it wouldn't be right there.

Mr. Steigerwall: I understand what you're saying on the blank side. I hadn't even thought of that.

Mr. Comeaux: Yeah. I don't know if there'd be any value--

Mr. Steigerwall: And we're willing to do anything you want to, you know--

Mr. Comeaux: Well—

Mr. Steigerwall: --to dress that up.

Mr. Comeaux: I don't know if the architects have any sense of whether having a door for no other purpose than to have a door adds anything that's visually that's good or not. I don't know, but I thought I'd bring it up. Aaron, this is in – the materials, there's an overlay, right, that this is part of it and those materials are consistent with what we look at for that?

Mr. Domini: Traditional matching material – that metal roof and wood siding are both appropriate.

Mr. Comeaux: Yeah. Okay.

Mr. Domini: I'd like to bring up a good point in terms of the masting and the _____ articulation. Good point.

Mr. Comeaux: If nobody else sees that as an issue, then I'm certainly not going to pursue it because my eye's not one to be trusted. Are there any other questions to the applicant though?

Mr. Baker: I'll comment that – I mean, looking at the site lines and how you view this, I too, would like to see the shed pushed back at least 30 feet or so on the site. I mean, that alone will – I'd hate to see an accessory building sharing the same front plane as the main building. I mean, it's almost like competing with it because it's much smaller but just to push it back and provide some secondary mass to it. So, like I said, on the site lines 30 feet looks pretty good and, yeah, I do struggle on the south side and maybe some punched openings, just 3 foot by 3 foot, 2 – I wouldn't even call them windows. If it's just going to be open on the front you could just have two—

Mr. Steigerwall: Just something so it's not a blank space.

Mr. Baker: Right. Something maybe 6, 7 feet up off the floor at the top of a 3 foot by 3 foot opening.

Mr. Steigerwall: Okay.

Mr. Comeaux: Plus that gives visibility for police or anyone patrolling the area to be able to see if anyone's in the building, a prowler or anything like that.

Mr. Steigerwall: In the summertime that might be an issue with all the kids.

Mr. Comeaux: Yeah. Exactly.

Mr. Steigerwall: Well I thought about that and I wasn't sure how it was going to work out.

Mr. Comeaux: That's all right. That's why we're here.

Mr. Steigerwall: Yeah. I hadn't thought of that.

Mrs. Boratyn: You might want to make it lower if you want the police to look in.

Mr. Thompson: Yeah. We might get back to an open structure. Then you want it also to protect people in there smoking from wind and the elements.

Mr. Steigerwall: Right. Now, also I was thinking too, this summer that maybe on the south side I would have it – the south side possibly be removable so that in the summer it's open. In the winter we'd close off that one side, you know, like a removable something.

Mr. Thompson: Like a folding door or something like that?

Mr. Steigerwall: A folding door or just even you know—

Mr. Thompson: Panels.

Mr. Steigerwall: --put the panels on there with wing nuts or whatever and we can remove them in the summer. Just throwing it out there.

Mr. Thompson: Over time, I mean those things being removed and put back on, it would take some wear and tear, too.

Mr. Comeaux: Well, actually I was going in the other direction that if – you're comment that, are kids going to take this over. Do you want to have a closeable door even if it's a garage type building and pull-down or shut – and I don't want to--

Mr. Steigerwall: On the _____ ?

Mr. Comeaux: --cause you additional expense but you guys use that facility, what – two nights a week now?

Mr. Steigerwall: Two nights a week.

Mr. Comeaux: Two nights a week.

Mr. Steigerwall: And we have security there two nights a week, that's it.

Mr. Comeaux: Because if you have a kind of closed structure with the open side facing the building, everyone – if someone gets in there, they're not going to be able to be seen from Davidson Drive, driving either way basically.

Mr. Steigerwall: I know _____.

Mr. Comeaux: It's just an empty space that they'd just be using, I guess, but—

Mr. Steigerwall: What about a roll-down door?

Mr. Domini: What about a sliding barn door?

Mr. Steigerwall: That sounds good, too.

Mr. Comeaux: I mean, unless – I don't know. Mrs. Boratyn, you can probably speak to it. Is there any reason why we would want to kind of insist on closing off the third side or that's something that doesn't really—

Mrs. Boratyn: Well, if you're going to have a completely enclosed structure, you're going to have to make sure that it's in compliance with whatever regulations might exist.

Mr. Steigerwall: Well, I guess it's into another issue, because I understand if we close all four sides and then we get into a whole other—

Mr. Comeaux: Oh, I see. So even if it's an opening all the time, for the smoking regulation purposes—

Mr. Steigerwall: If it's closed, then that gets all into some other stuff.

Mr. Comeaux: Well, then if the reason you're making this is for the smoking and you need a third – you know, you need an open space, then leave the open space, but I think the windows there would be good then, just so that people driving by could see, you know, how many people are occupying that space—

Mr. Steigerwall: Absolutely. And then, now we also have surveillance 24/7.

Mr. Comeaux: _____ and these are—

Mr. Steigerwall: Which we could install out there also.

Mr. Comeaux: Is there going to be any lighting on this structure, inside it?

Mr. Steigerwall: There's lighting all around it.

Mr. Comeaux: Is there going to be lighting within it, lighting the actual inside?

Mr. Steigerwall: We haven't got that far but, yeah – I mean, that's not a big problem, yeah.

Mr. Comeaux: Because if you do – if you have some type of open portals or windows or whatever it is you decide, worst case, at night you could keep some type of light on in there, not like – it wouldn't have to be a ton of light, but just enough if someone was driving by or a patrol was driving by, they'd be able to see.

Mr. Steigerwall: We keep it real lit up over there so -- just I'm sure that structure will include it also.

Mr. Domini: So you have two things, right. I guess I need some clarification on one. How far back would the Board like to see it recessed from the front?

Mr. Comeaux: I think 30 feet was _____. Mr. Baker, is that right?

Mr. Baker: I think 30 feet back from the front line of the building and the other thing was putting in windows, both as an architectural feature and also so we can kind of see some _____.

Mr. Steigerwall: On the south and—

Mr. Baker: Well, I'm most concerned about the side that faces Davidson, so that would be on the west, I think.

Mr. Steigerwall: That would be – no, that'd be the south side.

Mr. Domini: _____.

Mr. Comeaux: South is a pool, isn't it?

(several answer "Yeah.")

Mr. Steigerwall: Oh, I thought was the side you were talking about.

Mr. Baker: I'm talking more about the side that would be facing Davidson Drive which, again, I think—

Mr. Steigerwall: Oh, okay. That would be the narrow side then?

Mr. Comeaux: Yes.

Mr. Steigerwall: --window – okay.

Mr. Comeaux: Now, did you think they should have architectural features on the other side as well or—

Mr. Baker: You can't see them.

Mr. Comeaux: You can't see anything except if you're sitting at the pool anywhere, right? So it's not—

Mr. Baker: I mean, if it's between the accessory structure and the main building you'd have to be standing in between the two to pretty much see them.

Mr. Comeaux: Yeah. But, I mean, like from the – on the south side there will just be a blank wall, but—

Mr. Baker: I'd prefer to see some _____ in there-- .

Mr. Comeaux: Okay.

Mr. Baker: --punched openings or windows or – you know, if it's going to be a smoking hall, I mean some cross ventilation would be nice, too.

Mr. Comeaux: But those are the two things and then if someone can articulate a motion reflecting those then we can proceed. .

Mr. Bainter: Let me just get a clarification. On the south side we're looking at a couple window openings, punch openings, a couple on the south side and one on the west side?

Mr. Comeaux: At least one on the west side, yes.

Mr. Thompson: Well, correct me if I'm wrong, but the west side is completely open, right?

Mr. Comeaux: North side.

Mr. Bainter: That's the north side. Facing the building.

Mr. Steigerwall: The north side is completely open.

Mr. Comeaux: The east side is facing the creek, the south side is facing the pool.

Mr. Thompson: My apologies. Then, yeah, absolutely. I'd prefer to see two punched openings on the left side.

Mr. : That's what I thought you getting at.

Mr. Thompson: Yeah. I apologize.

Mr. Comeaux: On the west side as well as the south side?

Mr. Thompson: Yeah. I wouldn't mind seeing them on both, both the west and the south.

Mr. Steigerwall: That's no problem.

Mr. Bainter: Just a clarification. What is the plan size?

Mr. Steigerwall: 20 by 30.

Mr. Bainter: 20 by 30.

Mr. Steigerwall: Post and beam construction.

Mr. Bainter: The 30 foot direction in the east/west?

Mr. Steigerwall: Correct.

Mr. Domini: Yes. The 30 foot _____ lines, the short end of the space, the 20 foot _____.

Mr. Baker: Now I assume that the siding manufacturer also produces a trim board?

Mr. Steigerwall: Yes.

Mr. Baker: So I'd like to see those punched openings, if you want to call them that, wrapped—

Mr. Steigerwall: _____ out?

Mr. Baker: Yes, please.

Mr. Steigerwall: No problem.

Mr. Domini: We are not necessarily saying you have to buy windows and install windows—

Mr. Baker: No.

Mr. Domini: --just punched openings with trim, say white.

Mr. Baker: Yes. All four sides. Yeah, whatever the – it looks like the gutters and downspouts are white on this. I don't know that I really call it trim with a trim color.

Mr. Steigerwall: On the existing building?

Mr. Baker: Um-um.

Mr. Steigerwall: Yeah. It's white gutters and—

Mr. Baker: But, yeah, I mean something that would stand out _____.

Mr. Steigerwall: So you're saying you don't necessarily want windows, you just want openings?

Mr. Baker: Yeah.

Mr. Bainter: Would it be okay with that?

Mr. Baker: Some kind of relief.

Mr. Steigerwall: Well, then it'll save even cheaper for us—

Mr. Domini: It'll save you some money. I mean, the point's not the windows, it's just a breakup of that wall.

Mr. Steigerwall: Right.

Mr. Comeaux: Just to visually break it up and then also—

Mr. Steigerwall: I understand.

Mr. Comeaux: --have people be able to see in, add some visibility.

Mr. Bainter: Do we need to discuss height of those windows? I mean, how far from the ground up because I heard—

Mr. Comeaux: Mr. Baker has—

Mr. Bainter: _____ he wants but then we talked about maybe being able to see in _____.

Mr. Baker: Oh, I see. I think if you were to put in a normal window which would be 6 foot 8 inches high, 7 foot at the top – so they'd be from 4 foot off the ground to the 7 if you did 3 by 3.

Mr. Steigerwall: So 3 by 3? Two on the—

Mr. Domini: South.

Mr. Steigerwall: And then how many on the—

Mr. Domini: 1 -- _____ on the west.

Mr. Baker: 2 on the west.

Mr. Steigerwall: 2 on the west.

Mr. Domini: Facing Davidson?

Mr. Baker: Um-um. Absolutely. Yes.

Mr. Domini: Okay. That's 2 on the south?

Mr. Baker: Um-um.

Mr. Steigerwall: Now you want to make the ones on the south a little bigger or—

Mr. _____ : No.

Mr. Steigerwall: --_____ you're having a longer span there.

Mr. Baker: I'm more concerned about the Davidson view. I mean, if I was going to be picky-- Well, I should be picky.

Mr. Comeaux: That's what we're here for.

Mr. Baker: If this was my structure I would do 3 across the south side and 2 on the west side.

Mr. Steigerwall: That works for us.

Mr. Baker: And I will gladly draw up on CAD those two elevations and show him exactly where they're at so they're proportionally spaced across and look— And I have no problem doing that.

Mr. Comeaux: Well, I'll articulate what we have here and then somebody can make a motion off of it. So we're going to move the building 30 feet back from the front line of the existing structure, the front of the building.

Mr. Steigerwall: Yes.

Mr. Comeaux: We're having two 3 by 3 windows on the west-facing side and we have three 3 by 3 windows on the south-facing side. The trim to the – when I say windows, they can just be open spaces, but they should be trimmed out in a white that matches essentially the downspouting, etc. that you have on the existing building.

Mr. Stiegerwall: Right. Whatever trim or roofing we do it'll all be corresponding, matching, manufactured, everything.

Mr. Comeaux: Okay. Great. Were there any things that I missed in saying that?

Mr. Baker: Roof pitch to match the same as the existing, I assume?

Mr. Steigerwall: Close.

Mr. Baker: And then – I'm not sure if it was discussed, but what's the wall height of the structure?

Mr. Steigerwall: 8 feet.

Mr. Comeaux: So I think that's the agreement, Mr. Bainter?

Mr. Bainter: Mr. Baker, does there need to be any ice guards on the north side from the standpoint, in the winter, people going in and out, smoking?

Mr. Baker: No. And the code won't require it mainly because it's an unconditioned space.

Mr. Bainter: Okay.

Mr. Baker: So the ice guard protects the stuff from – once the water passes the--

Mr. Bainter: Okay.

Mr. Baker: -- heated space, freezing and come back up.

Mr. Steigerwall: That's a good point though. Maybe some of those little--

Mr. Domini: _____

Mr. Steigerwall: --iceberg things that go up above the—

Mr. Baker: Oh, _____ some ice and water _____.

Mr. Comeaux: No, it's not the _____.

Mr. Steigerwall: So ice doesn't slide down it and drop on somebody's head?

Mr. Baker: Yeah.

Mr. Comeaux: While we're on the subject – gutters.

Mr. Baker: Yeah. Will this have gutters/downspouts? I assume _____.

Mr. Steigerwall: I really didn't want to, but it's up to you guys. I was thinking about what he was talking about though, the ice sliding down on the opening and I was going to put those little things—

Mr. Comeaux: That's what I was talking about, yeah.

Mr. Steigerwall: Yeah. I was going to do that.

Mr. Domini: I typically – like in our park structures and things like that, in the buildings we don't have gutters, but that doesn't mean _____ in this case but—

Mr. Baker: From a design standpoint, I don't think it's necessary.

Mr. Steigerwall: But just to let you know, I will be putting those in because it's all elderly people and one little piece of ice just—

Mr. Baker: It'll come down quick off that metal roof.

Mr. Comeaux: Yeah. Just thinking this is going to be used during the winter, where not a whole lot of probably park shelters are used during the winter.

Mr. Steigerwall: Correct.

Mr. Domini: Mr. Comeaux, can you articulate – were you making a motion?

Mr. Comeaux: I was just trying to lay out there so somebody can make a motion, "Yeah, what he said."

Mr. Domini: If you could just finish that motion in one thought. It always good for the minutes.

Mr. Comeaux: Sure. Yes. Again, moving the – will move the building back 30 feet from the front of the existing building. There will be two 3 by 3 windows on the west-facing side. There will be three 3 by 3 windows on the south-facing side and, again, windows means not necessarily—

Mr. Steigerwall: _____.

Mr. Comeaux: --enclosures, but the openings.

Mr. Steigerwall: Exactly.

Mr. Comeaux: The trim for the windows – areas will match the downspouting, will essentially be white. It will match the existing building and I think that was the only things we had in terms of the _____. So can I get a motion?

Mrs. Boratyn: I move to accept.

Mr. Comeaux: Have a motion. Can we get a second?

Mr. Thompson: I'll second.

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

4. 2353 TAYLOR PARK, REYNOLDSBURG, OHIO: APPLICANT: DANITE SIGN COMPANY, (5406DR). NEW SIGN INSTALLATION.

Mr. Comeaux: Aaron, go ahead and give us an overview, please.

Mr. Domini: The proposal is for a new sign for new vendors, an interior LED illuminated set of channel letters, Type B wall sign. The signs will be affixed to the EFIS of the building which would be right up here. This is the tenant space. The sign is to go right here. It meets the standards for a Type B wall sign.

Mr. Comeaux: Can you state your name for the record, sir?

Mr. Ryan Sibloan: Ryan Sibloan, Danite Sign Company, signage consultant.

Mr. Comeaux: And do you have anything to add to what Aaron gave us?

Mr. Sibloan: He covered it pretty well. It's a pretty straightforward project. It meets all sizing requirements. It has been through all parties. It's been through the landlord. This is technically a sublease of Life Way, so it has received by Life Way, by the landlord and by the owner.

Mr. Comeaux: So you're not touching the awning or anything like that? You're just—

Mr. Sibloan: No. Awning is existing. It'll be mast off before I install to prevent any type of debris from staining it at all. We use stainless fasteners. When coming to the EFIS we use compression fasteners through the EFIS. You don't have to worry about cave-in or water leakage on the EFIS itself.

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

Mr. Baker: Are these letters all black?

Mr. Sibloan: The returns are dark bronze with _____. The returns are blackened letters with blackened _____. It's actually one of the faces off of these letters. (speaking off mic) _____ hide from nails. The blue portion, these are non-illuminated letters, the CITI does not illuminate the three-quarter inch PVC so _____.

Mr. Domini: Those are not illuminated?

Mr. Sibloan: CITI is not illuminated.

Mr. Domini: Okay.

Mr. Sibloan: It's got a pretty good distance from the road, frontages Taylor Park. It's 250 feet off of that across that parking lot. It's in excess of 600 to 256 so the client/landlord, everybody wanted them to know that this is a nail salon. That's why the emphasis was on the word "Nails."

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

Mr. Baker: I'll move to approve this application as presented.

Mr. Comeaux: Can I get a second?

Mr. Bainter: I'll second.

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

B. UNFINISHED BUSINESS

1. 6240 LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT: CHI BUI (5399DR). REMODEL EXISTING COMMERCIAL STRUCTURE.

Mr. Domini: We approved this application at our last meeting so—

Mr. Comeaux: Yes.

Mr. Domini: And I was to work with the applicant on the colors for the building and other minor exterior details. Working with Mr. Jardine, I don't think he was able to get his design finished in that amount of time. It just so happened that here we are at our next meeting and I just said, "Why don't you just come back to the Board _____."

Mr. Comeaux: Sure. That's fantastic.

Mr. Domini: _____. So here we are. And I believe he has his final rendering for your approval. Again, we approved everything at the last meeting. The only thing that was left to be approved were the materials and the color scheme.

Mr. Comeaux: Okay. Great. Mr. Jardine, you want to come up? Mr. Jardine, before you get started – what's that?

Mr. Jardine: (speaking off mic.)

Mr. Comeaux: Before you get started, if I can just swear you in real quick just because I think you missed that part of the meeting.

(Mr. Comeaux administers the oath.)

Mr. Comeaux: And then also if you could, sign in on the sheet and then go ahead and show us what you got.

Mr. Jardine: I'll go one step further. I got hit with the bomb about a week ago. They changed the refrigeration system which slightly changes the elevations that you approved. So I didn't want to pull a fast one and come in with something that's approved, so if you don't, may I pass out the changes?

Mr. Comeaux: That'd be great.

(speaking off mic.)

Mr. Comeaux: Well, you can just leave them on the table right there and then step up to podium and let's take a look at what you have here.

Mr. Jardine: Sure.

Mr. Comeaux: Mr. Jardine, if I could get you to stand at the podium just because for the record, the –

Mr. Jardine: For the elevations, when you get those I left – there's the color one on the bottom. Please don't look at that fuchsia color on the two elevations on the left. I don't know how that got there. I think I was doing a bar. All the other ones are fine, the rest of it. And I have some colors here that go very well with the gray. But on the original, especially the west elevation, I had a very prominent glass feature right in the middle. In the past, we had a different refrigeration system. There were two banks of doors with the non-refrigerated place in the middle and storage on the side. And how they're doing that whole west side, it's going to be one giant box that's 60 feet by 8 feet by 8 feet and those windows would jut be lost. So what I did, if you take the second elevation, I put a strip between the studs and glass block. And there's a one foot space from the box to the wall and I have lights above so that those lights will sort of illuminate. Instead of the sort of four cluster of forest, I wanted to do 9 foot strips of 1 foot glass block between the studs because I don't have room for anything else. And my intention is, at night, those will actually look like vertical light fixtures. I think they'll be kind of nice and they'll be a lot easier for the guys to do. If you notice on the plan sheet, I had that elaborate – I took the trouble to do the dimensioning with brick pattern so you don't have to cut any and that's going to be a monster. But now all I'm going to do is just put that one strip – they'll be 12 feet on center and they'll be between the 16 inch studs, which would be a much simpler thing to do and if you can divorce those color drawings from those two things on the left with the fuchsia-- did you see at the bottom there are some larger – on the bottom of the pile there was some larger prints?

Mr. Comeaux: Yes.

Mr. Jardine: And it looks better when they're away from that color, but I just wanted to show you that and ask your permission. Does that seem okay?

Mr. Comeaux: (speaking off mic.) So, it's on – the main change you made was the kind of larger glass block—

Mr. Jardine: Yeah.

Mr. Comeaux: --thing in the middle _____.

Mr. Jardine: I was going to do little squares up above and the one in the middle and now I'm just doing strips.

Mr. Comeaux: You've got 5 strips rather than—

Mr. Jardine: I frankly like this second one better. I think if we'd seen it first we might have liked it.

Mr. Domini: I have the original on the screen _____.

Mr. Comeaux: Right.

Mr. Jardine: But it's actually just a product of function since they are putting in this giant cooler on that side. Now, if that's out of the way, I'll get into what I plan on doing with the color on this.

Mr. Comeaux: I don't – do we have any questions on the elevations?

Mr. Baker: I think it looks fine.

Mr. Comeaux: Okay. If you want to show us what you have—

Mr. Jardine: Yes. This—

(speaking off mic.)

Mr. Jardine: What I'm going to parade around is the existing color. It's a very unusual _____. It's a really murky kind of a brick and there's no variation of it. And then I found one with variation and then I found a third with variation and a better texture and that's what I'd like to use, so let me-- (speaking off mic.)

Mr. Comeaux: If I can just get you to step back to the podium while you're giving us kind of a last finale here.

Mr. Jardine: (speaking off mic – mostly inaudible.) Now, the metal roof I wanted to just use a really nice charcoal gray _____ charcoal because I didn't want to get too many colors _____. And then I have a whole list of _____ of really great colors _____. I want to get rid of all those yellowy round _____. So now I'll bring this--

Mrs. Boratyn: So all we're doing is determining the color of the brick and _____? Okay. All right.

(speaking off mic.)

Mr. Comeaux: And so you're going – are you going to replace the existing kind of façade of the roof

Mr. Jardine: Yeah. That plastic _____ that is going this way, that's standard.

Mr. Comeaux: Okay.

Mr. Jardine: I'm going to make it simple and _____.

Mr. Comeaux: Okay. And you're leaning towards the one that are kind of a darker color _____?

Mr. Jardine: Yeah.

Mr. Comeaux: Okay. Those are fine _____.

(speaking off mic.)

Mr. Domini: I think it'll _____. My only other question I have would be the color for the door.

(speaking off mic)

Mr. Domini: Will be a shade of the gray you have there?

(speaking off mic.)

Mr. Domini: I was going to tell you all at the end of the meeting.

(laughing)

Mr. Comeaux: This is a surprise _____.

Mr. Domini: Tomorrow is my last day.

Mr. Comeaux: Okay. Well, fantastic. Thank you.

(speaking off mic.)

Mr. Comeaux: It's easier to be tolerant with you than it is _____.

Mr. Jardine: Well, thank you. It's really – it's very nice. I love this room. So anyway, you've been to Columbus? You've been to the Campus Review Board?

Mr. Comeaux: (speaking off mic.)

Mrs. Boratyn: Okay. We're just determining the color of the brick and color of the roof and something about the door.

Mr. Jardine: Yeah.

Mr. Comeaux: Yeah. And so, I mean I think that the _____ the brick you showed us I think they're called – the colors that you're sticking to the bottom part of that pallet—

Mr. Jardine: Yes. Exactly.

Mr. Comeaux: --the roof_____.

Mr. Jardine: Yes. I think it's a very rich combination with this.

Mr. Comeaux: The door _____ I don't know. I'm fine with approving something in the same kind of family of colors there.

Mr. Bainter: I think so, too.

Mr. Comeaux: Yes.

Mr. Bainter: And I think they should all be in this medium range, don't you think?

Mr. Comeaux: In the medium range. Yeah, that's fine. And if you need to deviate from that you talk to Aaron, whoever Aaron's successor is.

Mr. Domini: Probably Lucas.

Mr. Comeaux: Okay. Are there any other questions or comments for the applicant? We need a motion? Yeah. This is on the agenda and we need to approve this then? Can I get a motion now for the color of the bottom _____ the bricks that were displayed tonight that are kind of a medium color, as displayed by _____.

Mr. Bainter: I move for approval.

Mr. Baker: Second.

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

Mr. Comeaux: Is there any further business? (No response.)

D. ADJOURNMENT

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

James Comeaux, Chair

Aaron Domini, Planning Administrator