



MINUTES

**DESIGN REVIEW BOARD
THURSDAY, FEBRUARY 1, 2018 7:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Zollars, Bowman, Hicks, Cullinan
ABSENT: Bizjak, Sampson

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – January 4, 2018

RESULT: ACCEPTED

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Case #2018-00000002; 2010 Officeview Place; Signarama; Applicant: Joline Vargas; Comprehensive Sign Plan

Mr. Snowden: 2010 Officeview Place - A Child's Place Learning Center - Comprehensive Sign Plan

Case: #2018-0002 - Certificate of Appropriateness
Location: Property is located on the east side of Officeview Place between Merchants Drive and Eastgreen Blvd.
Existing Zoning: CC Community Commerce District
Request: Request for a certificate of appropriateness for signage.
Current Use: Child Care Center
Applicant: Joline Vargas/Signarama Reynoldsburg

The applicant is requesting the Board review and approve a certificate of appropriateness for signage at an existing commercial building. The applicant proposes to erect two new wall signs, and the application will be reviewed as a comprehensive sign plan.

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CC district, including retail sales, office, and eating and drinking establishments. To the south, the property abuts a childcare center. To the east, the property is adjacent to land owned by the Central Ohio Transit Authority that is used as a park-and-ride facility.

Per Table 1181, the applicant's front sign is a Type B wall sign. The applicant's tenant space is 140FT wide, which would entitle the applicant to 280SF of signage. The applicant's proposed wall signage is 144.2SF of area, which does not exceed the code requirements.

The applicant's proposed 144.2SF sign area will be divided between two wall signs. Sign A is a 95.SF wall mounted sign that appears to consist of plastic letters mounted directly to the building façade. Sign B is a 49SF wall sign that consists of a cut-out logo. The three (3) colors used for the proposed signage is within the limits of the code. The applicant needs to clarify the materials proposed and the projection of the sign elements from the building façade. This should be indicated on all future applications for a certificate of appropriateness.

The applicant proposes to mount Sign A directly to the building façade, on a fascia directly above the tenant space. The fascia runs across the entire front façade of the building, and the proposed Sign A is centered on that fascia. This is a typical and customary location for building signage. The proposed Sign A is centered on the existing building façade.

Sign B is proposed to be mounted to a gabled feature that is above and slightly to one side of the main entrance to the building. Since one of the purposes of signage is to communicate the location of the building entrance, Staff supports this location. Both signs are in the general locations used to mount similar signage for previous tenants.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

Timothy Masters: Representing Signarama Reynoldsburg. He actually sold the shop back in October, so Jolina's the new owner and that's why the name has changed, but I myself I'm still there.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tyler Cullinan, Vice Chairman
SECONDER:	Eliot Bowman, Commissioner
AYES:	Zollars, Bowman, Hicks, Cullinan
ABSENT:	Bizjak, Sampson

- Case #2018-00000004; 1900 Brice Road; Signarama; Applicant: Joline Vargas; Comprehensive Sign Plan

Mr. Snowden: 1900 Brice Road - WCAP Life Counseling Services -
Comprehensive Sign Plan
Case: #2018-0004 - Certificate of Appropriateness
Location: Property is located on east side of Brice Road, south of E. Livingston Ave.
Existing Zoning: CC Community Commerce District / CCO Community
Commercial Overlay District
Request: Request for certificate of appropriateness for signage.
Current Use: Professional Office/Charitable Bingo
Applicant: Joline Vargas/Signarama Reynoldsburg

The applicant is requesting the Board review and approve a certificate of appropriateness for three (3) new wall signs for a new business at an existing commercial building. Since the applicant proposes to erect three (3) new wall signs where only two (2) are allowed by the Code, the application will be reviewed as a comprehensive sign plan.

The site is developed with an existing commercial building and related improvements. The property fronts Brice Road and E. Livingston Ave., streets designated major arterial streets by the Thoroughfare Plan. All adjacent properties are zoned CC Community Commerce District, and are developed with various commercial businesses such as retail sales, restaurants (eat or drinking establishment), small offices. All properties that front E. Livingston Ave. or Brice Road are within the Community Commercial Overlay District.

Since this lot has frontage on both Brice Road and E. Livingston Avenue, the applicant is entitled to two signs. Per the Code, the applicant is entitled to 240SF of sign area on the west façade and 190SF on the north façade. The two signs on the north façade have a combined area of 90.62SF, which Staff has designated Signs A & B, while the sign proposed for the west façade, which Staff has designated Sign C, has an area of 70.83SF. Per the Zoning Code, no portion of the sign may extend beyond 12IN from the building façade. In this case, staff visited the site and determined that due to the design of the roof that regulation should apply to the cornice below the mansard roof. The applicant should confirm that the sign does not extend beyond that cornice or confirm the distance if it does. The sign is consistent with the scale of the building's façade and with the size and style signage approved for the other tenant spaces in the same shopping center.

The applicant has proposed to mount the channel letters of Signs B and C onto two existing painted metal sign structures already mounted to the mansard roof. Section 1181.05(n) of the Zoning Code prohibits signs from being mounted to roofs, but Staff's interpretation has been and will continue to be that the intent of that regulation is to prevent signs from being mounted on structures in a way that causes them extend above the roof line. Mansard roofs of this style are common on commercial shopping centers and are the correct location of signage of this size and type.

The applicant is proposing two internally illuminated channel letter style signs be mounted to existing sign support structures on the mansard roof. A third internally illuminated channel letter sign will be mounted to a new frame support above an additional proposed entrance. Channel letter signs are an appropriate type of signage of buildings in the Community

Commercial Overlay District. The addition of the third wall sign will articulate the additional entrance on the north side of the building that has been recently constructed.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

Timothy Masters: We are actually using for this particular client an economy set of channel letters, which is only a 3-inch return instead of the standard 5-inch return mounted directly to the framing system. The frame that we are going to build is going to be exactly modeled as the other ones, so they will match and meet the same code that those did. My installer actually made those initially, so we know exactly how to do those. They're going to be all white, as you can see, white LED's.

Mr. Snowden: Returns are white as well?

Timothy Masters: Everything's white. Returns white. Face white. Trim white. Everything white. Same font. This particular client used to have two facilities. One was the old roller-skating rink, just across the street, and the other was the counseling services. They are now consolidating into a single location. The Bingo and the counseling services are basically under one roof and you're pulling the counseling services from another city actually. That's another business that's moving into the Reynoldsburg area.

Mr. Hicks: I move that we approve the submittal with the additional details as described.

Mr. Bowman: Second.

Mr. Snowden: Mr. Paszke, our Chief Building Official, informed me that all he cared about was the mounting of the new signs, the existing frame, but he did want to see the specifics of the new frame as part of your submittal. As a comment to the board, I'm going to look into, I just found out earlier today about the addition of the glass. There's a new glass, window and door have gone in here, which normally would have required Design Review Board approval under our current system. That is not the fault of this particular sign contractor, but I just found that out today and I'll look into that and get back to you.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Eliot Bowman, Commissioner
AYES:	Zollars, Bowman, Hicks, Cullinan
ABSENT:	Bizjak, Sampson

E. OTHER BUSINESS

F. ADJOURNMENT

Mr. Zollars adjourned at 7:17 pm.

Elio Snowden

Chairman

Planning and Zoning Administrator

R CITY OF REYNOLDSBURG

MINUTES

**DESIGN REVIEW BOARD
THURSDAY, JANUARY 4, 2018 7:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Zollars, Bowman, Hicks, Bizjak, Cullinan
ABSENT:

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – November 2, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

Mr. Snowden: Under C, Other Business, I'm going to add Items 1, 2, and 3; Election of the Chairman, Vice-Chairman, and Secretary. Agenda is approved as amended.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Eric Snowden.

B. PUBLIC COMMENT

None.

C. OTHER BUSINESS

1. Motion to Elect Chairman for 2018

Mr. Snowden: I will now open the floor for nominations for the position of Chairman for 2018.

Mr. Bizjak: Move to make Mr. Zollars Chairman.

Mr. Bowman: Seconded.

Mr. Snowden: Mr. Zollars, are you willing to serve?

Mr. Zollars: I'd be happy to serve.

Mr. Snowden: Any additional nominations? I'll close the floor for nominations for Chairman. Mr. Zollars is our candidate. Any additional discussion?

Minutes Acceptance: Minutes of Jan 4, 2018 7:00 PM (APPROVAL OF MINUTES)

RESULT:	APPROVED [4 TO 0]
MOVER:	Joseph Bizjak, Commissioner
SECONDER:	Eliot Bowman, Commissioner
AYES:	Bowman, Hicks, Bizjak, Cullinan
ABSTAIN:	Zollars

2. Motion to Elect Vice-Chairman for 2018

Mr. Zollars: Any nominations for Vice-Chairman for the Design Review Board?

Mr. Hicks: I'd like to nominate Mr. Cullinan as Vice-Chairman.

Mr. Bowman: Seconded.

RESULT:	APPROVED [4 TO 0]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Eliot Bowman, Commissioner
AYES:	Zollars, Bowman, Hicks, Bizjak
ABSTAIN:	Cullinan

3. Motion to Elect Secretary for 2018

Mr. Zollars: Mr. Snowden, would you be willing to serve as Secretary?

Mr. Snowden: I am willing to serve.

Mr. Bowman: I move we make Mr. Snowden Secretary of the Design Review Board.

Mr. Bizjak: I second.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eliot Bowman, Commissioner
SECONDER:	Joseph Bizjak, Commissioner
AYES:	Zollars, Bowman, Hicks, Bizjak, Cullinan

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. Application #181000; 7221 E Main St; Applicant: Ben Gingrich; Certificate of Appropriateness - Minor/Exterior Modifications

Mr. Snowden:

7221 E. Main Street - PNC Bank - Exterior Modifications

Application: #181000 - Certificate of Appropriateness

Location: Property is located on the southeast corner of E. Main Street and Davidson Drive.

Existing Zoning: CC Community Commerce District

Request: Request for a certificate of appropriateness for exterior modifications.
 Current Use: Bank (Business Office)
 Applicant: Ben Gingrich

The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing single tenant commercial building. The proposed modifications include the extension of an existing awning to cover a new ATM machine.

The site is developed with an existing commercial building with drive-thru service and related improvements. Neighboring uses include other commercial businesses in the CC district, including retails sales, eating and drinking establishments, small office, and personal service uses. To the east, the property abuts a multi-use trail along Blacklick Creek. To the south, the property is adjacent to property that is the location of the City's proposed new community center/park expansion project. To the north, across E. Main Street, the property abuts the Municipal Center.

The proposed awning will extend 5FT to the east of the existing façade. The structural awning will be mounted to the fascia of the existing awning and cantilevered over the proposed ATM location. The awning will maintain the same gabled roof angle as the existing awning. The proposed materials include a shingle roof to match the existing singled roof, and a metal building paneling system. The applicant also proposes a painted metal gutter system that matches the building's existing gutter system.

The Board should apply the standards for design review and determine if the proposed exterior modifications enhance the characteristics of this commercial district. Staff's position is that the applicant has met those standards, recommends the Board approve the application for a certificate of appropriateness as submitted.

Ben Gingrich: I'm with HSB Architects, representing PNC Bank. Mr. Snowden covered most of the proposal here. The canopy is intended to cover a new ATM, which is going to be placed on an existing island. It's the last island in the drive-thru canopy of the bank. The canopy is intended to provide cover for those who are using the ATM. We matched all the same building materials of the original building. We think it enhances the character of the building.

Mr. Hicks: Currently, the flow of traffic that goes through the drive-thru, is that area all one-way or is there any two-way traffic; currently assuming that when somebody's at the ATM there, they're going to be taking up an extra space?

Ben Gingrich: It's currently all one-way. It does appear that there is a large area at the end of the island so that you could have a by-pass around a person at this ATM.

Mr. Hicks: Is there currently any striping or signage indicating that it is one-way just in case some people try to go back in that way?

Ben Gingrich: I believe there is a "Do Not Enter" sign and I believe there is striping.

Mr. Snowden: A couple of photographs I have it looks like you've got... Oh, you're talking about the other direction. I'm sorry. One second.

Mr. Hicks: My concern would be if somebody may be coming out toward Main Street and not realizing that that in fact kind of looks like its right in, right out only. When they wanted to turn left...

Ben Gingrich: It's right out only.

Mr. Hicks: Ok, so somebody may be wants to turn left on Main Street and gets stuck there they might go the opposite way through the drive-thru area, which right now you've got enough room over there that it's not a problem, but if you've got cars stacked up next to the ATM it might just get blocked up. I don't know if maybe we could just approve this conditionally with some condition stating that they add some additional signage and/or striping to help get people pointed the right way.

Ben Gingrich: I'm looking at an aerial image right now. I don't see any striping specifically, but I know that they always have a "Do Not Enter" sign on the columns of the back side of the canopy. We could add some striping to this. I would propose we do them on the driveways to the north and south of this. Which I think would make it very clear.

Mr. Snowden: Mr. Hicks, you absolutely have that power under Chapter 1103 to make that condition of approval. If you choose to do that then you'd simply make a motion with that condition.

Mr. Hicks: We're adding 5 feet to the eastern edge of that drive-thru. About what does that leave for passage for another vehicle?

Ben Gingrich: The 5 feet is overhead so it doesn't affect the passage of vehicles underneath.

Mr. Snowden: Personal vehicles.

Ben Gingrich: I've got *inaudible (away from microphone).

Mr. Hicks: That answered my question. Thank you very much.

Mr. Snowden: It's a little bit difficult to tell from that. The only time that would ever really be a problem is if you had a large commercial vehicle trying to get back in there. With the signage, the way the site is configured I don't necessarily think that's a big concern here. It's not like it's lowered down.

Mr. Cullinan: What we were talking about, does the refuse come through that way to pick up or do they turn the dumpster and hit it from...

Mr. Snowden: This looks to me like they come in this direction.

Mr. Cullinan: That's what I'm wondering.

Mr. Snowden: Mr. Gingrich, have you talked to your property owner regarding that?

Ben Gingrich: About where the refuse comes in?

Mr. Snowden: You should be able to see on the screen in front of you.

Ben Gingrich: I've got it on my site plan here where the dumpster location is. I would believe that they would come in with the flow of traffic which is as we've discussed counter-clockwise on the site. There's ample room to maneuver around it and we'll have to work with the refuse company to make sure that that is not disturbed. As you can see on this image there is over 20 feet at that canopy. If we extend 5 feet into there there's still plenty of room to avoid the canopy.

Mr. Bowman: I would think once the canopy is installed the refuse folks will make the adjustment. I'm guessing they'll rotate the dumpster. I just don't see it as a long term problem.

Mr. Snowden: Probably something for Mr. Gingrich to point to his property owner as good housekeeping, but not necessarily something I could *inaudible deny, but use for basis for denial or in my opinion, replacing additional conditions on, I mean.

Mr. Zollars: Any other questions from the Board? I'd like to entertain a motion and a second for approval.

Mr. Hicks: I recommend that we approve the proposal under the condition that the applicant provide additional one-way striping at the north and south of the PNC building in order to delineate the traffic that it is a one-way access.

Mr. Cullinan: I'll second.

Mr. Zollars: Any additional discussion?

Mr. Bowman: There's currently no signage on the property that indicates where traffic is to go, correct, on either side of the building? Because if there's not then I would vote yes on this motion.

Ben Gingrich: How about I provide some photos of existing signage and submit it?

Mr. Bowman: Just work with staff to make sure that... Do any of us know if there is signage right now?

Mr. Snowden: I'm just looking at...

Mr. Bowman: You can't read that. What if you change the date on the street view? Sometimes the older ones you can read the text.

Mr. Snowden: I can try.

Mr. Bowman: The reason I bring it up is I don't know if the verbiage of the motion can change because if there's existing signage then I think its fine and I guess that would fulfill. You probably don't need to change the verbiage or just work with staff.

Ben Gingrich: its right across the street, so on my way out of this meeting I'm going to take a couple photos. I'll send them to Mr. Snowden and make sure that we have that covered.

Mr. Bowman: Then I think the motion is fine.

Unknown: Mr. Bowman, on the site plan they just got they've got a few errors on there entrance to Davidson and the exit to Main Street. There's no arrows or anything indicated on their site plans, so just quickly modify that.

Mr. Zollars: No further discussion, so please call the roll.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Tyler Cullinan, Vice Chairman
AYES:	Zollars, Bowman, Hicks, Bizjak, Cullinan

2. Application #180996; 2406 Taylor Park Drive; DaNite Sign; Applicant: Jill Waddell; Certificate of Appropriateness - Signage

Mr. Snowden:

2406 Taylor Park Drive - Verizon - Signage

Application: #180996 - Certificate of Appropriateness

Location: Property is located at the south end of Taylor Park Drive, facing the west side of Baltimore-Reynoldsburg.

Existing Zoning: CS Community Services District

Request: Request for a certificate of appropriateness for signage.

Current Use: Retail Sales

Applicant: DaNite Signs

The applicant is requesting the Board review and approve a certificate of appropriateness for signage at an existing commercial building. The applicant proposes to replace two existing wall signs with new channel letter wall signs.

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS district, including retails sales, eating and drinking establishments, small office, personal service uses, and some auto related uses. The site fronts a major arterial street and is located immediately north of the interchange with an interstate highway.

Minutes Acceptance: Minutes of Jan 4, 2018 7:00 PM (APPROVAL OF MINUTES)

Per Table 1181, the applicant’s front sign is a Type B wall sign. The applicant’s tenant space is 51.42FT wide, which would entitle the applicant to 102.84SF of signage. The applicant’s proposed wall signage is 95.5SF of area, which does not exceed the code requirements.

The applicant is also proposing a second, 42.5SF wall sign on the west façade of the building. This would be less than half of the permitted sign area if this façade is interpreted as facing a public ROW. There is already a larger wall sign at this location. Although this is generally considered the rear of this building, the rear of the building functions as the main access from Taylor Park Drive. Neighboring tenants were previously approved for comprehensive sign plans/variances to allow additional signage at this location. The rear façade of this particular tenant space faces the ROW of Taylor Park Drive. Staff finds that this is reasonable given the site design and consistent with the building architecture. The proposed 2IN projection of both wall signs is within the 12IN maximum permitted by the Chapter 1181.

The applicant is proposing internally illuminated channel letter wall signs, which will mounted directly to the façade of the building. The overall sign style and design is consistent with the sign types previously approved for the other tenant spaces at the shopping center. The signage matches the general scale of the building, with the main sign mounted to the fascia above the main entrance. This is a typical and appropriate place for building signage. The two (2) sign colors do not exceed the four (4) color maximum of Chapter 1181 and the two wall signs, although slightly different sizes, are identical in their relative proportions, colors, and design.

The applicant proposes to reface two existing fabric awnings on the east façade of the building and change the fabric color to grey. Since this would cause each of the 3 tenant spaces to have a unique awning color that matches the color of their wall signage, Staff supports the change.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff’s position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Bizjak, Commissioner
SECONDER:	Tyler Cullinan, Vice Chairman
AYES:	Zollars, Bowman, Hicks, Bizjak, Cullinan

3. Application #181082; 6800 E Main St; Applicant Wannitta Dennis; Certificate of Appropriateness - Front Facade Improvement

Mr. Snowden:

6800 E. Main Street - Fireplace Gifts - Exterior Modifications
Application: #181082 - Certificate of Appropriateness

Minutes Acceptance: Minutes of Jan 4, 2018 7:00 PM (APPROVAL OF MINUTES)

Location: Property is located on the north side of E. Main Street between Briarcliff Road and Rosehill Road.

Existing Zoning: CC Community Commerce District / CCO Community Commercial Overlay District

Request: Request for a certificate of appropriateness for exterior

Current Use: Gift Shop (Retail Sales)

Applicant: Wannitta Dennis

The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing single tenant commercial building. The proposed modifications include new front façade colors and materials.

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CC and CS districts, including retail sales, eating and drinking establishments, small office, and personal service uses. To the north, the property abuts multi-family dwellings in the AR-2 district.

The project was referred to the Planning & Zoning Division from the Code Compliance Division. The building sustained damage from a vehicle strike, which created the need for repairs and materials changes. The applicant elected to begin work without a certificate of appropriateness from the Board. The applicant proposed to replace some damaged or decayed materials and repaint the front or south façade and portion of the east façade. Existing materials include stucco and T111 wall board. The applicant has proposed to replace some of the wall board with vinyl siding. The applicant also indicated that they plan to repaint portions of the remainder of the building. Staff would like the Board to consider if a single main color should be used on all 4 facades, and if it is appropriate for the trim detail to be the same color as the main color. Previously, the trim was an accent color, and indicated by the photographs.

The Board should apply the standards for design review and determine if the proposed exterior modifications enhance the characteristics of this commercial district.

Wannitta Dennis: I'm the owner of Fireplace Gifts and Florists. I've been here in Reynoldsburg this year is 43 years we've been in business here in Reynoldsburg.

Mr. Hicks: I'm a little bit confused. The building was damaged and working on some repairs to improve the facade. What it was, was more of a vertical siding like the older vertical siding and now the proposal is to use a horizontal lap vinyl siding?

Wannitta Dennis: Yes. That was up there was all wood and it was all rotten. Squirrels were getting into that. When the semi-truck hit in front of our building it hit the side there too and that's when squirrels, so instead of putting wood back up there we thought new vinyl would look better and we did it on the front of the shop too because that wood was falling out. When we bought this building we wanted to work on it back then, but it takes money and time. We had to do the top where the semi hit because there's a fence along there that you guys can't get the other people to take back a little bit so the trucks can get in.

Mr. Snowden: The Board does not have the power to tell those...

Wannitta Dennis: I know, but that's the reason we got hit

Mr. Snowden: Hold on, hold on. I don't know how that non-conformance came to be. The Board doesn't have the power. That is a legal non-conforming fence as I've told you.

Wannitta Dennis: Yeah, oh, ok.

Mr. Snowden: The board doesn't have the power to just say, hey, they have to move it. That fence will be there until one of two things happen. Either it falls down, in which case we can then order it removed because it hasn't been maintained or the current owner or some future owner elects to remove it. At which case they could not replace it. I just want you to understand what we're dealing with. I'm not saying it's a great design. I think it's a horrible design, but we just can't go out there and say they've got to take it down. I don't even know how that even got approved like that. I don't know what year it was done.

Mr. Zollars: Mr. Snowden, you mentioned either matching the trim to the building or not. This has already been completed so what's currently going on with colors?

Mr. Snowden: Mr. Zollars, if you look at what you're seeing right now, with the image that you're seeing on the screen in front of you, which Ms. Dennis is up in front. This is just a google street view. This is the previous condition. In fact, you can even see the damage there where she got hit because this was taken back in September of last year. The current condition is in photograph # 2 of your packet, which is an almost close to white or ivory front and there's no color separation on the trim. The door here was then painted black or like a darker color and portions of the side were painted, but the rest of the building is still the same. Ms. Dennis indicated on one of the sheets there that they are looking at doing it later next year and that's fine, but now we kind of have a mixed bag. What I'm saying is this is the time for the board to make some recommendations about what they want to see.

Mr. Zollars: That's what I thought you were saying Mr. Snowden. So, right now there is no trim.

Ms. Dennis: No, we *inaudible cottage look. Something new.

Mr. Zollars: With that information, does the Board have any questions or discussion or opinions?

Ms. Dennis: The rest of the building around does need painted because it looks old in back and we wanted to make it look good. It's going to be a white or maybe just a touch of light gray with it because it's stucco, but it's going to look mostly about what we have out front. It needs cleaned up all the way around where Tim Hortons and around. Hopefully we can do this summer.

Mr. Snowden: Mr. Zollars, just to clarify, so if the Board approves it, again it's a little bit of a mixed bag here, but if the Board approved as submitted based on the sheet and what she said on her application I would interpret that as the Board approving the whole building base being a white or ivory color. I usually don't get down to a pantone level of detail with this, but that's what I would interpret. So, if someone's got a different interpretation of that then you should clarify that in your motion.

Mr. Zollars: That's what I interpreted as well.

Mr. Hicks: So, the vinyl that they were talking about doing was that just in the soffit, was that all siding the whole building in that?

Ms. Dennis: Oh, no.

Mr. Hicks: Just up in that soffit.

Ms. Dennis: Yes.

Mr. Snowden: The soffit and the area immediately underneath this window. It looks like it's T1-11, but given that that was on the parking lot there was probably some moisture and stuff getting up under that. So, it's this square right there is now a horizontal lap and then you've got vinyl here. It was already a mixed bag as well. You've got vinyl up here on the dormer. You've got stucco back here. You had T1-11 on the front. It's already been kind of a mixed bag.

Mr. Hicks: My other question then for the applicant, is the intention here to change the building to try to modernize it or change the look or to eliminate the cottage like look?

Ms. Dennis: No, just to make it, we just wanted that trim that was outdated and the color was outdated. Since we had to paint it anyways we couldn't get that color. It's 30 some years old. So, we just made it just the creamy white and just let it look clean and neat.

Mr. Snowden: The whole front of this very front facade, Mr. Hicks, is now white. If you don't have a packet in front of you I can bring one down to you.

Mr. Hicks: I've got it. It's not a real clear picture. It's kind of hard to tell what that looks like. My only concern is that typically if there's an architectural detail on a building that was a different color for a reason in order to accentuate that detail that you would want that to still be, even if it's a coordinating color, to still be a different color than the main color of the building. It's just hard to tell from this picture whether it's really an improvement or not.

Ms. Dennis: If you go down there you can see it looks much nicer. We've had people comment on it right away on our Facebook on how much nicer it looks.

Mr. Zollars: Mr. Hicks, maybe you can make a motion stating what we prefer and then we can get a second to Mr. Hicks' motion and then you will follow our direction.

Mr. Snowden: Mr. Chairman, my suggestion would be before Mr. Hicks tries to make a motion just try to get some consensus from the other Board members about how they feel. Again, I'm indifferent to it. My view is either do one or the other.

Mr. Zollars: I prefer to see one of the two. If you already started down with one color I would suggest continuing that.

Ms. Dennis: That's what we wanted.

Mr. Hicks: The motion that we would be making would be approving the existing color changes that happened on the building and these sort of minor material changes that have happened on the building, but we're not looking at or approving any additional changes because they haven't been formally proposed.

Ms. Dennis: No we aren't going to do any, other than paint the whole building eventually all white.

Mr. Snowden: The answer to your question Mr. Hicks is, I would think if she's saying on page 2 of the application, 2018 we'll paint white or white gray. I review that as we're approving what's already been done and what's being proposed to be done. That would be my view. I would not require a new certificate of appropriateness to approve what we've talked about here tonight. I'm just trying to get everybody to narrow it down what it is that we're talking about because it's confusing. If that's what is the will of the Board. Now, if you want to only approve for what's already been done and you want to see additional detail you can approve on that condition as well. If you want to review another application and look at the facades, you want to see paint colors, the Board absolutely has the power to see the paint colors as well. Those are all things that could happen if it's the will.

Mr. Hicks: So, basically if we want the color to be consistent... I agree with you Mr. Zollars on just the consistent color. We would just add that as a condition to a motion?

Mr. Zollars: Yes.

Unknown: It would essentially be changing the 2018 white, gray, to match.

Mr. Snowden: To match would be the language you would want to use.

Mr. Zollars: With that clarification can we get a motion that effect?

Mr. Snowden: You want to state out what the condition is. If that means you need to write it down or I need to feed it to you then that's fine. What you want to say is, I move that we approve this application for certificate appropriateness on condition that the area indicated for future work be painted white or a color consistent with the work that's already been done as approved by the staff. Once you make that motion then I can write that down. That will be a condition of the certificate and it will appear on the certificate that she gets. So, I move

to approve the application on condition that the area indicated for future work be painted a white color consistent with the color that has been used on the front facade which will be approved by staff.

Mr. Bizjak: I move to approve the application on condition that the area indicated for future work be painted a white color consistent with the color that has been used on the front facade which will be approved by staff.

Mr. Bowman: Second.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Bizjak, Commissioner
SECONDER:	Eliot Bowman, Commissioner
AYES:	Zollars, Bowman, Hicks, Bizjak, Cullinan

F. ADJOURNMENT

Mr. Zollars: Adjourned at 7:43 pm.

Chairman

Elio Snowden

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Jan 4, 2018 7:00 PM (APPROVAL OF MINUTES)

Design Review Board

**Eric Snowden
7232 E. Main Street
Reynoldsburg OH 43068
614-322-6829 Phone**

MOTION REQUEST

DATE: February 1, 2018
TO: Design Review Board
RE: Case #2018-00000002; 2010 Officeview Place; Signarama; Applicant:
Joline Vargas; Comprehensive Sign Plan

Approval:

Brad McCloud	Jed Hood	Stephen Cicak
--------------	----------	---------------

See attached documentation.

R CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: _____
Permit #: 2018-00000002
Date Submitted: 12/28/17
Fee Amount: \$150.00
 Paid: 179

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:
2010 officeview Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
Cherry Sevugan
Contact Email: mahainc@shcglobal.com Contact Phone Number: 708-829-0606

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: A Child's Place Learning Center Contact Name: Lornie Matthews
Contact Phone Number: 614-868-5437 Contact Email: lorriemathews3@yahoo.com
Description of Use: daycare

IV. APPLICANT INFORMATION

Applicant Name: Signarama Applicant Address: 6253 E Main St Columbus OH 43213
Applicant Phone Number: 614-863-1010 Applicant Email: joline@signarama-reynoldsburg.com
 Property Owner Business Owner/Tenant Contractor Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- Major Site Plan (\$400): _____
- Minor/Exterior Modifications (\$200): _____
- Signage (\$75)/Comprehensive Sign Plan (\$150): CSP - New Wall Signage
- Historic District (\$50): _____

Applicant shall submit eleven (11) copies of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Johrie Vayes Date: 12-28-17
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:
BDS App. 181296

Zoning Information
Zoning District: CC
 Historic District
 CC Overlay
Add'l Approvals Req'd
 BZBA

Meeting Date: 2/1/18
Meeting Results
 Approved as Submitted Tabled
 Approved w/ Conditions Denied
P&Z Admin.: _____ Date: _____

Attachment: COA Case #2018-00000002 (Case #2018-00000002, 2010 Officeview Place, Vargas)

A Child's Place Learning Center



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Signarama
The way to grow your business.
6253 E. Main St, Columbus, OH 43213
Phone: 614-863-1010 Fax: 614-863-5462
Email: info@signarama-reynoldsburg.com

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN.
CUSTOMER APPROVAL SIGNED BY: LOVIE WATKINS
PRINT: LOVIE WATKINS **DATE:** 1/27/11
LANDLORD APPROVAL SIGNED BY: _____ **DATE:** _____

D.1.a

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Design Review Board

**Eric Snowden
7232 E. Main Street
Reynoldsburg OH 43068
614-322-6829 Phone**

MOTION REQUEST

DATE: February 1, 2018
TO: Design Review Board
RE: Case #2018-00000004; 1900 Brice Road; Signarama; Applicant: Joline Vargas; Comprehensive Sign Plan

Approval:

Brad McCloud	Jed Hood	Stephen Cicak
--------------	----------	---------------

See attached documentation.

R CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: COA 2018-004
Permit #:
Date Submitted: 12/28/17
Fee Amount: \$ 150.00
 Paid: 1522

Section 1103.08 CERTIFICATE OF APPROPRIATENESS APPLICATION Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>1900 Brice Rd, Reynoldsburg OH 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Dimo Kuzmanouski</u>	
Contact Email: <u>DKUZMAN9@att.net</u>	Contact Phone Number: <u>614-296-4027</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>WCPA Life Counseling Services</u>	Contact Name: <u>Aaron McVay</u>
Contact Phone Number: <u>614-537-6901</u>	Contact Email: <u>aaron.mcvay@whitehallcapinc.com</u>
Description of Use: <u>Counseling</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Signaram</u>	Applicant Address: <u>6253 E Main St Columbus, OH 43213</u>
Applicant Phone Number: <u>614-863-1010</u>	Applicant Email: <u>joline@signarama-reynoldsburg.com</u>
<input type="checkbox"/> Property Owner	<input type="checkbox"/> Business Owner/Tenant
<input checked="" type="checkbox"/> Contractor	<input type="checkbox"/> Architect/Engineer

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
<input type="checkbox"/> Major Site Plan (\$400):	_____
<input type="checkbox"/> Minor/Exterior Modifications (\$200):	_____
<input checked="" type="checkbox"/> Signage (\$75) / <u>Comprehensive Sign Plan (\$150):</u>	<u>CSP - New Wall Signage</u>
<input type="checkbox"/> Historic District (\$50):	_____

Applicant shall submit eleven (11) copies of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Joline Vayes Date: 12-28-17
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District: CC

Historic District
 CC Overlay

Add'l Approvals Req'd
 BZBA

Meeting Date: 2/1/18

Meeting Results	
<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Tabled
<input type="checkbox"/> Approved w/ Conditions	<input type="checkbox"/> Denied

P&Z Admin.: _____ Date: _____

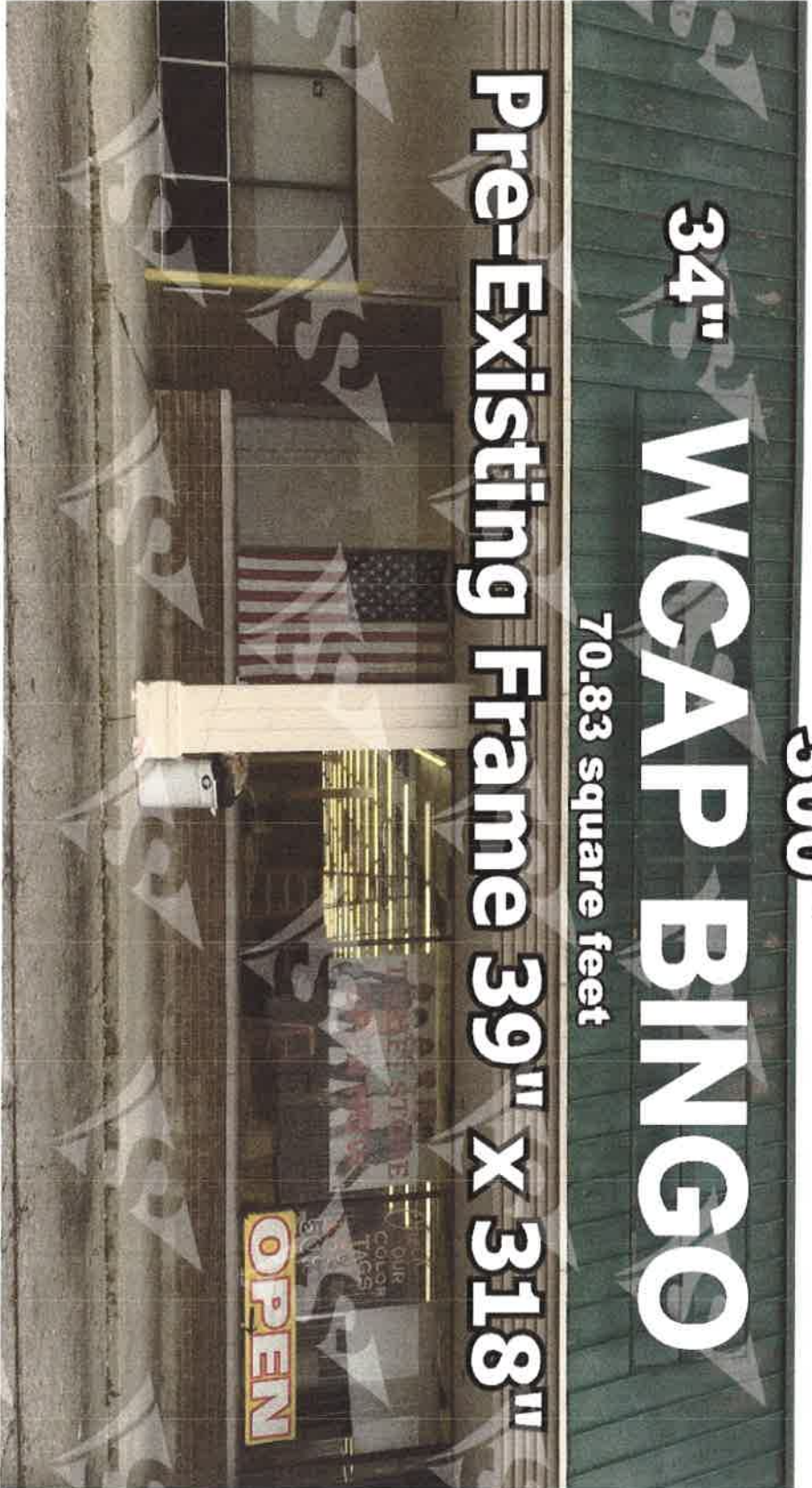
Attachment: COA Case #2018-00000004 (Case #2018-00000004, 1900 Brice Road, Vargas)

300"

34" WCAP BINGO

70.83 square feet

Pre-Existing Frame 39" X 318"



Brice Road Elevation

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Email: info@signarama-reynoldsburg.com

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:

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PRINT: _____ DATE: _____

LANDLORD APPROVAL SIGNED BY: _____

PRINT: _____ DATE: _____

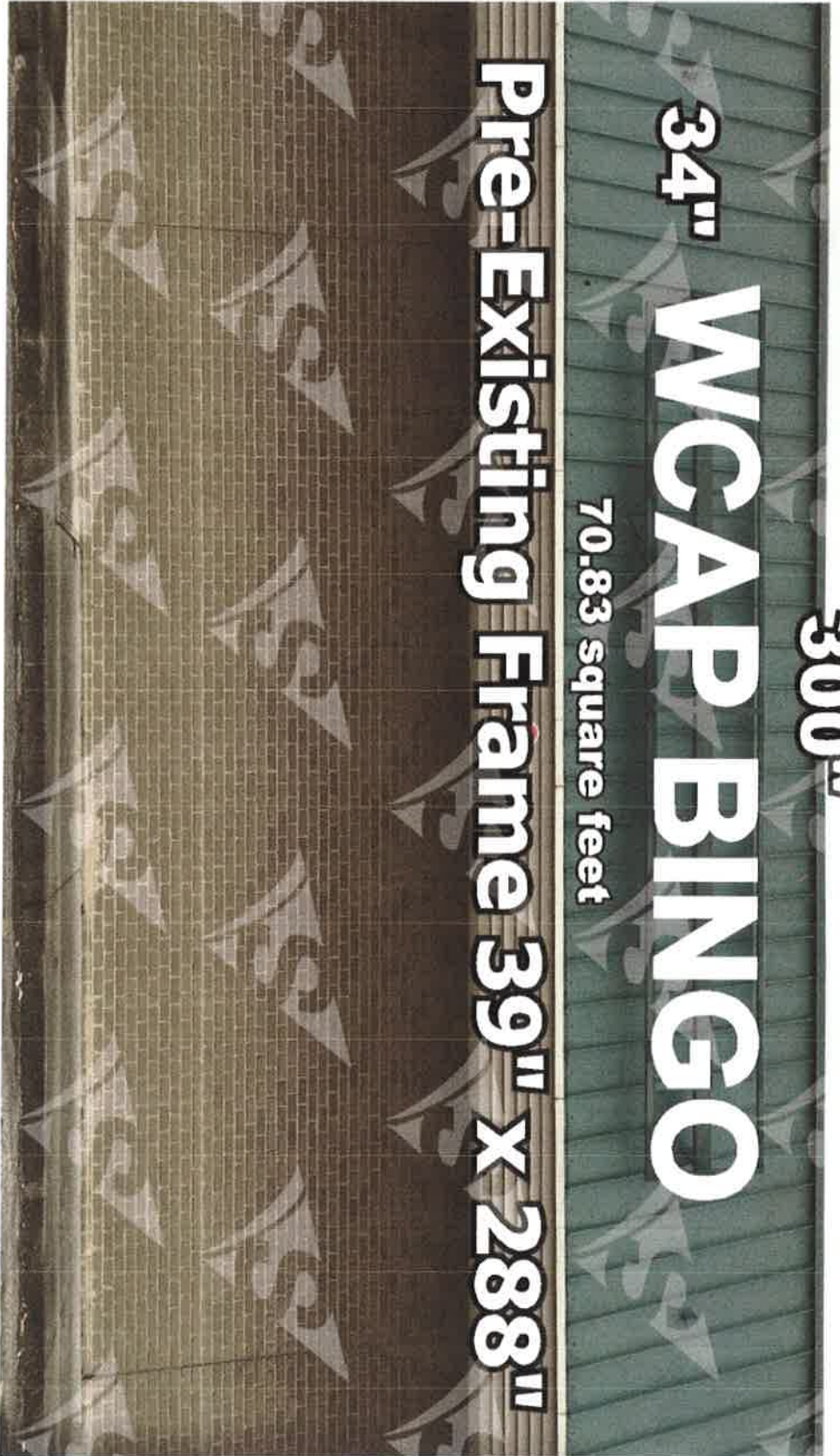
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300"

34" WCAP BINGO

70.83 square feet

Pre-Existing Frame 39" X 288"



Livingston Ave. Elevation

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6233 E. Main St. Columbus, OH 43213
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6236 E. Main St. Columbus, OH 43213
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WCAP 15"H x 60"W 6.25 sqft
 COUNSELING 15"H x 130"W 13.54 sqft
 total: 19.79 sqft



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6253 E. Main St., Columbus, OH 43213
 Phone: 614-863-1010 Fax: 614-863-5482
 Email: info@signarama-reynoldsburg.com

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PRINT: _____
DATE: _____
LANDLORD APPROVAL SIGNED BY: _____
PRINT: _____
DATE: _____



Attachment: COA Case #2018-00000004 (Case #2018-00000004 (Case #2018-00000004, 1900 Brice Road, Vargas)

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 Phone: 614-863-1010 Fax: 614-863-5462
 Email: info@signarama-reynoldsburg.com

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