

MINUTES  
CITY OF REYNOLDSBURG  
DESIGN REVIEW BOARD  
JANUARY 8, 2015  
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. Lane Beougher  
Mr. Nathan Burd  
Mr. James Comeaux  
Mr. Pat Zollars

Members Absent: Mr. Richard Hudson

Others Present: Ms. Megan Moeller

2. APPROVAL OF THE NOVEMBER 6, 2014 MINUTES

**Chairman Beougher:** The next item on the Agenda is the approval of the November 6, 2014 minutes. Did anyone have any comments, questions, concerns, amendments?

**Mr. Comeaux:** Just on Page 24 there's a citation to Mr. Burd. That's actually Mr. Comeaux. I don't take ownership, I just don't want Mr. Burd to get blamed for anything stupid I might have said.

**Mr. Beougher:** Okay, so I assume that's an exchange that has every other mention to Mr. Comeaux, so starts "Well, for instance—"

**Mr. Comeaux:** Yes, exactly.

**Mr. Beougher:** Any other amendments? (No response.) Anyone have an objection to approval of the minutes as amended? (No response.) Hearing and seeing no objections, the minutes are approved.

3. PUBLIC COMMENT

**Mr. Beougher:** If you're here to speak to an item that is not on this evening's agenda, now's the time to give us your two cents. Seeing no mad rush to the lectern, we'll move on.

4. SWEARING IN OF SPEAKERS

**Mr. Beougher:** If you're here to speak on an agenda item, please rise and raise your right hand. Frank, do you swear or affirm that the testimony you deliver to the Board this evening will be truthful?

**Mr. Frank Scali:** Yes.

B. OLD BUSINESS – None

C. NEW BUSINESS

1. 1903 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO: APPLICANT: FRANK SCALI, SCALI RISTORANTE INC. (#167967). EXTERIOR MODIFICATIONS.

**Mr. Beougher:** So, C1, this is application number 167967 for a Certificate of Appropriateness for 1903 Baltimore-Reynoldsburg Road, Scali's Ristorante, exterior modifications. Frank, if you could approach the lectern and state your name for the recording, we'll then have Mr. Moeller introduce the item.

**Mr. Frank Scali:** Frank Scali, Scali Restaurant.

**Ms. Moeller:** As you had mentioned, this is for Application #167967, Certificate of Appropriateness. This is for 1903 Baltimore-Reynoldsburg Road. The property is located on the west side of Baltimore-Reynoldsburg Road and it's just south of East Livingston. It's within the CC, which is the Community Commercial District. It is currently an eating and drinking establishment. The request is for Design Review Board approval for the proposed installation of exterior lighting along the storefront above the existing sign. This is where it is. This is turned around, but it is on the very end. I'm sure you're all very familiar with it. This is a little bit of what the exterior looks at right now. So looking at the lighting style, these are some drawings that have been submitted. It would project 23" from the building. They are gooseneck style, white. There are five of them that are proposed to be installed just above that sign. Here's a rendering showing what they would look like. Just as sort of a reference, as you saw in the previous pictures, there aren't any other exterior lighting or exterior architectural projections on the rest of the building.

So going through staff review, looking at the existing façade and detail, the exterior design includes an interchanging roof design alternating between a brick parapet wall and a shed style roof finished with maroon aluminum panels. The ground floor is finished with a brown and red brick and set back from the roof line. So just kind of talking about the signs on each of them, the signs on the parapet walls are anterior illuminated cabinet signs and the signs along the shed roofs are not illuminated except for I believe one storefront has a cabinet sign. They just kind of lay flush against the wall.

So the one thing staff had some concerns about was the inconsistency with what the applicant is proposing versus what the rest of the building looks like. Just kind of referring to the code from Section 1103.12(a), I'll just kind of quote verbatim just a little section of it. ". . . The Design Review Board shall review an application for a Certificate of Appropriateness to endeavor to assure that the proposed structure or alteration would not be a variance with the existing commercial or industrial structures within the design review district. . . ." So staff kind of feels that it would be at variance with the rest of the building. So the Board should consider Section 1103.12(a) and whether the proposed new construction will be a variance with the existing commercial structures within the design review district. Staff would recommend approval if the entire building were to be redesigned to match the proposed exterior modifications; otherwise staff would recommend not approving it because it would be at variance, which is from Section 1103.12 of the code.

**Mr. Beougher:** Can I ask you a question before we turn the discussion over to Mr. Scale? What constitutes the "design review district"? Is it just this strip center, or is it that area of Route 256?

**Ms. Moeller:** The design review district is technically basically any commercial structure. That's basically what's stated in the code.

**Mr. Beougher:** Because I know the strip center to the south went through some upgrades and part of their lighting package was gooseneck fixtures, but they're colored to match the coping or other architectural elements. So the entire city basically.

**Ms. Moeller:** Pretty much. Yeah, pretty much any change to a commercial property would be sort of within the design review district at that point.

**Mr. Beougher:** Thank you, Miss Moeller. Mr. Scali, would you like to add anything to the staff discussion?

**Mr. Scali:** We're just trying to put the lights up to have some lighting back there. There's no lighting. It's dark. It's not safe. You have our lights. You have the building next to us which was the doctor's office, who does have security lights but he doesn't turn them on at night. If you go back there right now, it is extremely dark.

**Mr. Beougher:** So one of the comments in the staff report which we see, but you, unfortunately, do not, is is the landlord going to change the lighting for any of the other signs? Are they going to add any lighting?

**Mr. Scali:** Probably not. We're doing this on our own. We have to make it more appeasable back there. If you look at the signs that are up there right

now, they don't match. You've got a white, you've got a red, you've got three box lights, you've got everything up there.

**Mr. Beougher:** And the box sign is the grill?

**Ms. Moeller:** Yes.

**Mr. Scale:** Excuse me, there's two more. There's Callander Cleaners and there's one next to Callander Cleaners who has one sign but it's covered up with this other sign that says "GQ" that's been there for I don't know how many years.

**Mr. Beougher:** Is it still the Sunset Grill? So that's a box sign which is internally illuminated or does it have neon?

**Ms. Moeller:** I think it's part neon and then I think it is part internally illuminated.

**Mr. Beougher:** And then there's a changeable letter sign below it that's also illuminated.

**Ms. Moeller:** Correct.

**Mr. Beougher:** So we have a cornucopia of different sign styles in this center. Let me ask about the color. You want white gooseneck fixtures?

**Mr. Scali:** If it needs to be changed to a different color, it will be changed to a different color.

**Mr. Beougher:** And the colors on your sign, I know red is – marinara red?

**Mr. Scali:** I don't know if it's marinara red, it's Italian red. No, it's red with some white with the burgundy behind it.

**Mr. Beougher:** Like a burgundy shadow?

**Mr. Scali:** Yeah, the burgundy shadow.

**Mr. Beougher:** Members have any questions for Mr. Scali? (No response.) So, Ms. Moeller, the mansard roofing and fascia is burgundy?

**Ms. Moeller:** It looks maroon. It looks like a maroon—

**Mr. Scali:** It is a maroon color. To go back to the lighting, there's two buildings right there that have the box lighting which one opens up half the year

and the other one is completely closed, which is the tax service and the pizza shop that was there. There's box lighting right there also.

**Mr. Beougher:** I know when the comic store was before us, we had some concerns about the blue coloring and yet we approved it. And I see the Body Relax sign, is that a bright red sign as well?

**Ms. Moeller:** Uh-huh.

**Mr. Beougher:** So I'm not a fan of the white goosenecks. It seems like the red in your sign could be pulled out and perhaps—

**Mr. Scali:** That's fine.

**Mr. Beougher:** That's a little more appealing. Is staff okay with that suggestion?

**Ms. Moeller:** Yeah. I think it would match a little more than the white. The white does kind of stand out.

**Mr. Beougher:** And then the sign having the bright red and the deeper red, or maroon, whatever, kind of starts to tie it together. It is back in the back and it's difficult to see.

**Mr. Scali:** Yeah, we had these issues as soon as the Tim Horton's came up that we lost total signage back there.

**Mr. Beougher:** Is it a sign replacement or is this your existing sign?

**Mr. Scali:** No, that sign was replaced after the landlord replaced the façade in the front and we went to that.

**Mr. Beougher:** And it matches the insert in the monument sign at the front of the center?

**Mr. Scali:** Yes.

**Mr. Beougher:** So, members, how do you feel about a little more color?

**Mr. :** I would be fine with either. I think the red would probably look better.

**Mr. Beougher:** Okay, if you're okay with that suggestion, tomato red, marinara red, would anyone like to make a motion?

**Mr. Burd:** I'll make a motion that we approve this item with the change that the gooseneck lights would be a shade of red that matches the signage.

**Mr. Zollars:** I'll second that.

**Mr. Beougher:** Any further discussion? (No response.) Ms. Moeller, would you please call the roll?

(Ms. Moeller called the roll. Mr. Beougher voted "yes." Mr. Burd voted "yes." Mr. Comeaux voted "yes." Mr. Zollars voted "yes.")

**Ms. Moeller:** Now that you've been approved you have to get a zoning certificate, so I'll email that to you. That's just an easy – we can approve that as submitted, just making sure that the lighting is red at the Board's request. Then also, because this is electrical and you're going to be attaching to the building, you'll have to get a building permit for that as well. So you'll have to be contact with the Building Department and we'll move you right through.

#### C. OTHER BUSINESS

**Mr. Beougher:** Before we dismiss or adjourn, there is another item. We are in need of leadership for this coming year, so I would like to add under C, Other Business, election of Chair and Vice Chair and I'm looking for volunteers. And, as I mentioned in my email, I will not be seeking reappointment in March or April, whenever my term is up. So you all can take-- Is there anyone who would be interested, first of all, before we nominate Mr. Hudson? No, I'm just kidding. He said he would not accept it.

**Mr. Zollars:** I have a strong interest in seeing Mr. Comeaux serve as Chairman, personally. That would be my recommendation. I think he offers wise comments throughout these meetings and I think he's stepped up in that position before. Not to put you on the spot, but that would be my preference just speaking for myself.

**Mr. Burd:** I'd agree with you on that one.

**Mr. Beougher:** So would you like to make that into a motion?

**Mr. Zollars:** I would. I will move that Mr. Comeaux serve as the Design Review Board Chairman for 2015.

**Mr. Burd:** I'll second that one.

**Mr. Beougher:** All right, any other nominations? (No response.) Hearing none, Ms. Moeller, would you please call the roll?

(Ms. Moeller called the roll. Mr. Beougher voted “yes.” Mr. Burd voted “yes.” Mr. Comeaux abstained. Mr. Zollars voted “yes.”)

**Mr. Beougher:** All right, and we need a Vice Chair as well.

**Mr. Burd:** I’ll gladly do that if you’re comfortable with it.

**Mr. Zollars:** I’d like to nominate Mr. Burd as Vice Chairman.

**Mr. Comeaux:** I will second that.

**Mr. Beougher:** Any other nominations? (No response.) Ms. Moeller.

(Ms. Moeller called the roll. Mr. Beougher voted “yes.” Mr. Burd abstained. Mr. Comeaux voted “yes.” Mr. Zollars voted “yes.”)

**Mr. Beougher:** Thank you very much and I hope that whoever replaces me is someone who has the best interest of the City of Reynoldsburg at heart. It’s been a pleasure serving as chair for the last two years and Vice Chair before that. So thank you all very much.

One last thing. On the packet that was sent out for the December meeting, there was an item that was going before the BZBA. What’s the disposition of that?

**Ms. Moeller:** I believe we’re still kind of in review for that. There has been some maybe, perhaps backpedaling a little bit. They might not have to go through BZBA, but we still have to review that.

**Mr. Beougher:** Okay, so we might yet see that in a coming meeting. I will hold onto it.

**Ms. Moeller:** Yes. Continue to hold onto that. I will let all of you know when that times come.

**Mr. Beougher:** All right, thank you very much, Ms. Moeller. And seeing nothing else on the invisible agenda, we stand adjourned at 6:48 p.m.

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Lane Beougher, Chair

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Megan Moeller