

MINUTES

CITY OF REYNOLDSBURG DESIGN REVIEW BOARD

January 8, 2009

6:30 PM

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF NOVEMBER 6, 2008 MEETING

Mrs. McCloud: Are there any additions or deletions to those minutes? (No response.) Hearing none, they'll stand as distributed.

3. APPROVAL OF AGENDA

Mrs. McCloud: Are there any additions or deletions to the agenda? (No response.) Having none, that will stand as distributed.

4. SWEARING IN OF SPEAKERS

(Mrs. McCloud administers the oath.)

5. PUBLIC COMMENT

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

B. NEW BUSINESS

1. 7661 FARMSBURY DRIVE, REYNOLDSBURG, OHIO: APPLICANT: NG BAR AND GRILL (5349DR). WALL SIGN.

Mrs. McCloud: Is there anyone here from there? If you will go ahead and while you're taking the podium, I'm going to ask Mr. Domini to come and give us the

background of the application and then there may be some questions or information you wish to add. Mr. Domini.

Mr. Domini: Thank you, Mrs. McCloud. It's pretty straight forward, but I did take the liberty of doing my typical Powerpoint. I think the one item to note with this application is that it's a Type B rather than a Type A wall sign because the setback is greater than 40', so they're allowed 2 lineal feet per foot of building space in this case. They're proposing an internally illuminated sign with white and red acrylic letter faces. The sign is approximately 13 by 3' for a total of 39 square feet. I estimated the building frontage or the lineal feet of the building front to be 30' so they are compliant with the Type B wall sign. So then, with these types of applications we are just looking to see how this sign fits in with the overall viewers perspective of the building and the District and the impact it will have on that district.

Here we have the building in question. There was formerly a Chinese buffet or Chinese restaurant here so it's under new ownership. That black arrow points to where this establishment is going to be opened. There is currently a white banner up which the applicant got a permit for until this sign was approved. Note that that's not – it's not going to have that white background as shown on the banner. The rendering on the right is what the applicant turned in showing that, the proposed signage on the building face. There is just a close-up of the proposal showing the dimensions of the sign, again 13 by roughly 3 feet with red and white lettering. That's it for this application. I don't have any comments or concerns.

Mrs. McCloud: Comments, questions from Board members, discussion?

Mr. Eller: I move we approve.

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

Mr. Bainter: I second.

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

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

Mrs. McCloud: Item passes. Thank you so much, sir.

Tom Branham: Thank you.

Mr. Domini: I guess I'd better pronounce that name.

Mrs. McCloud: We'll make sure to make it clear for the record as well.

2. 7616 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: DON MOYER, BUCKEYE GAS AND GO (5350DR). FACE CHANGE/COLOR PANELS ON GAS STATION AWNINGS.

Mrs. McCloud: Mr. Moyer, if you would, go ahead and approach the podium while I ask Mr. Domini to go ahead and give us the background on this application.

Mr. Domini: Yes. Fully unique application in that the improvements have already been made. I was speaking with the applicant when he was in the process of planning these changes and he talked about doing a face change and color change. And, whether it was my fault or a miscommunication with the applicant, he did do the face changes on the sign itself and on the canopy to the gas station. So I followed-up with the applicant and let him know that while I didn't think that they would have any problems, I wanted him to come through and formally go through this process and he was approved by the Board. Basically what happened here was kind of a re-branding of this gas station from the BP that did exist there, so we've changed from a yellow and green color scheme to a red and gray reflecting the Buckeye Gas and Go name or brand. I guess important to note here is that this is within the Historical overlay. Recently passed adopted overlays don't take effect until the 12th so we're not redoing this application based on those standards but rather those that we previously had in place. And what that – what the standards from the overlay District speak to, and we saw this with Mr. Kirk the last meeting or so, was that the color schemes should not be primarily a primary color, that we're looking for more traditional colors in this case. I didn't determine these to be strong colors that didn't fit the character of the District necessarily, nor did I feel they varied greatly from what was previously approved. So I don't really have any concerns here. If it was a new construction and a new establishment, I think we may look at this differently, but because this is existing, I don't think we're varying significantly from the color scheme that we had. While they are primary colors, they don't concern me that much.

Just so you know this is the corner of Waggoner and Main. There's a view of a new canopy. Note that the white railing did stay that was previously up there. We didn't take that down. There's the new sign. And so what typically would set this up to come here is actually is not the face change that says "Buckeye Gas and Go" but changing the color of the ground sign and the canopy. We saw this with Sam's Club not too long ago. So that's all I have.

Mrs. McCloud: Mr. Moyer, did you have anything that you wanted to add to Mr. Domini's presentation?

Mr. Don Moyer: No, not really. I mean, other than I sure hope you like it better than the green and yellow that was there.

Mrs. McCloud: Duly noted. I'll say two things at the outset. One is for purposes of the Board. I do understand that these changes have already been made. It has

always been our position when applicants come before us and the changes have been made prior to arrival here that that is not a factor we consider. We still look at all the other items. Applicants are certainly able or capable to make changes before they come to the Board. They do so at their own risk. If they make changes that the Board does not agree with and we do not approve those, then they have to make those changes accordingly. I don't have a problem with people making changes before they come here, but I just think they do so at their own risk. It doesn't mean I do or do not like this particular item. I just want to be clear since we were, in fact, informed that the changes have already been made, we are not held hostage to those.

The second thing I'd like to say is from a personal standpoint, I think I'm okay with it. I would have preferred to see kind of a darker red as opposed to a candy apple red, but I think a darker red would have been more in line with the Historic District. That candy apple – it's a blue undertone, but it's just bordering on that orange undertone which I don't think is a softer color. I think if you had gotten bluer, a little bit darker, a deeper scarlet probably, there wouldn't be any issue at all as far as anyone just raising it, but, having said that, I don't know that-- I agree with Mr. Domini. It's not that it's a glaring problem. It's just probably not what we would have preferred to see. And that's just my personal opinion. Are there any other comments or questions from Board members? Mr. Comeaux.

Mr. Comeaux: You have the third line on your – like where you have regular with wash, regular cash, regular credit, and then you have a blank space. Is that – are you going to use that?

Mr. Moyer: Yeah, that's a two-line reader board.

Mr. Comeaux: Right. So, but the bottom space, it doesn't have anything on it here. Are you going to use that interchangeably or are you going to have that as a permanent thing or—

Mr. Moyer: It's changeable. It's two lines of changeable.

Mr. Comeaux: And you said that this is – that the new ones do not take effect until later this month, correct?

Mr. Domini: Correct.

Mr. Comeaux: The overlays. Okay.

Mr. Moyer: And the scarlet color – we were trying to come up with kind of the best we could is like the OSU—

Mr. Domini: Yeah.

Mr. Moyer: --so that's how that came about.

Mrs. McCloud: And I completely understand. I was just trying to keep what the Buckeye theme, but—

Mr. Moyer: Sure.

Mrs. McCloud: --try to put the Buckeye theme in the Historic District.

Mr. Moyer: I got you.

Mrs. McCloud: I would have preferred – had you come to us beforehand, I probably would have asked for it--

Mr. Moyer: Right.

Mrs. McCloud: --suggested a darker. Again, it doesn't mean I would vote against this particular color, just a preference for that area. Other comments, questions? Thank you, Mr. Comeaux. Anything else? Mr. Eller.

Mr. Eller: I was just curious about whether or not you have approval from the Ohio State University for using the colors.

Mr. Moyer: I actually got a hold of the Secretary of State and I actually-- the name I got registered with the State and the whole deal, yeah.

Mr. Eller: And there's no concern, or the Board doesn't have to be concerned with approving something that might be an infringement upon the—

Mrs. McCloud: No. Thank you, Mr. Eller. That's a fine point, but if there's any copywrite or trademark infringement that will fall strictly to Mr. Moyer.

Mr. Eller: Okay. Just a point of clarification, I, from what Aaron mentioned, perhaps-- I get a little frustrated having to approve things after the fact, too, but I'm thinking that maybe you had worked with the City on this and that we, the City, might have been a little, a party to the work and maybe got something before something else.

Mr. Moyer: The way it all went down, when I went down to apply for the sign permit, and Aaron must have misunderstood me, I did say I need to get a sign permit and was going to change the sign colors. And he may not have heard me correctly or whatever, but at that point he didn't think I was going to have to go through Design Review Board if that was just going to be a sign change and image change and that sort of thing. So it was just kind of a miscommunication between the two of us, so I would have had no problem coming down ahead of time before I ever did it.

Mrs. McCloud: And for purposes of the record, Mr. Moyer owns a couple properties in this particular area and has always come before the Board in advance of making any of those changes.

Mr. Moyer: I always try to do things the way it's supposed to be done.

Mrs. McCloud: Thank you, Mr. Eller. Any other questions or comments, concerns, motions?

Mr. Hudson: I move to approve.

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

Mr. Baker: I'll second.

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

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

Mrs. McCloud: Item carries. Thank you, Mr. Moyer.

Mr. Moyer: Thank you all very much. I appreciate it.

3. 495 LANCASTER AVENUE, REYNOLDSBURG, OHIO: APPLICANT: MERISTOP (5351DR). INSTALL LED PRICE SIGNS IN THE EXITING GROUND SIGN.

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

Mr. Domini: This is actually an interesting application as we're seeing more requests for LED lighting in the City. Basically what Ameristop is doing is they're changing out an existing illuminated cabinet box to an LED sign. I have determined in this case that the level of illumination is not necessarily increasing. It's important to note that this is a non-conforming sign as it exists now. And we've seen something like this recently, however, in this case I didn't think that we were increasing the non-conformity as we were looking at with another application. So, basically what the applicant is proposing is to change out the existing cabinet box with an LED cabinet box and I'll show you what that looks like in a minute. I have talked to the applicant about how the City regulates illuminated signage in terms of it not allowing blinking or flashing, scrolling, moving, for intermittent illumination. The applicant is aware of that and it is important to note that if this is approved it should be with the condition that the text is not changeable, that it's limited to once or twice a day or something like that. And, again, with this application we're looking at how this fits in with the viewer's perspective

and the overall compatibility with the building and District. Here's the existing sign. I'm sure you're familiar with this station. As you can see, there's a large – well, number one, it exceeds the height limitation for a sign and there's a large cabinet box on the side showing the gas prices. There's kind of a panoramic of the site. And if you notice the middle cabinet, if you will, is being changed from internally illuminated to the LED which actually will be less illumination because you would have all the yellow lit up. In this case, you're just having the numbers. That's all I have on this application at this point.

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

Mr. Stan Young: My name is Stan Young and I'm with Allied Sign Company here in Columbus, Ohio.

Mrs. McCloud: Great. Thank you, Mr. Young. My first question is, do you know are they at some point going to change the top of that sign as well to LED?

Mr. Young: Well, that's an excellent question. Frankly, I don't know. I know that they are planning doing this one. I don't know if they're going to eliminate those upper numerals or not. At this point, I know this is what they're interested in doing. A lot of gas stations, as you probably notice, are going to a single product concept and I think they're trying to want to kind of follow suit in that regard. I know and can empathize with these folks in a way it's difficult as often as gas prices do change, the going out in all different kinds of weather and changing these things especially at this height is a little difficult.

Mrs. McCloud: Sure. Okay. And it doesn't really affect the approval of the application. I was just wondering if they intended that we should only be approving the middle sign. It sounds like they do. Are there questions, comments from Board members? Mr. Young, did you have anything to add to Mr. Domini's presentation? It seems pretty straightforward for us and I think I personally am okay with the sign with the condition on, you know, the changing, non-blinking, that kind of thing. We can make that conditional. In fact, if we could just make it so that you have to stick with that 168 that'd be great.

Mr. Young: Yeah. I guess probably the only other little thing I might add is that the way that these things are attached, actually the existing cabinet and the face is going to stay. If you notice – well, you really can't see in the picture, but there's like clear track that the numerals actually fit in and the way that these little LED units are made, they're not all that thick. You know, technology being what it is there maybe 3½, 4" thick and they're actually made on the back of these units that they're made to actually fit in that track and they attach directly to the sign face itself and then they're, you know, wired up electrically to meet UL standards. So that would be the only minor comment that I would have. We're actually not changing -- the cabinet's even staying,

so it just actually attaches to where the old numerals, you know, attach to, just how it's attached.

Mrs. McCloud: Mr. Comeaux.

Mr. Comeaux: Just so I'm clear that I'm completely confused. You're just going to do it for the one level of gasoline, is that right? Or will there be three different—

Mr. Young: No, just the one. I'm understanding it's just going to be the one LED unit—

Mr. Comeaux: Okay.

Mr. Young: --is all it's going to be. Now, whether or not they're going to continue trying to change numerals up above there for whatever – I don't think they are. I think it's just going to be the one grade of gas--

Mr. Domini: Oh, I see.

Mr. Young: --from what I understand.

Mrs. McCloud: Mr. Eller.

Mr. Eller: I was assuming it was going to affect two or three grades of fuel. But if we approve this as only one, are you comfortable that you're going to take that back to the folks and they're going to be okay with that?

Mr. Young: Yes, sir, I am. I'm completely comfortable with that. Any change above and beyond that we have to come back before you folks anyway, so this application here strictly reflects a one-product change in adding a single product LED and one to each side of this particular cabinet.

Mrs. McCloud: Just understand our confusion, Mr. Young, because if they're trying to avoid going out and manually changing the numbers, if they're going to advertise two other gas prices, they're going to be out for two of the three.

Mr. Young: Right.

Mrs. McCloud: If they're only going to advertise one of the grades of gas on the LED, you know, and that will be the only thing and that will be the LED, then I guess probably what we would like to see is some change so that it's not just left the way it is to the top and bottom. So if they're only going to advertise, you know, minimum unleaded and that's going to be in the LED slot and the top and bottom are going to be empty, then we may want to see some change to how that sign is put together—

Mr. Young: Okay.

Mrs. McCloud: --maybe to the rest of the cabinet at least so it's all one solid color or so you don't have the two boxes above and below, certainly not the words "Unleaded" and "Super 93."

Mr. Young: Sure.

Mrs. McCloud: Is that a fair statement for the Board?

Mr. Eller: Yeah.

Mrs. McCloud: Okay. And it is a fair assessment, Mr. Young, that at this point you don't know what they're going to do?

Mr. Young: You know I really don't know what they're future plans are. All I can tell you is that I think your point is well taken and that, you know, it would probably look a whole lot better if it was maybe just a mat black finish—

Mrs. McCloud: Right.

Mr. Young: --you know, for the whole thing and just have the LED. My understanding is that's the whole idea behind it, is just going to the one product. So, yeah—

Mrs. McCloud: Okay.

Mr. Young: --you know, I would be willing to take back your recommendations as far as color or content for the rest of the sign.

Mrs. McCloud: If I were going to vote tonight, I would vote to approve something, you know – if they want to continue, if they just want to do one LED box at a time for whatever reason – I can't imagine it's an efficient use of money to do one LED box at a time, but if that's they're goal, then I would be willing to approve tonight, provided they continue using the top and bottom. If they're only using that middle one, then I'm not prepared to approve this tonight. I need to see some change to the rest of the sign.

Mr. Young: Um-um.

Mrs. McCloud: Having said that, I'll let other Board members speak and then perhaps you want to think about whether or not you want us to table this until next month, talk to your client and then come back to us.

Mr. Young: Okay.

Mrs. McCloud: Okay, I'll let other Board members, comments, questions? Mr. Hudson.

Mr. Hudson: Is it a cost? Is that box very costly? Is that why they're only doing one box?

Mr. Young: I'm not so sure it's a cost concern. I believe purely it's marketing. I think they're just – a lot, again, stations are going to a one product display.

Mr. Hudson: Will the letters in that black box be red like the red letters in the yellow box or would they be white?

Mr. Young: No, it would look just like it is. It'd be a—

Mr. Hudson: Just like it is, it'd be red?

Mr. Young: Yes, sir. Yeah, it'd be a red LED display on a black background. It should be in a packet, or you should have it in your packet what it should look – it would look like this.

Mr. Hudson: Um-um.

Mr. Young: That's basically what it looks like, except the white would be red.

Mr. Hudson: I would agree with Mrs. McCloud that the background of the upper and the lower box should be black with red letters to at least match. I think it detracts from the sign when you're putting the black background in only one.

Mr. Young: Um-um.

Mrs. McCloud: And if they're not going to use the top and bottom, kind of what you suggested, is that just maybe some black facing to the whole sign. You know, put your "Self Serve" letters in yellow and then whatever the one product they'll be selling, put those letters up and then your LED sign. I think that would aesthetically be better. Other comments?

Mr. Domini: Mrs. McCloud, if I may?

Mrs. McCloud: Yes, Mr. Domini.

Mr. Domini: On this issue I think it's appropriate because one of the challenges I have and Mrs. Boratyn has is how to deal with vacant or unused signs, then getting property owners to either remove them, clean them up, or maintain them. Because often times what happens is in many cases this is also a problem for code compliance is that the panels blow out, they're not being used anymore, they blow out and they're not

put back, and that is a problem. Are these cabinet boxes easily disassembled? Can you easily take them apart or are they – what is—

Mr. Young: Well, actually I think, if I remember right, I think this particular cabinet here is a one piece cabinet. It's 4' wide, 8' tall, so it's a one piece face, so, I mean, short of taking a Saws All and cutting it up a little bit, you know. My thought, from my experience, would be simply remove the upper numerals and just use an opaque, like a black, and just, you know, paint out the cabinet, you know, would be my initial thought so that it kind of all matches. And if they ever want to do anything in the future, why, we'd be back here, you know--

Mrs. McCloud: Right.

Mr. Young: --seeing you again, so.

Mrs. McCloud: And I would be prepared to conditionally approve this based on that. You can take that tonight. You can take that back to your client. If that's absolutely something they don't want to do, you can come back with this next month and get a thumbs up or thumbs down on it.

Mr. Young: Okay.

Mrs. McCloud: Does that sound amenable to the Board and to you, Mr. Young?

Mr. Young: Yeah, that sounds fair.

Mrs. McCloud: Then I think what we're talking about is, should there be a motion the item as we've discussed it would be that essentially that the cabinet if, in fact, as we understand it, we are correct, that they intend to only advertise one grade of product, then the cabinet box would essentially be blacked out and some sort of opaque, but blacked out letters certainly would be permissible for the self serve and I think white, red or yellow for those letters are fine. You have yellow now. And then letters for whatever the actual grade of product is that they wish to advertise, whether that be unleaded, plus or super. I guessing it's probably the unleaded. I don't—

Mr. Young: Um-um, unleaded regular.

Mrs. McCloud: I don't think they're selling out of plus and super these days. So, and then the LED box as presented, I'm perfectly willing to vote for that tonight if other Board members are. Is there a motion for that amended sign?

Mr. Young: So I'm clear, we would be talking about blanking out the entire 32 square feet and just at the top say "Self Serve" and then just the LED letters in the middle?

Mrs. McCloud: And then whichever the product is, whether it's "Plus", "Unleaded." You know, they can certainly label the product that is the price that they're advertising. But to avoid -- yeah, otherwise what they're asking us to approve is that black LED stays in the middle and it'll still say "Self Serve" and there'll be letters there potentially that still say "Unleaded" and then it'll be blank and that'll be a yellow box on red, then there'll be kind of a yellow box with black in the LED light, and then there'll be another yellow box on red with more writing.

Mr. Comeaux: I'll make that motion.

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

Mr. Bainter: I'll second that.

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

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

Mrs. McCloud: Thank you very much, Mr. Young. Please thank your client as well for working with us on this.

Mr. Young: Sure.

Mrs. McCloud: If that is not amenable to your client, come back next month—

Mr. Young: Okay.

Mrs. McCloud: --or if they have an alternative proposal, we're happy to talk more.

Mr. Young: Sounds good. Thanks.

Mrs. McCloud: Thank you so much.

4. ELECTION OF OFFICERS: ELECTION OF OFFICERS PER DESIGN REVIEW BOARD BY-LAWS ADOPTED JANUARY 1995, AND AMENDED MARCH 2002. THE BOARD SHOULD ELECT OFFICERS FROM THE FLOOR FOR A CHAIRPERSON AND VICE-CHAIRPERSON. CANDIDATES RECEIVING THE MAJORITY OF THE VOTE SHALL BE ELECTED AND TAKE OFFICE AT THE CLOSE OF THE MEETING.

Mrs. McCloud: We need to elect a Chair, Vice-Chair and I believe the By-laws require us to elect a Clerk. I'm going to nominate you, Mr. Domini.

Mr. Domini: It's only mentioned in one place and it's not mentioned in another place. I don't know if that's really a necessary appointment. I think the code contradicts itself actually.

Mr. McCloud: It does, but I think in the Election section of the By-laws, I'm pretty sure it specifically says that we have to elect a secretary or clerk, if memory serves me correct. I haven't checked it in a couple of years, but-- oh, first, wait, oh never mind. I was getting to Other Business, never mind get back.

Mr. Eller: Are you sticking around?

Mrs. McCloud: I don't know if I'll be here the whole year. I cannot tell a lie. I don't know if I'm going to stick around for the whole year and if you want me to continue serving as chair for as long as I'm here and we cross that bridge when we come to it, I'm happy to do that. If you want to look at it and say, "No, she's not going to be here the whole year. Let's go ahead and get another chairperson started," I'm happy to do that too.

Mr. Eller: Well, I would like to nominate Mrs. McCloud to continue as chair for as long as, you know, she's going to stay on the Board because she's a terrific asset and when she leaves, if she leaves, she's going to take a whole lot of brain trust with her.

Mrs. McCloud: Well, thank you, Mr. Eller. You're very kind. Maybe, who knows, I tried to leave once and I – I tried to leave once last year and it didn't work out, so we'll see.

Mr. : I'll second that.

Mr. : Oops, I'm sorry.

Mr. : Go ahead.

Mrs. McCloud: Mr. Eller makes a motion. Do we want to vote on these as a slate or individually? We've traditionally voted on them as a slate. I don't feel strongly about it either way, but we'll need a vice-chair. Currently, as we all know, Mr. Eller is the vice-chair.

Mr. : We should keep him as vice-chair and keep everything in place as is.

Mr. : Sounds great.

Mr. Eller: Well, I need to say that I really am not comfortable continuing as vice-chair and I think it would be better for the Board to have someone else step up, especially since Mrs. McCloud may or may not be with us for, who knows. I think it's time maybe to get some new blood moving in, especially with the new guidelines

coming on board the 12th or after and, with that, I would consider or I would move that we elect Mrs. McCloud as chair and Mr. Comeaux as vice-chair.

Mr. : I'll second that.

Mrs. McCloud: Are you—

Mr. Comeaux: No, that's fine with me, yeah.

Mrs. McCloud: Is that okay?

Mr. Comeaux: Yeah.

Mrs. McCloud: Okay. He's essentially just declined it.

Mr. Comeaux: That's the truth.

Mrs. McCloud: You can decline the nomination.

Mr. Comeaux: Yeah, I know.

Mrs. McCloud: The only person who can't decline it is Pam because she's not here.

Mr. Comeaux: I wouldn't decline, so if Mr. Bainter and Mr. Hudson and Mr. Baker are okay with then that's fine with me.

Mrs. McCloud: Okay. There's been a motion and a second for Mr. Comeaux to be the vice-chair. Since we don't have the By-laws in front of me, I'm just going to go ahead and nominate you, Mr. Domini, to be the clerk, secretary, whatever it is they are call in the By-laws because I don't want to mess it up if we don't. Is there a second for that?

Mr. Hudson: I'll second that.

Mrs. McCloud: Mr. Hudson seconds. Let's go ahead, Mr. Domini, and just vote on that slate as a whole—

Mr. Domini: Okay.

Mrs. McCloud: --which includes myself continuing as chair, Mr. Comeaux taking on the position of vice-chair and you will fill the whatever the last officer slot is, secretary, clerk, whatever it is. I'll ask Mr. Domini to please call the roll.

(Mr. Domini called the roll. Mr. Baker voted “yes.” Mr. Eller voted “yes.” Mr. Comeaux voted “yes.” Mrs. McCloud voted “yes.” Mr. Hudson voted “yes.” Mr. Bainter voted “yes.”)

Mrs. McCloud: All right. Slate passes. Other Business.

C. OTHER BUSINESS

Mrs. McCloud: I would like to state for the record, welcome aboard to Mr. Scott Baker. We’re glad to have you. Appreciate you being here tonight and hope that you enjoy it as much as we do.

Mr. Domini: Mr. Baker, this is probably one of the least exciting agendas we’ve had since I’ve started here, so—

Mrs. McCloud: Sometimes it gets very interesting and you’ll find opportunities where applicants – how do I say this – applicants are nothing less than rude about what we’re trying to achieve because it’s Reynoldsburg, or something along those lines, which cause people like me to get a little hot under the collar, and then there’s an exchange.

Mr. Baker: I took the liberty of reading through a few meeting minutes on-line which was joy, but I saw some amusing ones for sure.

Mrs. McCloud: Yes, it can get interesting. Well, anyway, welcome aboard, Mr. Baker. We’re glad to have you.

D. DISCUSSION OF COMMERCIAL DESIGN STANDARDS

Mrs. McCloud: Item D, Discussion of Commercial Design Standards. Mr. Domini.

Mr. Domini: Well, the standards will go in place on the 12th I believe, so we – Lucas and I have already encountered a couple of applicants, those in terms of new builds on Main Street to some vacant ground, more than one location as well as renovations in Olde Reynoldsburg, so it’s very timely that those are in place. And we’re especially excited for some of the vacant ground on Main Street to fall into those new guidelines.

Mrs. McCloud: Good.

Mr. Domini: Also surprised that we’re getting some other requests that we are in these times for new builds but it’s happening. And we may have some new businesses in Olde Reynoldsburg shortly. I know there’s been a couple of properties that have changed hands and one that’s in contract, so that could be exciting. If I may, just bring up one other item while we’re here and that is the issue of LEDs.

Mrs. McCloud: Um-um.

Mr. Domini: I think they're going to become more commonplace and we don't need to have a big discussion about this tonight, maybe at the next agenda or the following agenda. If it's light I'll put it on as a discussion item of how we really want to regulate LEDs, because I'm getting calls constantly. And, as of now, unless it's for fuel pricing, I'm telling people that it really doesn't fit the intent of the code and unless you're having something that's static, which is not the intent of LEDs—

Mrs. McCloud: Um-um.

Mr. Domini: --then we're really not likely to approve anything. But I think, as a Board, we should probably talk a little bit about it as well as LEDs that are within a building that are showing through the window. There have been a couple of businesses that I've contacted recently and told them that they're not compliant and that they need to remove those LEDs or keeping one message going and, short of me going out there and writing violations or having the code compliance officers do that, they're not going to comply. One actually said they want to come in for a variance. So I think it's probably best if we talk about that as a Board as well. And BZBA should talk about it, but this Board will be the one that's enforcing it ultimately. So, right now, I'm kind of in a gray area in terms of my roll as the Planning Administrator and a Zoning Officer and how I'm dealing with some of these businesses. And I certainly don't want to be extremely difficult to some businesses who are trying to advertise, especially in these times, but they're not compliant and there have been complaints from other businesses that other businesses are doing them in from property owners.

Mrs. McCloud: Right. The Commercial Design Standards address LEDs?

Mr. Domini: I believe so, yes, and it also references the current Code in terms of flashing, moving or _____.

Mrs. McCloud: Right.

Mr. Domini: It specifically addresses neon. I don't recall off the top of my head if we did address LEDs in there.

Mr. Comeaux: I can't remember that it did, but it gets to the nature of no changeable text. _____ Standard uses, you know-- could you have an LED sign if you just had a static message.

Mr. Domini: Right.

Mr. Comeaux: I don't know that we said you couldn't, but if you have an LED sign you don't want a static message and so you wouldn't invest in that purpose.

Mrs. McCloud: Right. Okay.

Mr. Domini: So I thought I'd bring it up. I'll put it on one of the upcoming agendas—

Mrs. McCloud: Okay.

Mr. Domini: --for discussion.

Mrs. McCloud: Sounds great. Any other comments or questions for Mr. Domini about the Commercial Design Standards?

Mr. Eller: Are we going to get copies or was it approved as the draft? I haven't seen any text of – except for that draft, which was several months ago.

Mrs. McCloud: I would like to _____

Mr. Eller: Or is it on-line or are we going to get copies of it or—

Mr. Domini: I will—

Mrs. McCloud: It can go out with the next packets.

Mr. Domini: --either e-mail them or I'll put it in the next packet, the final. Council did not make any changes so pretty much what you saw the last time I brought them to you, and we had a discussion as well as approved. There was very little discussion at Council on the Design Guidelines.

Mr. Comeaux: What was it-- you said that some businesses have come in with since the changes are kind of on the horizon.

Mr. Domini: Um-um.

Mr. Comeaux: What kind of feedback have you gotten from property owners, developers, what have you, about working with those guidelines?

Mr. Domini: Not much.

Mr. Comeaux: Not much yet? But it wasn't negative, it wasn't hurray, you did it and it wasn't, you know—

Mr. Domini: No, but I don't think they are actually working with them in trying to make the buildings fit and they were made aware that they're in place, but I think a lot of developers are used to having overlays. And their question is, is it zoned for this, can I do this, will it fit, and these answers are yes, yes, and no, no.

Mr. Comeaux: Right.

Mr. Domini: And they've been yes, yes and then their attitude is well, we'll make it work, so. We haven't gotten into actually working with them.

Mr. Eller: So once they kick in on the 12th then can we assume when the applicants come to you that you will be working with them and you will incorporate the new guidelines into how you guide them to prepare them for coming before this Board?

Mr. Domini: Correct. My goal as the Planning Administrator would be to have all those issues addressed before they come before the Board, unless there's outstanding issues that they don't – they can't meet or don't want to meet, or they're trying to meet, and we need to make a determination on that.

Mr. Eller: My concern would be that they at least have been briefed and if they come before this Board not prepared, or feeling that they're ignoring some of the guidelines, as long as you have discussed it with them and then we can deal with it, but I wouldn't want to face them with these new guidelines if they haven't been reviewed.

Mr. Domini: It would be as if I'm working with an applicant on any other zoning issue and they'll have those guidelines.

Mrs. McCloud: Great. Any other questions or comments for Mr. Domini? (No response.) Having no other business to come before the Board we stand adjourned.

E. ADJOURNMENT

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

Stephanie McCloud, Chair

Aaron Domini, Planning Administrator