

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JANUARY 6, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES FROM THE DECEMBER 2, 2010 MEETING

Chairman Baker: Are there any additions, deletions or corrections to those minutes?

Mr. Beougher: Just a comment. Notice how few words I used?

Mr. Baker: It was good. Any other comments? (No response.) Seeing that are none, they will stand as distributed.

3. APPROVAL OF AGENDA

Mr. Baker: Are there any additions or deletions to the agenda?

Mr. Hansen: No.

Mr. Baker: All right. Hearing none, they'll stand.

4. PUBLIC COMMENT

Mr. Baker: If there's anybody here to address the Board for any items that are not on tonight's agenda, now would be the time to do so. (No response.) Seeing none, we'll move on.

5. SWEARING IN OF SPEAKERS

(Mr. Baker administers the oath.)

B. NEW BUSINESS

1. 2056 ST. RT. 256, REYNOLDSBURG, OHIO: APPLICANT: COMPLETE NUTRITION, DA NITE SIGN, JILL WADDELL (5475DR). NEW WALL SIGNS.

Mr. Hansen: Actually, I don't think the applicant is here.

Mr. Baker: Okay. You want to just move him to the end of the list for now?

Mr. Hansen: Yeah, if you could.

2. 2220 BALTIMORE-REYNOLDSBURG ROAD, REYNOLDSBURG, OHIO: APPLICANT: BP, KESSLER SIGN CO., RODGER KESSLER (5476DR). GROUND SIGN FACE CHANGE, NEW WALL SIGN, EXTERIOR BUILDING COLORS.

Mr. Baker: They're not here either?

Mr. Mike Davis: Over here.

Mr. Baker: Oh, I'm sorry. Yeah, if you can come up and state your name for the record, Mr. Hansen will give us a brief overview of—

Mr. Davis: Mike Davis with Kessler Sign Company.

Mr. John Engle: John Gordon with Englefield Oil Company.

Mr. Hansen: This is the BP station that's on St. Rt. 256 and it's at the intersection of a private drive that goes into the Taylor Square Shopping Center. The applicant is proposing three things in this application. One is to change out the face of this existing ground sign so that the manual changed gas pricing is now an LED type gas price. The second proposal is for a new wall sign on the convenience store. Right now on the lower right hand corner it's a channel letter sign that reads AM/PM and the applicant is proposing to re-brand it to a Dutchess Shoppe and use a cabinet sign that's mounted to the building. And the third proposal is a modification to the building changing these two colors, this orange-ish and blue-ish color to a black and – no, red and yellow to match the new branding of the convenience store. All the signs meet code requirements. The ground sign, the wall sign and the building colors, staff finds them satisfactory. The character of the building is not really going to change significantly, changing out these colors. What we did find is that the existing wall sign now is a nice channel letter type sign and the applicant is proposing a wall cabinet sign, which is different than a lot of the other signage that we find at the 256/Taylor Square shopping area. And so, what I recommended in the staff report is either switching to a channel letter design or making the face of that wall cabinet opaque, the red part is opaque, so at night only the graphics and the lettering are visible from the street, in

effect, giving the appearance of a channel letter type sign at night. So, staff would recommend approval with the condition that the wall sign has an opaque face and I believe the applicants have already submitted a letter saying that they agree to that condition.

Mr. Baker: Thank you. Do you guys have anything to add to Mr. Hansen's statements?

Mr. Davis: No, not exactly. Just wanted to reiterate what Matt had put forth in his report. Englefield has purchased several of the AM/PM's in the Greater Columbus Area, which was stated in the letter and the main thing with the branding with the wall cabinet sign, this is going to be consistent with all the other stores in the Greater Columbus area, so maintaining a consistent brand is what we're looking for.

Mr. Baker: Sure. Does the Board have any questions for the applicant?

Mr. Beougher: Yes. Thank you. Matt, did you say that the wall sign you're advocating – or they've agreed to an opaque wall sign?

Mr. Hansen: The background colors, so the red—

Mr. Beougher: The background colors?

Mr. Hansen: Yeah.

Mr. Beougher: Okay. So, the—

Mr. Hansen: This red part would be opaque and the white and the yellow would be the only thing that would be illuminated at night.

Mr. Beougher: Okay. And you agreed to that?

Mr. Davis: It's been done _____.

Mr. Beougher: With good results? I mean—

Mr. Davis: Because at night, of course, what we're wanting to see is the Dutchess Shoppe and at night what is going to illuminate will be the yellow one, the white. But during the day, we're still going to have the branding consistent with the other stores.

Mr. Beougher: Okay.

Mr. Hansen: Here are the color samples for the building.

Mr. Baker: And are those the two colors of the stripes as well?

(inaudible)

Mr. Baker: Okay. Any other questions or comments? (No response.) Can I get a motion?

Mr. Hudson: I'll move to approve.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

Mr. Baker: Mr. Hansen, could you please call the roll?

Mr. Beougher: Question before we call the roll, please. In the staff report you indicated that you wanted the wall sign removed from the application but that was before they agreed to the change, correct?

Mr. Hansen: Correct and the condition I stated is the—

Mr. Beougher: So, your recommendation now is to approve as submitted and agreed to the change?

Mr. Hansen: Correct.

Mr. Beougher: Thank you.

(Mr. Hansen called the roll. Mrs. Boratyn voted "yes." Mr. Hudson voted "yes." Mr. Thompson voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes.")

3. 6569 EAST LIVINGSTON AVENUE, REYNOLDSBURG, OHIO: APPLICANT: 3D/GROUP, INC. (5478DR). WALL SIGN FACE CHANGES.

Mr. Baker: Is that applicant here? Yeah, if you could please come forward. You guys need to sign your name if you're going to speak tonight on the form here. Thank you. Since you weren't here earlier, you missed the swearing in of the speakers. (Mr. Baker administers the oath.) If you can state your name for the record, Mr. Hansen will give us an overview of your project.

Mr. David McDorman: Yeah, it's David McDorman.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: This is an application for two wall sign face changes at a new restaurant located at the Blacklick Plaza and here's the overview of the plaza, here's the location of the new restaurant and where the two wall signs are. One's facing

Livingston Avenue and the other is facing Baldwin Road. Here's just an interior layout of the new restaurant space and they're actually expanding into – this was the _____ Pizza restaurant space and they're expanding into the adjacent space which used to be a salon. Here's an image of the proposed wall sign face changes. This would be the Baldwin Road side of the two signs and this is the Livingston Avenue side. You can see the Livingston Avenue face change and it's just a typical face change in an existing sign cabinet and, of course, these must have Board approval, because it's in the Community Commercial Overlay District. Here's the other sign. Here's what the building looks like now. Here's the _____ Pizza sign and then the salon sign. Staff recommends approval of the wall sign face changes. They meet all applicable zoning regulations and are consistent with other graphics in the plaza.

Mr. Baker: Thank you. Do you have anything to add to Mr. Hansen's statements?

Mr. McDorman: No. Thank you.

Mr. Baker: Anybody on the Board have any questions or comments?

Mr. Beougher: Is this part of a chain or is this a single restaurant?

Mr. McDorman: It's an international franchise. Is that what you're asking?

Mr. Beougher: Yeah. How many stores currently? Any idea?

Mr. McDorman: Off the record, maybe 500. There's probably, I'm going to say 300 on the website. They haven't all made it to the website yet.

Mr. Beougher: All right. Thank you.

Mr. Baker: Anybody else?

Mrs. Boratyn: I move to approve.

Mr. Beougher: Second.

(Mr. Hansen called the roll. Mr. Thompson voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Hudson voted "yes.")

Mr. Baker: Thank you. You've been approved.

Mr. McDorman: You said I had to pay extra fees _____ but I'm not sure what the format is, so I didn't grasp it _____.

Mr. Hansen: Yeah. Do you have a check?

Mr. McDorman: (inaudible)

Mr. Hansen: It was only \$20 additional, so.

Mr. McDorman: Okay. Just make it out to the City.

Mr. Hansen: Make it out to City of Reynoldsburg, yeah.

Mr. McDorman: Okay.

4. 7511 BROADWYN DRIVE, REYNOLDSBURG, OHIO: APPLICANT: MIDWEST ROOFING, MICHAEL KIRK (5479DR). REPLACEMENT WINDOWS.

Mr. Baker: Please come forward. If you could state your name for the record and Mr. Hansen will give us an overview.

Mr. Michael Kirk: Michael Kirk.

Mr. Baker: Thank you. Mr. Hansen.

Mr. Hansen: This is a single-family residential located on Broadwyn Road within the Historic District. Any exterior changes to the structure require Design Review Board approval. What the applicant is proposing is to replace some existing windows on the structure. There's kind of a mish-mash of windows now. Some are wood, some are vinyl and there are many that are varying colors. And I guess what had happened is that there had been window replacements from wood to vinyl prior to any Design Review Board approval and they only replaced a couple of these windows, so the majority of windows on the first floor were replaced prior to DRB approval and these on the east elevation. And then there are a couple of remaining windows, such as this window up here, which hasn't been replaced yet and these windows on the west elevation which had not been changed out yet. And so, the applicant is proposing to replace the wood windows with a vinyl window that matches and they're all proposed to be almond in color. This will bring the trim colors and the window type on to uniformity on the structure and because of this, we're bringing something more into conformity among the various elevations. With this proposed material type, staff recommends approval based on these considerations, the considerations listed in the staff report and there are two conditions.

I forgot to mention about the garage. I couldn't get a good picture of it, but you should have a picture of it in your packet showing two windows on the garage that will be replaced. And these windows are original windows to this garage. Apparently it's a much older structure than it appears in the picture after it's been vinyl-sided. But the applicant is going to replace those older windows, fix the trim around them and make it much more appealing after it's been modified. So there's two conditions that we're recommending: that at least a 4-inch trim is added around the garage windows to match in character the existing trim that's on there now with the original windows and

that – seeing an opportunity, I guess, to add a little bit additional character to this building, if the applicant is going to go ahead and replace this one window up top, we recommend that some sort of dividers are added just to provide a little additional character that is reminiscent of the Historic District.

Mr. Baker: Thank you. Do you have anything to add?

Mr. Kirk: Yeah, the one picture up there that he showed, on the gable ends which is this one which has already been done and this one hasn't.

Mr. Baker: Okay.

Mr. Hansen: Okay.

Mr. Kirk: And the other thing is, on the grids, if we put grids in those windows, those'll be the only two windows in the entire structure that have grids on them. I think it will look very strange to have part of them done and the rest of them not done.

Mr. Baker: Okay.

Mr. Beougher: And my question is, the ones on the front dormer are original to the house and they do not have—

Mr. Kirk: Do not have grids, no.

Mr. Beougher: Because—

Mr. Kirk: And the ones on the front bottom are already done.

Mr. Beougher: Yeah, I mean, that style of house would not typically have divided light. The year that was built—

Mr. Kirk: Would not?

Mr. Beougher: Would not, I don't think. I mean—

Mr. Kirk: None of the other windows that are original – that is the original window and they don't have divided lights and the ones that are replaced already don't have divided lights and none of the ones that need to be replaced have divided lights.

Mr. Beougher: And is the garage older than the house?

Mr. Kirk: I doubt it. I don't know.

Mr. Beougher: Okay.

Mr. Hansen: So, this is why I was confused. I didn't know if these were original windows that are there, considering that the garage has divided windows.

Mr. Beougher: Yeah, but see, this is a 1920 house.

Mr. Hansen: It's 1930—

Mr. Beougher: And then they would have been much older.

Mr. Hansen: 1935.

Mr. Beougher: I suspect this house may have replaced an older structure there and the garage stayed. So I mean, not having a divided light would be consistent with this style of house. Would you agree, Mr. Baker?

Mr. Baker: I do agree and since there's not divided light on the lower windows that are to stay, I don't know that divided lights would be necessary at all.

Mr. Beougher: And you're not doing it on the garage?

Mr. Kirk: Pardon?

Mr. Beougher: You're not doing divided lights on the garage?

Mr. Kirk: No, they'll all be uniform with the house.

Mr. Beougher: Yeah. Okay. Do you have any concern with the trim around the garage windows to kind of—

Mr. Kirk: No, we're going to match what's—

Mr. Beougher: --flush out to the—

Mr. Kirk: We're going to match what's existing—

Mr. Beougher: --J-molding?

Mr. Kirk: --on the house.

Mr. Baker: And I guess I have a clarification question on that. The picture that we have is not a 4 inch trim all the way around. That's this picture here that shows the paint coming off -- the older garage picture here.

Mr. Hansen: Right.

Mr. Baker: I guess I would ask, in the staff recommendations we've listed as a condition that the 4 inch trim is wrapped around the garage windows. I'm not sure that's consistent with what's there now, unless that's been changed when you did some work. Does that make sense? This bottom – the sill here is just – that's 1½ inch thick.

Mr. Kirk: Yeah, that's the existing window.

Mr. Hansen: Right.

Mr. Baker: So, is there a reason that we would ask for the 4 inch trim all the way around or is there – I mean, looks like this other window, as well, is the same.

Mr. Kirk: I was under the impression that the 4 inch trim would be a capping just like on the house to cover up the bad wood so it matched the house uniformly.

Mr. Baker: Okay. I don't think I have any problem with that.

Mr. Beougher: I think staff's concern is that the J molding protrudes past the trim and that typically if you see the trim—

Mr. Hansen: Right. Well, 4 inches would cap all of that I assumed and—

Mr. Beougher: You know, the sill's the piece that's a little different. I would not want them to go through a lot of work to change the siding to allow for 4 inch bottom trim. That sill was there.

Mr. Hansen: Right.

Mr. Beougher: It's not really the sill. The sill's on the inside, right?

Mr. Hansen: Sure.

Mr. Beougher: What's on the outside?

Mr. Baker: We'll call it bottom trim.

Mr. Beougher: There's an architectural terms for it. Anyway, I think it looks fine, but the wood is decayed and needs to be replaced or – and if you replace it, it probably should be thicker to come flush, at least flush with the J molding.

Mr. Baker: Agreed.

Mr. Beougher: Were you planning on replacing the trim or just—

Mr. Kirk: I was just going to cap over it and bring it out even like the rest of the house.

Mr. Beougher: Okay.

Mr. Kirk: And maybe cut, if we had to cut – well, we really don't want to cut off the sill, just cap it like normal.

Mr. Beougher: Staff's recommendation is consistent with your plans?

Mr. Kirk: Pardon me?

Mr. Beougher: Staff's recommendation is consistent with your plans to trim it out?

Mr. Kirk: Yeah.

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

Mr. Beougher: I'll move approval contingent on the trim of the garage being altered to be flush or moved past the J molding on the vinyl siding.

Mr. Baker: Can I get a second?

Mr. Hudson: I'll second.

(Mr. Hansen called the roll. Mr. Hudson voted "yes." Mrs. Boratyn voted "yes." Mr. Beougher voted "yes." Mr. Baker voted "yes." Mr. Thompson voted "yes.")

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(THE FOLLOWING CONVERSATION REFERS TO B-1, 2056 ST. RT. 256, REYNOLDSBURG OHIO, APPLICANT: COMPLETE NUTRITION, DA NITE SIGN, JILL WADDELL (5475DR).

Mr. Baker: I guess before we move on to Other Business, is the applicant here for St. Rt. 256?

Mr. Hansen: No.

Mr. Baker: Okay. I guess we'll move on to Item C.

Mr. Hansen: Or do you want to wait to the end of the meeting or do you want to go ahead and table it?

Mr. Beougher: Move to postpone to our February meeting.

Mr. Baker: Get a second?

Mr. Thompson: I'll second.

Mr. Baker: Do we need to vote on that?

Mr. Hansen: Yes.

Mr. Baker: All right.

(Mr. Hansen called the roll. Mr. Baker voted "yes." Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Hudson voted "yes." Mr. Thompson voted "yes.")

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C. OTHER BUSINESS

1. 7439 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT:
SHANNON MILLS, VIPER SECURITY. DISCUSSION – NEW WINDOWS.

Mr. Baker: State your name for the record and Mr. Hansen will update us.

Mrs. Shannon Mills: Shannon Mills.

Mr. Monte Mills: Monte Mills.

Mr. Hansen: I really don't have much to present as the Mills will discuss their options that they've investigated. Just to recap from the last meeting, there was a decision made to go ahead and permit the changing out of the windows on the side and rear elevations from a wood window to the vinyl window with the divisions and that further investigation would be done upon their part to see what options they may have to find a window that would have a kind of true, through divided light or a storm window, and I think they have a couple of options for us to look at.

Mrs. Mills: Yes. The first option we have is from Rosati. It's just a single page. It was by itself. It is for storm windows. For Rosati it would be custom and it totals about \$2,100 and it's for those nine windows, the one side one and the eight on the front. So, we're looking at a price of about \$2,147 to do – to leave what we have existing and just put storm windows on top of it and they've kind of given some descriptions of what they would do and use there. One of the contractors, the original contractor that I contacted, he could not do-- And his quote was around \$10,780. He could not – the manufacturer that he was getting the windows through did not do any sort of – you know, they only had the divided between the panes, so they did not do any exterior. So, we left that as option one. Option two would be go to the same contractor, would go to an all wood window for those nine particular windows and I gave you guys a cost of that, a breakdown. It's about \$9,000 to do those nine windows in wood with the

true divided, you know, with the divided on the exteriors and then adding the additional rest of the windows, which we had 24 minus the nine, would be about \$8,000, so that would bring the project up to about \$17,000 to do. Option three, I went to Rosati and said, "Okay, give me a price to do all the windows in the whole entire building and custom do the grids." They could do the grids on the front nine windows for us, so they quoted it with and without the grids. If we do – oh, and they quoted the total price was \$13,063. That is with the custom grids. If you back the custom grids out of that cost, it puts it about \$2,700 just to add those custom grids to it and they add the grids on the inside and the outside but they also have the grids in between the panes because that's the way they make the windows anyway. So, for us, we're adding costs whether we go either way. The whole project we were hoping to do for about \$10,000 to \$11,000, so a \$3,000 add is quite a bit to do for nine windows. So, we were hoping that you guys – you know, we're requesting that you guys do not ask us to add those exterior, adding that custom portion to it.

Mr. Baker: Thank you. So, your most cost effective, I guess ideally, what's your proposal at this point in time?

Mrs. Mills: The most cost effective, if we don't do the custom grids, then we're doing the same thing we're already – we had originally asked for which was the vinyl with the grids to match existing, but they would only be in between the glass. So you would still see – we don't get a lot of walking traffic where we are, so you'd be in your car so you're not sitting up on the building to know that you would not have a physical piece of wood oh the exterior portion. Unless you walked up onto the porch would be the only way that you would notice it.

Mr. Baker: Mr. Hansen, do you have a photo that we can see the—

Mr. Hansen: You know what? I forgot to include that it.

Mr. Baker: Can you get it off Google or something? Do you have access?

Mr. Mills: But we agreed on all the other windows. We were going to do the grids on the top inside, vinyl white grids on the inside. That was what we were going to do and then we were going to look at the options for the exterior, those front nine or there's front eight and that one side one that you kind of that you see.

Mr. Baker: So, the goods that you're proposing would be matching the existing just inside the—

Mrs. Mills: It'd be in between the glass.

Mr. Baker: Thank you. Anybody have any questions?

Mr. Mills: The other thing that we also discussed was that we were going to change how the grids were going to be in those front windows. The Rosati was to

match it exactly the way it is, no change, the high-lows, the grids on the sides. Rosati was exact. As you see it now, that's what it's going to look like.

Mrs. Mills: And then I had Rosati price it because we originally had said on our front, there's two main windows on the bottom and there's two big panes – two big—

Mr. Mills: Picture windows.

Mrs. Mills: They're almost like a double-hang but they're not even. The bottom's bigger and the top's a little bit smaller. Is it called a high-low or something?

Mr. : I think that's what _____.

Mrs. Mills: And we originally said we were going to decrease or get rid of the grid on the top so that I could make that a picture window so we could actually put some sort of signage, business signage on the window, on the glass and that kind of thing. If we add the grids in it, then my signage has now gotten so much smaller on the business and I'd like it to be as big as possible, because the porch is so deep and it overhangs, so the windows are set pretty far back anyway. So the smaller I make the sign even smaller it's almost like not even putting – even spending the money to put the sign up. So that's why we were looking at just the main window. So, you've have grids complete on each side and it's those smaller windows. I think they're – what are they, about 1½ feet? I think they're 1½ feet wide but they're really tall, on the sides. And then the center windows would be just one big picture window and then we would take that same principle and match it to the upper one. And its physical scale is a little shorter than the ones on the porch, so it would be uniform.

Mr. Baker: Sure.

Mr. Beougher: So, I'm still not clear which of the three alternatives you're proposing.

Mrs. Mills: Well, I would like to propose not requiring to have the custom grids added, because that was really the question when we left last time, was if you can't put the custom grids, because that's what you guys were suggesting. We want to do the custom grids. At that point, we had no pricing on that. And then the other option was the storm windows. The storm windows cost almost as much as the custom grids and that's money that we did not have originally put into the project. So we are asking physically not to require that piece to it and then we still need an okay one way or the other whether we can eliminate and make those center windows there a full pane or if we have to match it the way it is.

Mr. Thompson: So, I think you're saying that you would like to go with option one, but change the appearance of the middle, kind of larger windows on the front not to have any type of dividers in them?

Mrs. Mills: Not to have a divider and to be one big piece. Right now it's a smaller window at the top and a big, bigger, like a—

Mr. Thompson: But you'd still have the two—

Mrs. Mills: --two-thirds of a window at the bottom.

Mr. Thompson: --side pieces for each.

Mrs. Mills: And I'm not sure what manufacturer I'm actually going to use. Either option one or option two. I may go Rosati without the custom versus number one, but they're both about the same price.

Mr. Thompson: Okay.

Mrs. Mills: So, any questions?

Mr. Beougher: But the bottom line is the proposal is to match the side windows on the porch. And then, do you have the picture of the upper window?

Mrs. Mills: That one.

Mr. Beougher: And is that going to look similar?

Mrs. Mills: To look exactly the same as the two underneath, just physically.

Mr. Beougher: So, you're getting rid of the upper?

Mrs. Mills: Yeah. So, we would get rid of — the center one would be a big picture window as well.

Mr. Beougher: And then the side window that we — there it is.

Mr. Mills: That would just be like that.

Mrs. Mills: That one would stay the same.

Mr. Mills: Crank out.

Mrs. Mills: That one's a — they called it an awning. I think it cranks this way, as opposed to sideways.

Mr. Beougher: And then, what you're installing — what we already approved for you installing elsewhere is just the upper grids or—

Mrs. Mills: Just upper grids everywhere.

Mr. Beougher: Okay.

Mrs. Mills: Upper grids, vinyl, white. Then it would get us back to where our original cost, where we could do the project and—

Mr. Beougher: Are you happy?

Mrs. Mills: If you say, “yes.”

Mr. Beougher: Well, I guess my point is – I mean, we asked you to go back and do some extra work. Are you pleased with the improvement and how the building is going to look after doing the extra work?

Mrs. Mills: Um—

Mr. Mills: I think it really made us, as we’re driving around, to notice looking at windows that have the things on the outside or the things on the inside of the windows. And I think it really made us look at a lot of stuff, but to be honest with you, we’re not architects, we’re—

Mrs. Mills: And for being in a car looking at it, I really couldn’t see the difference. I physically couldn’t tell that it was on the outside versus just on the inside, you know, from a distance away until you walked up onto the porch.

Mr. Beougher: And that far from the street in the shade on the north side, you’re probably not going to see much difference.

Mrs. Mills: That much. And the one on the top is so tall I don’t even know, at that point, if you would_____.

Mr. Mills: We’re hoping Reynoldsburg will take that beautification out that way and get rid of all those wires.

Mrs. Mills: You could see it a little bit more.

Mr. Mills: Once they do that, then you’ll be able to see that window. But driving down the road you see the telephone pole, not the window.

Mr. Beougher: If I might, I’m happy.

Mrs. Mills: That we did the investigation?

Mr. Beougher: I am, because what you’ve come back with is a proposal that is not going to make me cry. So I’m much more comfortable with what you’re doing.

Mrs. Mills: We looked at all the options and looked at the numbers and I was really surprised to see how much wood was for those nine and the wood was almost the entire cost of the project to do just nine, so I was really shocked at how much that one was. I thought the storm windows, once Rosati said that would all have to be custom, I figured that was going to be pretty close to about \$3,000 and they came in a little bit lower. But I really had to do some calling around and the first question was, is, "Can you do custom? Can you do a variation?" And then had them come out at that point and quote it and walk through it, and do it that way.

Mr. Baker: And we appreciate your efforts. I know it's cold outside, so I'm sure you're anxious to get some new windows in there.

Mrs. Mills: Yeah.

Mr. Mills: We only have four space heaters inside.

Mrs. Mills: And we may end up going Rosati versus the other just because it appeared to be a thicker window, it had many more channels, it had just more oomph to it and then the rating was a lot higher. And I've been doing some investigating on the rating numbers and what it all means and stuff, so that's kind of made us a better consumer, more informed consumer.

Mr. Baker: It means less space heaters.

Mrs. Mills: Yes.

Mr. Mills: Yes.

Mrs. Mills: Hopefully none.

Mr. Baker: Anybody have any questions or comments? (No response.) Can I get a motion?

Mr. Beougher: I'll move to approve based on the presentation that there will be custom, or grids that match the side windows on the front, a single pane of glass in the center on the three windows on the upper floor and at the porch on the front of the house, and grids to match the awning window on the side.

Mrs. Mills: And the grids will just be between the—

Mr. Beougher: And the grids will be—

Mrs. Mills: --be between the glass.

Mr. Beougher: --interior to the glazing.

Mr. Baker: Can I get a second?

Mrs. Boratyn: Second.

(Mr. Hansen called the roll. Mr. Baker voted “yes.” Mr. Beougher voted “yes.” Mrs. Boratyn voted “yes.” Mr. Hudson voted “yes.” Mr. Thompson voted “yes.”)

* * * * *

Mr. Beougher: I’d like to make a motion. I move to pick Item B1 off the table for consideration tonight.

Mr. Baker: Can I get a second?

Mr. Thompson: I’ll second.

(Mr. Hansen called the roll. Mr. Baker voted “yes.” Mr. Beougher voted “yes.” Mrs. Boratyn voted “yes.” Mr. Hudson voted “yes.” Mr. Thompson voted “yes.”)

Mr. Baker: All right. Item B1, Application 5475DR, 2056 St. Rt. 256. Is the applicant here? Excellent.

Mr. Robert Schorr: I understand – the way I understand it here is you’ve approved signage from the front of the building, but then the one on the side was denied. That’s correct?

Mr. Baker: I think that’s the recommendation, but if you can state your name for the record, Mr. Hansen will give us—

Mr. Schorr: Robert Schorr, Danite Sign Company.

Mr. Hansen: There’s a new tenant that’s proposing to place two new wall signs on this end tenant space within the Slate Ridge Plaza development. Here’s a picture of what the signs will look like. They both meet code requirements actually. Here’s the 256 sign and this is a sign that fronts onto a private driveway and this sign is permitted to be here as it – you can’t have a sign facing a private drive according to our code. Here’s a picture of the building. This is the 256 sign, the private drive sign. Here’s an image of all the rest of the signage at the plaza. They all consist of channel letters mounted to the face of the building and what the applicant is proposing is consistent with other signage in the Center. But looking at the signage of the Center as a whole, a variance was granted at the Mattress Firm space in the other building and this variance was to place a sign at a location which does not front a private drive or a public road and during that variance procedure, the developer and property owner agreed that there would not be signage placed on this north face of the Center. And so, in keeping with the overall sign balance at the Center, staff is not recommending approval of this north face sign, taking into consideration that other variances have been granted for

additional signage elsewhere. And, so, staff recommends approval that that north face sign be removed from the application.

Mr. Baker: Thanks. I did not get a chance to swear you in earlier so, for the third time tonight, I'm going to have to do this. (Mr. Baker administers the oath to Mr. Schorr.) Do you have anything to add to Mr. Hansen's—

Mr. Schorr: No. I appreciate the explanation and I understand that in respect to the wishes of the landlord, of course. Aesthetically, I also understand you don't want to go outside of that border and facing the private road is understandable. I'd be happy to relay that back – that message back.

Mr. Baker: Okay. And I don't believe it's a landlord issue. I believe it's a zoning code issue.

Mr. Schorr: Oh, for the private drive.

Mr. Baker: Sure.

Mr. Schorr: Right. Okay. That's understandable. I'll relay that back. Anything else other than that? I mean, the signage itself to go up on the front then? Satisfied with it?

Mr. Baker: I think the sign looks nice. Anybody have any questions or comments?

Mr. Beougher: Yes, there's a monument sign at the drive. Is there _____ placement?

Mr. Hansen: Right. There's no space.

Mr. Beougher: There's no space.

Mr. Hansen: Huh-uh. That's taken by Five Guys.

Mr. Beougher: Man, they've got all the signs.

Mr. Hansen: Yes, there's only one tenant space at that location.

Mr. Beougher: Okay.

Mr. Schorr: Yeah, that would certainly remedy at least the desire for someone to see that, at the inbound on the road.

Mr. Beougher: Question. The nature of the business there is—

Mr. Schorr: Complete nutrition, nutritional items. I'm the sign installer. I don't work for a complete _____.

Mr. Beougher: Yeah, but it's kind of like a GNC nutritional—

Mr. Schorr: Yeah, I would say it's right along the same lines as that.

Mr. Beougher: So, if you're headed there, it's more of a destination than just driving by and wanting to buy vitamins?

Mr. Schorr: That's correct. I would agree with that.

Mr. : Not an impulse item?

Mr. : No.

Mr. Schorr: But I would say though, the only entrance into it is right at that store so once you see the sign, you have passed it essentially.

Mr. Hansen: It's – that entrance has a right-in, right-out, so you couldn't turn left into there.

Mr. Schorr: Oh, you couldn't do that? I didn't even look at that when I looked at it. Okay. Then you would already have seen it coming up anyways.

Mr. Baker: Any questions or comments? Can I get a motion?

Mrs. Boratyn: I move to approve with the signage that faces the Baltimore-Reynoldsburg Road and without signage on the private drive.

Mr. Baker: Can I get a second?

Mr. Thompson: I'll second.

Mr. Baker: Mr. Hansen, will you please call the roll?

(Mr. Hansen called the roll. Mr. Beougher voted "yes." Mrs. Boratyn voted "yes." Mr. Hudson voted "yes." Mr. Thompson voted "yes." Mr. Baker voted "yes.")

2. ELECTION OF OFFICERS

Mr. Baker: Matt, I'm going to look to you to lead this one.

Mr. Hansen: We need to elect a Chairperson and a Vice-Chair. I'm trying to think – Mr. – you can elect the same person to be Chair again and the Vice-Chair again.

There're no regulations preventing that, but the complication is Mr. Comeaux is officially not on the Board at the moment, because he'll have to be appointed again.

Mr. Beougher: Yeah. And what is his term on the Planning Commission? When does it end? Because when we were doing the Zoning Revision Committee, I think he'd been on the Planning Commission. Has he been reappointed? Will he be reappointed?

Mr. Hansen: On the Planning Commission, I'm not sure. It was not up. I know he's still valid on the Planning Commission.

Mr. Beougher: And who's up on this Board?

Mr. Hansen: Nobody else.

Mr. Beougher: Okay.

Mr. Hansen: Besides we have to Pam will be replaced by Jim. So, Mr. Bainter was just reappointed and—

Mr. Beougher: Okay.

Mr. Hansen: That was it.

Mr. Beougher: So, we're going to – okay.

Mr. Baker: And, did you – by chance, did you find anything about my situation
_____ whether—

Mr. Hansen: I would have to – there's an ordinance that's referenced so I'll have to dig that up.

Mr. Baker: Okay.

Mr. Beougher: Do you know if he was a Mayor's or Council appointment?

Mr. Baker: Me?

Mr. Beougher: Yeah.

Mr. Baker: My letter was from the Mayor, but I'm not sure what that means.

Mr. Hansen: Yeah, you're a Mayor appointment.

Mr. Baker: Okay.

Mr. Beougher: So, he does not have to own property? The resident-free holders are appointed by Council.

Mr. Hansen: Okay. Yeah, I wasn't sure about that.

Mr. Beougher: I have a trivial mind.

Mr. Baker: And do we even have the option of electing or nominating Mr. Comeaux since he's not even on the Board at this point in time?

Mr. Hansen: I don't think so.

Mr. Beougher: Have to elect a member.

Mr. Baker: I would imagine so. So now what?

Mr. Beougher: Well, who's interested in serving or—

Mr. Hudson: When will he get nominated if he gets nominated?

Mr. Hansen: It'd be next month.

Mr. Hudson: Why don't we move this to next month?

Mr. Beougher: No.

Mrs. Boratyn: (inaudible)

Mr. Beougher: This is our organizational meeting.

Mr. Hansen: Yeah.

Mr. Beougher: Someone has to call us to Order next month. So, you're doing a nice job as Vice-Chair.

Mr. Baker: I'm trying.

Mr. Beougher: Are you interested in Chair?

Mr. Baker: I have no problem with that.

Mr. Beougher: Anyone else?

Mr. Baker: Unless somebody else wants to do it.

Mr. Beougher: No?

Mr. Baker: No takers?

Mr. Hudson: No.

Mr. Baker: That was a quick “no.”

Mr. Hudson: Very quick.

Mr. Beougher: I’ll nominate Mr. Baker to be Chair.

Mr. Hansen: Do we have a – do we need a second?

Mrs. Boratyn: Second.

Mr. Hansen: Great. All that approve say “aye.” (Response is “aye.”) Any “nay’s?” (No response.) Then congratulations, Mr. Baker.

Mr. Baker: Thank you.

Mr. Hansen: And then we’ll need election of a Vice-Chair. Is there anybody that’s interested in being the Vice-Chair?

Mrs. Boratyn: Who is to be Vice -- _____ it’s got to be one of the two of you guys.

Mr. Beougher: All right. I’m full of vice, so.

Mrs. Boratyn: Okay, Mr. Baker.

Mr. Baker: I will nominate Mr. Beougher to be Vice-Chair.

Mr. Hansen: Is there a second?

Mr. Thompson: I’ll second.

Mr. Hansen: Okay. All that agree say “aye.” (Response is “aye.”) Anybody abstainng? (Response is “nay.”) Anybody abstaining? (Response is “nay.”)

Mr. Beougher: See, if I’m Vice-Chair then I can still talk and make motions so—

Mr. Baker: Okay. Is there any other business to be done?

Mr. Beougher: Secretary?

Mrs. Boratyn: It’s Matt.

Mr. Hansen: Yeah, there is a Secretary appointment, but they have no duties, so I don't know. We can appoint a Secretary. I didn't—

Mrs. Boratyn: Well, Matt, you really do the Secretary—

Mr. Baker: Yeah, can we appoint you?

Mr. Hansen: I don't know if I'm officially on the Board.

Mrs. Boratyn: No, he's just the staff. I mean, you do the Secretary jobs.

Mr. Hansen: Yeah, essentially, so I don't know if there's any functions.

Mrs. Boratyn: It just needs to be cleaned up.

Mr. Baker: So, for clarification, do we need to nominate a Secretary?

Mr. Hansen: I wasn't advised to do that but—

Mr. Baker: Okay.

Mr. Hansen: --it says it in the By-laws that there should be a Secretary.

Mr. Beougher: I nominate Mr. Hudson for Secretary.

Mrs. Boratyn: I'll second.

Mr. Hansen: All right. Everybody agree? (Response is "aye.")

Mrs. Boratyn: You don't have to do anything.

Mr. Hudson: Yeah, I know I don't have to do anything.

Mr. Beougher: You can add it to your resume.

Mr. Hudson: I don't have resumes anymore.

Mr. Baker: Is there anything else? (No response.) Then this meeting is adjourned.

D. ADJOURNMENT

The meeting was adjourned at 7:26 o'clock p.m.

Scott Baker, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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