



MINUTES

DESIGN REVIEW BOARD THURSDAY, JANUARY 5, 2017 7:00 PM

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

A. CALL TO ORDER

PRESENT: Hudson, Zollars, Bowman, Hicks, Sampson, Cullinan
ABSENT: Carr

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – December 1, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Mr. Snowden: Mr. Chairman, under other business, I would like to add Item E. 1., Election of Chairman, Vice Chairman, and Secretary for 2017.

4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

Chairman Zollars: Anyone planning on speaking tonight, if you haven't yet signed in, if you would, do that now please. Those that are speaking, if you would please stand up and raise your hand. Do you swear or affirm that the testimony that you give in front of the Board will be truthful? If so, please answer, "I do."

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **7345 E. Main St.; Application # 175600; Applicant: Christene Logesky; Business: Vick's Pizza; Signage**

Mr. Snowden: Vick's Pizza - Signage within the Historic District. Application: #175600 - Certificate of Appropriateness. Property is located along the south side of E. Main Street between Davidson Drive and the south leg of Lancaster Ave. Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay. The request is for a certificate of appropriateness for signage in the Historic District. Current Use: Eating or Drinking Establishment. Applicant: Christene Logesky. The applicant is requesting the Board review and approve a certificate of appropriateness to erect new awnings at an existing commercial building within the Historic District. The site is developed with a commercial building and related improvements. You have a mix here, personal services, eating and drinking establishments. To the rear, the property abuts a church use, and some single family that is also in the Historic District. One note, if you look under considerations, I have listed

both 1103.12, Standards for Design Review, that is the general standards, and 1193.14 is the Standards for Design Review within the Historic District. There have been a lot of changes with the Code lately so I wanted to point that out, that both of those are listed for your review. Review of the awning style, myself, Mr. Havener, Mr. Paszke our CBO, discussed this at length. Everyone is pretty familiar with the Connell Hardware Building. This is the Historic property of old Reynoldsburg. Here is a photograph, I believe it is dated 1870's or 1880's, to give you an idea of how many different types of uses and users have been in this building over the years. So, what is happening here is the Vickers family has been operating a pizza shop in Reynoldsburg for several decades and have been working for an extended period of time to move their business from a take-away pizza shop model to more of a dine in model within this existing building. And, as part of that, they are going to be proposing some new awnings. They are proposing awnings on both the north and east facade of the building. They are clad in black fabric, and feature white vinyl lettering. Their renderings appear to show that the lettering does not exceed the 8IN permitted by Section 1193.12(c) of the code. The bottom sculpting style is consistent with traditional awnings. This is considered a triangular awning because when you look at the awning from the profile view, it is designed as a triangle. If it was rounded or domed or bull-nosed, there are different types, this is triangular. That is identified within the Historic District Guidelines from 1995 as an appropriate awning type for the Historic District. Staff would just like the applicant to clarify that the graphics over the doorway portion don't exceed 20SF, because that is the max for signage within the Historic District. So, the applicant should clarify that. Staff's main concern with the overall proposal was just that it is making the building unbalanced, The main issue is that you have two different tenant spaces. I don't really have a good way to clean that up. I don't think it is proper for the Board to approve this for one tenant and make it a condition that the second tenant space must have the exact same thing, because it is a second tenant space. So, I did not really have a way around it. Mr. Paszke and I reviewed some similar historic buildings that had both balanced and unbalanced awnings. It is not inappropriate what Vick's Pizza has proposed here because the largest awning is the one that is over the door and it is directing you to the entrance of the building, and that is the purpose of an awning I this case, in addition to displaying the information about the building and who is occupying it. My only comment would be to both this applicant and the overall building owner, if and when the second tenant space, or future tenants that are in that space want to do awnings, the Board is going to review it and I am going to recommend that the Board review it as a total package. There need to be consistencies whether it is color, style, etc..., we can work through that. It is going to have to be evaluated. That is my take on it. I apologize that I do not have a great specific answer for you. With that, I recommend you apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness on the following condition: That the applicant submit revised plans to the Planning & Zoning Administrator, in conjunction with an application for a zoning sign permit, indicating the height of all vinyl lettering.

Mr. Sampson: We spoke briefly today about the awnings. Within Reynoldsburg, we don't have a guideline for that. These appear to be a factor. Perhaps this becomes precedent that we have in place and more consistency with color, types, styles. I am actually anxious to see them in place.

Mr. Snowden: Mr. Samson and I did discuss this. The Historic Design Guidelines, which the last time comprehensive design guidelines were written out were in about 1995/1996 when we first started doing Historic preservation. Without belaboring the point, at this point, those are sort of out of date. There are a few general guidelines, max size and so on. This is something I would like to work with and revise in the future. This is something I would like to work with this body, Planning Commission, and City Council to revise in the future, and it is on my radar.

Chairman Zollars: Any comments? Would you like to say anything?

Ms. Logesky: I did want to add that Charity had mentioned, who owns the building, that she would pay to have the awning go all the way across and match for the Art Studio. So that is something obviously not in conjunction with ours, but we can talk with her and say it would look nicer and help with the balance of the building, and see if that is something she wants to move forward with. We have time. We are looking at February or March when we get the awnings up. That is something we could consider as well, just going ahead and having her help with that esthetic, if we are going to make a big change on the outside. When those awnings go up, it is going to be a big deal. It will show them that we are finally moving forward and it is going to change the way it looks, so if we can make it look the best, I think that would be ideal.

Mr. Sampson: If she does move forward with that, she will have to come before the Design Review Board, and coordinate with our Building Department and with Eric, before she moves forward.

Ms. Logesky: Because it would be separate, correct?

Mr. Sampson: Yes.

Ms. Logesky: As far as the size on the bigger logo, I am positive it is going to be within the size just because we have had to do this before at the shop now. But, if you need clarification from the awning company, I can get that tomorrow when I bring stuff in.

Mr. Snowden: Christine, you could either mark it on the revised plans when you submit for the Zoning Sign Permit. Or, you can attach a memo to that and I will review that and say that it is in compliance.

Chairman Zollars: Any other questions or comments from the Board? Ok, I will entertain a motion and a second, please.

Mr. Hicks: I move that we approve as submitted with the one condition that the applicant verify the text type per Staff's comments.

(Vote)

Mr. Snowden: Ok thank you. Christene that application is approved. The items that you will need to complete are on page three of the report. I provide those in writing. You will be going for a Zoning Sign Permit, and then a Building Permit for the actual supports. If Ms. Connell want to contact me and my colleagues in the Building Department, we will move forward from there.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Bill Sampson
AYES:	Hudson, Zollars, Bowman, Hicks, Sampson, Cullinan
ABSENT:	Carr

2. 1900 Brice Rd.; Application #175840; Applicant: Andrew Meyers - Meyers Communications; Business: S.R. Thrift Store; Signage

Mr. Snowden: 1900 Brice Road - SR Thrift Store, which is a new business here in the city for signage. Application: #175840 - Certificate of Appropriateness. The property is located on east side of Brice Road, south of E. Livingston Ave. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. Current Use: Retail Sales. Applicant: Andrew Meyers . This is know to folks as the old Big Lots, because it was a Big Lots store for many years. The applicant is requesting the Board review and approve a certificate of appropriateness for two new wall signs for a new business at an existing commercial building. The site is developed with an existing commercial building and related improvements. The property fronts Brice Road, a major arterial street. 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. You have a gasoline station on the corner, and across Merchant's Drive is the Truro Township Fire Station #162. All properties that front E. Livingston Avenue or Brice Road are within the Community Commercial Overlay. The applicant is proposing two internally illuminated channel letter style signs be mounted to existing sign support structures on the mansard roof. Big Lots, and I am sure whatever tenant proceeded it, already has the sign structures in place. The applicant is proposing to mount their channel letters directly to that existing, painted support structure. Channel letter signs are an appropriate type of signage of buildings in the Community Commercial Overlay District. The area of the sign on the west façade is 82.5SF, while the area of the sign on the north façade is 51.84SF in area. Per the Code, the applicant is entitled to 224SF of sign area on the west façade and 192SF on the north façade. Since this lot has frontage on both Brice Road and E. Livingston Avenue, the applicant is entitled to two signs. The applicant is entitled to two wall signs because this is a corner property that fronts to public streets in this case. 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. It looks to me from the drawings that no part of that channel letter

is going to extend beyond the cornice of that sloped roof.

Mr. Meyers: They are standard 6IN returns on the actual sides, if that is what you are talking about.

Mr. Snowden: Correct. So that is not going to go beyond the code requirement, is my point, even though it was not precisely defined in this case. They are proposing to mount these channel letters to the existing sign structures. 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. In this case, many shopping centers of this vintage have a Mansard roof of this type. I do not feel like the intent of this regulation is to prohibit signs on a mansard roof. In this case, that is a very typical location for signage. As you can see, there has already been signage at this location. I just want to clarify why I am making that interpretation that will seem a little bit different from what the letter of the Code says. Lastly, the signage type is consistent with the scale of it. It is not too big for the size. It honestly could probably be a little bigger and still look ok in this case. My main concern is that we do not want it to be too big given the building. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn things back over to our Chairman.

Chairman Zollars: Ok, very good.

Mr. Snowden: My Meyers, would you state your name and address for the record?

Mr. Meyers: Certainly. Meyers Communications, Hurlingham Drive, Reynoldsburg, Ohio.

Chairman Zollars: Ok, thank you. Board, any questions or comments? Ok, I will entertain a motion.

(Vote)

Mr. Snowden: The Certificate of Appropriateness is approved. Mr. Meyers, I did not see that you had already submitted for a Zoning Sign Permit, so you will want to submit for that and a Building Sign Permit. If you have any questions, give me a call. I will provide that to you in writing and it will go out tomorrow.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tyler Cullinan
SECONDER:	Eliot Bowman
AYES:	Hudson, Zollars, Bowman, Hicks, Sampson, Cullinan
ABSENT:	Carr

E. OTHER BUSINESS

1. Annual Organizational Meeting to Elect a Chairman, Vice Chairman, and a Secretary

Mr. Snowden: Mr Chairman, per the Charter, we need to elect a Chairman, Vice Chairman, and Secretary for 2017. As we know, it is a very honorable position. Therefore, I am expecting a lot of nominations. With your permission, I would recommend two things, one is allow me to temporarily chair the meeting and open the floor for nominations, given the possibility that you may be nominated again for Chairman. Once we select a Chairman, we will turn over the floor to that person and let them conduct the nominations for Vice Chairman. Secondly, the tradition here at Reynoldsburg has been that the Planning and Zoning Administrator serves as the Secretary, so I would respectfully request that you nominate me so that I can continue to serve you in that capacity as sort of a staff defined duty. Lastly, Mr. Cullinan is with us tonight. He is the Planning Commission's representative. The Code says that the Planning Commission appoints, at their discretion, someone to represent them. Planning Commission did not meet tonight due to a lack of business, but they will meet in February, at which time either Mr. Cullinan will be re-appointed, or a new member will be appointed. I will temporarily Chair the meeting. I would like to open up the floor for nominations for the office of Chairman for 2017.

Mr. Hicks: I would like to nominate Mr. Zollars for the Chairmanship, for another year.

Mr. Snowden: Mr. Zollars, do you accept?

Mr. Zollars: I will accept that.

Mr. Snowden: Anyone else? Any other nominations? Seeing none, I will now close the floor for nominations. Given that Mr. Zollars is our only candidate, I will suggest that we vote by acclamation. All in favor of electing Mr. Zollars as our Chairman for 2017, please signify by saying "Aye". (*Multiple Ayes heard.*) Any opposed? (*Silence.*) Very well, Pat you have the job for another year. With that, I will turn things back over to Pat and we will do the same thing for Chairman.

Chairman Zollars: Does anyone care to make a nomination for Vice Chairman for 2017? I would like to nominate Mr. Bowman for Vice,

Mr. Bowman: Ok.

Chairman Zollars: Any other nominations? I will close the floor and we will vote by acclamation.

Mr. Snowden: On behalf of our chairman, all those in favor of electing Mr. Bowman our Vice Chairman for 2017, (*Multiple Ayes heard.*) All opposed? (*Silence.*)

Chairman Zollars: Mr. Snowden, would you be willing to serve as our Secretary for 2017?

Mr. Snowden: It would be my pleasure. Let's vote by acclamation. All those in favor of Mr. Snowden retaining his position as secretary. "Aye". (*Multiple Ayes heard.*) Any opposed? (*Silence.*)

F. ADJOURNMENT

Chairman



Planning and Zoning Administrator