

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JANUARY 5, 2012
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. Kevin Bainter
Mr. Scott Baker
Mr. Lane Beougher
Mr. James Comeaux
Mr. Richard Hudson
Mr. Jim Miller

Others Present: Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF DECEMBER 1, 2011

Chairman Baker: Anybody have any additions, deletions or corrections to those minutes? (No response.) Hearing none, they'll stand as distributed.

3. APPROVAL OF AGENDA

Mr. Baker: Any additions or deletions to tonight's agenda?

Mr. Hansen: I have none.

Mr. Baker: All right. Stand as distributed.

4. PUBLIC COMMENT

Mr. Baker: If there's anybody here tonight to speak on any item that is not on tonight's agenda, now will 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. OLD BUSINESS

1. 13885 REYNOLDSBURG-BALTIMORE ROAD, REYNOLDSBURG, OHIO:
APPLICANT: TRUE NORTH, MARK LYDEN, MCDONALD'S (5525-DR). EXTERIOR
COLOR CHANGE.

Mr. Baker: Is that applicant here?

Mr. Bob Santor: Yes.

Mr. Baker: You can state your name for the record and Mr. Hansen will give us an overview.

Mr. Santor: My name is Bob Santor. I represent True North Energy. I am general manager, or retired general manager.

Mr. Baker: Thank you.

Mr. Hansen: The Board tabled this application at the last meeting due to some concerns over the color choices they presented for this building. The general comments that the Board had were that the proposed green roof didn't coordinate well with the existing red roof portions on the building, the yellow gas station canopy, and the other green portions on the car wash. Staff has worked with the applicant and discussed a number of options since the last meeting and we've come up with a – well, the applicant has come up with a preferred option and we'll explore a couple other iterations that they presented to us also for discussion.

Here's the image of the existing green color on the canopy. The applicant changed the roof from red to green here. This board that is on the corner, the applicant has changed from gray to green. They had added the brown base and the narrow band striping as well as painting the entire building a gray color. This is an image of what it looked like previously. It had a red roof. This corner board was gray and it had yellow baseboard painting. Here's just another iteration of what it looked like from another angle and what it looks like now. Here is a close-up of those colors and this is the street side elevation, the south side elevation shown here, more of the south side elevation, and the existing state of car wash, and another accessory building which was painted. The applicant is proposing a color scheme which I'll show here. Here's the existing condition now and here are the proposed changes. What they're proposing is changing the green that was on top of the roof portions here and on that corner board to red. They're proposing to remove the narrow banding per staff's recommendation that was found at the top of the windows and down at the bottom of the windows and then painting the green band that was seen on the car wash to your left hand side from green to yellow, but retaining the gray color and the brown that's found at the bottom. So this would still remain brown. This would be gray. I assume that this trim piece would be brown here also and then this would be yellow.

Another option that was explored was the yellow strip on the car wash that they're proposing to be red instead. But ultimately they chose yellow to match the

canopy here. Another option that they looked into was painting the brown on the bottom a gray color instead and here's how that plays out. One of the things that I explored was the painting of this green strip and I was wondering if it would look better if it was painted out so that it was kind of more hidden in the landscape and to a gray color and maybe only having the trim portions but, yeah, I'm not so sure about that one. But ultimately this is what the applicant is recommending. I think we're worked both back and forth to come up with a good solution to integrate the building a little bit better and keeping with the existing colors that the applicant wants to retain. But this still enhances the site so that it looks like a clean unified building. Staff is recommending approval as presented.

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

Mr. Santor: Yes, I would. The recommendations basically were a number of conversations with Matt and I presume he had some conversations with you people also. We obviously are – see, we are not Shell. We are True North. We sell Shell gasoline. We bought these locations about five years ago from Shell, whose colors were red and gold as is the canopy now and so the rest of the building was that. The contract with Shell, and we're one of the largest jobbers in the country. We have 275 locations in Ohio and Illinois. Most of our locations are either the green trim with the gray or in the process of and then some of our newer locations that were ground up which we have down here on East Main Street down there, 5985 I believe. We built from the ground up. It's a brick with the gray and the green on top. So we prefer the green obviously. That's our color. That's our brand. However, in discussing with Matt, we obviously want to get this thing settled and go from there. I did notice – if you do notice the Englefield Oil at BP across the street, they have the green and lighter gray canopy which they have to have by BP's order and, of course, their building does not match that canopy at all. So basically we would prefer – we're trying to sell our brand which is True North and we sell Shell gasoline. However, we're here to cooperate to get this thing looking – red and gold are not our colors. We want you to understand that.

Mr. Baker: I understand. Thank you.

Mr. Santor: When we purchased the property from Shell the McDonald's came with it obviously.

Mr. Baker: Okay. Questions or comments from the Board?

Mr. Beougher: So the Mississippi mud color that's currently on the base?

Mr. Santor: It's – that looks awful. That looks more gold than--

Mr. Beougher: I think that's one of the Photoshop versions.

Mr. Santor: Yes. We have the striping – the ones we’ve painted we have a striping which I’ve agreed with Matt. I said I will remove the striping. He sort of said, “Well, would you leave that?” I asked if we could leave that. We’re doing everything else.

Mr. Beougher: I guess – where did – you mentioned that your color scheme is green and gray.

Mr. Santor: Right.

Mr. Beougher: Where did the brown come from?

Mr. Santor: Well, we have the brown striping. I guess it’s called – what did you call it, Mississippi mud?

Mr. Beougher: That’s what the sample says.

Mr. Santor: Okay. Oh, I’m sorry. That’s right. Yes.

Mr. Beougher: 710D5, Mississippi.

Mr. Santor: I’m sorry. I forgot that. Yes, sir. That’s part of our - most of paintings in our buildings are done like that. Remember – and as far as the McDonald’s, when we purchased that, McDonald’s came with it and we have another location in Columbus, I believe, on Lockbourne which we’re tied in with McDonald’s.

Mr. Beouger: And in last month’s presentation we were told that we should take a look at the location at Main and – is it—

Mr. Santor: Main and McNaughten?

Mr. Hansen: Main and McNaughten. Yeah.

Mr. Santor: It’s a ground up, sir, and anything we’re building new is going to be brick at the top.

Mr. Beougher: So it’s a new building?

Mr. Santor: It’s a brand new building.

Mr. Beougher: Okay.

Mr. Santor: And the top of it is the gray with the green trim and awnings.

Mr. Beougher: I mean, the color scheme there comes across much differently than the one with the brown. It looks harmonious.

Mr. Santor: The building is strictly brick.

Mr. Beougher: Right. And the brick works well and I understand McDonald's red and gold is something completely different. It's not part of your scheme but—

Mr. Santor: No.

Mr. Beougher: --it's kind of an iconic roof shape and color and we were told last time that the roof light bars would be coming off. Is that still true or are they staying?

Mr. Santor: That was incorrect.

Mr. Beougher: Okay.

Mr. Santor: We said if we wanted the green, which I had talked to him, paint that one awning green, that big awning on the north side, I believe, that has the yellow, we would have taken those off if we were committed to go with the green.

Mr. Beougher: Okay. So if you stay with the red you're going to leave them on?

Mr. Santor: At this point, yes.

Mr. Beougher: And there's kind of a tie-in with—

Mr. Santor: That's what we're requested that we leave that alone for now, yes.

Mr. Beougher: --the Shell yellow on the canopy?

Mr. Santor: Yes. Like I said, the Shell, that can't change. We're contracted for that.

Mr. Beougher: Okay. And we're still looking at a green base. We're looking at two colors on the walls of the building.

Mr. Santor: Our preferred – our first recommendation was for the green. In talking with Matt and him talking with you and back forth, he seemed to feel that was not going to be accepted, so we have discussed this back and forth a number of times and we've sort of come to – I believe that's the colors we're looking at right now.

Mr. Hansen: Yeah. Just the red and yellow.

Mr. Beougher: So what we're looking at on the screen, is that a green base?

Mr. Baker: No.

Mr. Hansen: It has the brown base. That doesn't change.

Mr. Beougher: So the brown base is staying?

Mr. Santor: We would get rid of the stripes as per our discussion – my discussion with Matt. The striping, we will get rid of that except we'd like to keep the bottom part.

Mr. Beougher: Did you do one with just all gray by any chance?

Mr. Hansen: I did not, but they did a version that had a dark gray color on the bottom.

Mr. Beougher: To me, that's preferable but—

Mr. Baker: I agree.

Mr. Miller: That was actually, Lane, be my question to you, was did we like the gray bottom better? I preferred the gray bottom. I didn't know where the Mississippi mud came from either.

Mr. Beougher: Apparently from the mighty Mississippi. And if you look at what was done on the other McDonald's on Main Street, they painted – I mean, it has the same textural pattern with split-face and the 4 x 4 block, but they painted it all one color, a dark rust/brownish red kind of brickish color, which might go with your brick scheme. They painted it all one color and the texture is kind of concealed because it's a dark color, but I like the way it makes the wall look like one piece. I'm not sure that the lighter gray is the right color. I'd almost like to see the dark gray go up, but I know that's not your corporate color.

Mr. Santor: Neither's red or yellow.

Mr. Comeaux: I'm probably the most lay person here and my concern about the building before, the way you came in last month was just – you know, you have Shell on the one side and you have McDonald's on the other and they both have yellow and red and so while I'm really sympathetic to you wanting green, that building does three – you have three corporate partners in there and two of them on either end would be different colors and just as an aside – you know, with the car wash, when I drive by that now and it's green I think BP on the car wash thing, which – and I don't know who's that is, whether it's Shell's or not but it's--

Mr. Santor: It's ours, not Shells.

Mr. Comeaux: Yeah. And so that's neither here nor there, but I'm just – again, while I'm sympathetic to you want your corporate colors in there, it's difficult when you

have yellow on red on one side and yellow and red on the other side. That's kind of having a little tug of war with it.

Mr. Santor: We do own the building.

Mr. Comeaux: Yeah. I understand.

Mr. Santor: Well, maybe we'll make McDonald's go to green. What do you think?

Mr. Miller: And I'd like to reiterate the same point. I didn't dislike the green. I disliked the green with the red roof—

Mr. Beougher: Yeah.

Mr. Miller: --on McDonald's side.

Mr. Comeaux: On both sides, yeah.

Mr. Miller: In looking at the red, it all looks the same which I think that looks much better than the green and the red but if it was all green, I think I'd be okay with that, too.

Mr. Beougher: And I had the same reaction. I don't know that I understood that it was in transition and it was the intent to take it all to green at the time we were meeting.

Mr. Hansen: Only a – yeah, just only a portion.

Mr. Santor: That was not our intent to make both buildings with having the green trim, no.

Mr. Hansen: One of the things that I tried to encourage Mr. Santor to look into was maybe putting True North signage on the building and using their corporate colors in that signage to display their brand rather than expressing it through the building itself, but they may do that in the future. I don't know, but it's not part of this proposal.

Mr. Beougher: I think the one color that I have the most severe reaction to is the Mississippi mud and after the meeting I went down and went through the drive-thru and looked at it during the day. And we've talked about it being something other than Mississippi mud privately but, I mean, it is not an appealing color and for a food service establishment it seems a little out of place. And since that's not one of your corporate colors, I would strongly discourage using it, especially in that part of town which we're trying to elevate the design of adjacent properties.

Mr. Santor: Well, in consideration with my discussions with Matt, obviously we did recommend we would take the striping – the two stripes off.

Mr. Beougher: But you want to leave the base brown.

Mr. Santor: We'd like to leave something that we started with.

Mr. Miller: If I might ask, the current proposal is red roof, a yellow band around the car wash, right?

Mr. Hansen: Correct. It's this iteration here.

Mr. Miller: All right. And the brown bottom – and we want to keep the bottom or – I'm sorry, you, sir, would like to keep the bottom brown and we're thinking we like the gray better. Is that where we are?

Mr. Baker: It's my thoughts.

Mr. Beougher: That's where I am.

Mr. Comeaux: That's where I am also.

Mr. Santor: You are taking our total – everything away from our brand except for the gray and we've lost—

Mr. Beougher: Well, the green awning would remain, right--

Mr. Santor: No.

Mr. Beougher: --or not?

Mr. Santor: There'd be no green on that building as far as the last proposal.

Mr. Beougher: Let's go back to the gray scheme. So that's red?

Mr. Santor: Um-um. In my first proposal, talking with Matt regarding the car wash, we did have red up there, a red band and through a discussion with Matt, he thought that the yellow would be more acceptable.

Mr. Baker: Any questions or comments from the Board?

Mr. Miller: Only to the applicant.

Mr. Santor: Yes, sir.

Mr. Miller: And that is, is the proposed scheme with the yellow on the car wash and the red on the building and the gray bottom, even though that's not your preferred scheme, is that completely out of the question for you?

Mr. Santor: I believe you people have the veto power.

Mr. Miller: That's true. I just kind of wanted to – I don't know. I understand some of your—

Mr. Santor: We would not prefer that which, of course, we wouldn't prefer going to red trim either.

Mr. Hansen: I guess my thought on this is that I think, as a city, we're trying to get away from corporate architecture and expressing a brand would be more appropriate through signage or awning colors or just minor colors, not entire roof colors. But, as the staff, that's – you know, we'll always have in the future with any new buildings that we plan for and I know it's a little tricky trying to accommodate existing buildings in this fashion, but I really think expressions of corporate identity through architecture can be a little tough to handle and we wouldn't recommend it.

Mr. Baker: So, no Longaberger baskets?

Mr. Comeaux: Well, and again, this is a unique situation where there are three corporate entities under the same roof trying to express their corporate identity. So, I understand what you're saying, the Bob Evans of the world or whatever else, but this is a unique site in and of itself and it presents some different problems, at least for me. That's just—

Mr. Baker: Can I get a motion?

Mr. Miller: I'll make a motion that we approve the red roof, the yellow band on the car wash and, again, I appreciate your position, but with the gray bottom.

Mr. Beougher: Second.

(Mr. Hansen called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Miller voted "yes.")

Mr. Baker: Okay. Thank you.

Mr. Santor: So what do you need from me? Are you saying I'll be getting something in the mail on this?

Mr. Hansen: Yeah. You'll get something in writing just to confirm and you'll be good to go.

Mr. Santor: Thank you very much.

C. NEW BUSINESS

1. 1709 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: THIRD SUN SOLAR, ROB PHILLIPS (5530-DR). EXTERIOR MATERIAL CHANGE.

Mr. Baker: Is that applicant here? State your name for the record.

Mr. Rob Phillips: Rob Phillips. Good evening, gentlemen.

Mr. Hansen: This building, located at the northwest corner of Astor and Brice is a one-story office and daycare building. They have installed solar panels on the roof and the staff has determined that this is a change in exterior materials and this would warrant a review from the Design Review Board. Here's an image of the existing building from Brice Road and you can see the solar panels have been installed on an array facing the east and also on the south side of the building. So the Board's function in reviewing this application is to determine if the exterior change is appropriate for the building and whether it would affect the overall architecture character of Brice Road. And just a note, the department hasn't received any complaints regarding the solar panel installation, so staff recommends approval, just in the sense that we'll probably end up seeing more of this type of alternative energy technology installed on buildings in the future as the cost of this starts to come down. But we'd like to note that had the applicant actually come to the City and spoke with us about obtaining a building permit to install the panels and the appropriate methods that we would've gone through to approve them, we wouldn't have recommended that they be placed on the slope closest to Brice Road, but we're recommending approval as is.

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

Mr. Phillips: No, sir.

Mr. Baker: All right. Questions or comments from the Board?

Mr. Beougher: Why are they facing east?

Mr. Phillips: Good question. You've done your homework. The east-facing slopes, Dr. Sago – I don't know if any of you are familiar with him. This is his third building within Columbus. The east-facing slopes provided enough energy that it was advantageous to do so along with the south slope. The total overall size of the array is at the hinge point of where it makes economic sense. So the east slopes put it over the edge as far as economic sense.

Mr. Beougher: And there's nothing facing west?

Mr. Phillips: No, sir.

Mr. Beougher: And I see you've got trees in the back—

Mr. Phillips: Yes, sir.

Mr. Beougher: --which would prevent it, but—

Mr. Phillips: Yes, sir.

Mr. Beougher: --just seems like – it seems counterintuitive to me, but maybe I'm in the minority. I mean, would it have made sense to put them on the west slope of the front section or not? What did your studies show?

Mr. Phillips: It would not. You're very familiar with solar, but if you break – if you have a string, each one of those squares on each roof slope is an array. If you break those strings up within those arrays on two different slopes, then you have production losses and it throws the inverters haywire. So by breaking those up, there's not enough space on the west slopes to do so.

Mr. Beougher: And what's the production?

Mr. Phillips: 25.2 kw.

Mr. Comeaux: From a cynic's point of view, are you familiar with putting anything like filler in for the rest of the – so that it looks smooth across, like where – so you wouldn't see the – I'm not suggesting you do it here. I'm just wondering as we see these things coming down the road, so that instead of having exposed—

Mr. Phillips: Gaps?

Mr. Comeaux: Yeah. What's the term for these?

Mr. Phillips: _____ in my head at this point. Would it be shingles?

Mr. Comeaux: Shingles. Thank you.

Mr. Phillips: Which part are you looking at?

Mr. Comeaux: Well, instead of having exposed shingles, are you aware of anything, like a product that would have it so that it's smooth across even if it's not functioning or is it always just, you put the tiles on and they just – you just have the exposed shingle elsewhere?

Mr. Phillips: You have the exposed shingle elsewhere depending on how large the array is. There are different size modules, different color schemes. You know, with

the given incentives at the moment, trying to be as economical as possible for our customers.

Mr. Lewis: They do. They do.

Mr. Phillips: Is that what you're meaning, sir?

Mr. Comeaux: Yeah.

Mr. Phillips: Okay. I didn't – thank you. It's a little bit more aesthetic.

Mr. Baker: Yeah. I'm a little bothered by it, at least on the elevation that we see up there. It doesn't step evenly. I mean, it's a panel of five and then it steps down and then it – you know, two panels missing, if you will. Yeah. I don't know if it makes that big of a difference but—

Mr. Beougher: Just a touch.

Mr. Hansen: Do you want me to—

Mr. Phillips: I think you're looking at the top row. Okay. Yeah.

Mr. Baker: Um-um.

Mr. Beougher: Looks like solar panels to me.

Mr. Baker: Yeah, it does.

Mr. Beougher: And you know, I think – was part of the decision-making process on where to put them the fact that they were visible from Brice Road at that point?

Mr. Phillips: No, sir.

Mr. Beougher: Really?

Mr. Phillips: No.

Mr. Beougher: Didn't want to show them off?

Mr. Phillips: No. Dr. Sago's not a showoff type of person.

Mr. Beougher: It's not going to be on the solar tour this fall?

Mr. Phillips: I doubt it. It's possible, but I doubt it. I think it'd be great if he was. I think it would speak well.

Mr. Baker: Any questions or comments?

Mr. Beougher: Well, yeah. I'll make a final comment and perhaps I'll show my bias, but as the former manager of the State's Office of Energy Services and current State Architect, I appreciate that we have a building that is displaying this technology. I'm perhaps not as critical as I might be otherwise as far as the installation. I don't find it inappropriate. It looks like a solar installation. I'm still perplexed by the east-facing slope, but that's another story. I don't mind it, per se. Maybe that's the closet engineer in me, Kevin, I'm not sure.

Mr. Bainter: No. I think it's going to be the wave of the future. I think the initial reaction may be when someone looks at this, it's not complete or a complete installation or whatnot and I think that's maybe where you were kind of driving at.

Mr. Comeaux: Yeah.

Mr. Bainter: But I'm sure we're going to be seeing more and more of these and it's going to be the nature of the beast.

Mr. Beougher: And there are some advocates like Ed Masria who founded Architecture 20/30 who would have us put solar panels on all surfaces of a building. I'm not sure how good it does facing north, but trying to maximize the production and at some point we may be struggling with those kinds of installations, but we're not there yet. The cost is still an issue and the incentives are evaporating, aren't they?

Mr. Phillips: Yeah. That's correct, sir. State grant – or I'm sorry, the Federal Tax Credit is still available. State grant has expired, looking to come back sometime this year, state of it still unknown.

Mr. Beougher: Have they introduced a bill or is that—

Mr. Phillips: No, sir.

Mr. Beougher: Okay.

Mr. Baker: Can I get a motion?

Mr. Beougher: I'll move approval.

Mr. Baker: Can I get a second?

Mr. Bainter: I'll second.

(Mr. Hansen called the roll. Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Miller voted "yes." Mr. Bainter voted "yes.")

2. 1774 BRICE ROAD, REYNOLDSBURG, OHIO: APPLICANT: KINGDOM GOSPEL MINISTRIES, PASCAL BUMA (5531-DR). WALL SIGN FACE CHANGE.

Mr. Baker: Please state your name for the record.

Mr. Pascal Buma: My name is Pascal Buma.

Mr. Baker: Thank you.

Mr. Hansen: This is a request for a wall sign face change in existing cabinet located at the Century City Shopping Center. This is a place of worship. It has located here about a year ago now and they finally got signage on the building. They have already put up the sign and you can see it here. It consists of a white background with blue and red lettering and there's a picture of it in your packet, too, that you can take a look at. The thing about the Century City Shopping Plaza is that there are no other wall signs or graphics that exist on the building. All the other uses have – most of those spaces are vacant besides the barber that's next door. So staff sees this is an opportunity in which we can maybe start to coordinate or set a tone for the graphics on the Center to give it a better appearance and on a portion of the district where we need to bring more graphic harmony to the area. We see that there are three options. One could be just to have the white sign faces where the graphics and lettering are proposed by each tenant as they come in. Another option would be to have a dark color as the background with light lettering. This also gives us the ability to make the backgrounds opaque to reduce the amount of illumination on these signs. Another option would just to be have it approved as is - from dark backgrounds to light backgrounds. We see this on Main Street currently. Staff would recommend though that we try to start creating a precedent for signage on this development and we would prefer to see dark backgrounds with light lettering with the illumination only limited to the graphics and characters on the face itself. This will bring the signage closer towards our community Commercial Overlay standards which no longer permit cabinet signs and internally illuminated cabinet signs. So we're recommending – and I know this sign is already in place, but we're recommending that we start creating this precedent now in order to bring better graphic harmony on this development. Here's the other portion of the building. And another thing that we'll need to worry about and there's a new business here and I know they're looking at putting in signage on these wall signs, so I think the two will want to tie in closely since they're located in proximity.

Mr. Baker: Do you have anything to add?

Mr. Buma: First of all, I would like to apologize on behalf of Pastor Evans who is not here today, whom I'm representing and the church for going ahead and putting up the sign before seeking the approval. We are not aware of – we thought that we know the fees and provision for a sign or that you could go ahead and just put up a sign. So we've got to get our presence known to members and future members where we are located because many have driven by there several times not being able to locate which

of those, you know, places belong to us. That said, we are willing to work with the City to be part of the City. We've come to stay and we are looking to grow and we definitely would want to be in compliance with whatever the accommodations are. We're just wondering, however, if we just started that and since as of now that block, there's no signage there at all. If ours which we devise now could become the precedent for subsequent signages that may come up there so that we – I would like the opportunity to – we are really just a small church trying to grow so we don't really want to incur more maybe financial difficulties having to go and start all over again. If you can just let us keep what we have and let others, maybe – that you recommended that others than follow suit.

Mr. Baker: Okay. Thank you.

Mr. Beougher: How large is your congregation?

Mr. Buma: As of now, we are about 25 members, but we are growing slowly. We started just about a year ago and—

Mr. Beougher: And you started at this location and you didn't move from another location?

Mr. Buma: We did move from – we started from one bingo hall further down on Livingston which we were renting on per-use, you know, basis. We were renting for just the Sunday service and during the week they had other uses for that same space so we never – it was more like we were just paying per day per use. So this is the first time we actually moved.

Mr. Beougher: Is that the one that's in the old Big Bear shopping center?

Mr. Buma: Yes. I don't know what the name of that shopping center is--

Mr. Beougher: On the north side.

Mr. Buma: --up to the left if you're going down from—

Mr. Beougher: You're going east.

Mr. Buma: Going east. Thank you.

Mr. Beougher: Okay. And, if you don't mind my asking, what's your anticipated annual budget? What kind of revenues are you—

Mr. Buma: It's hard to tell, really.

Mr. Beougher: Rough, very rough.

Mr. Buma: Yes. We barely make it enough to pay our rent and stuff, but we're getting stronger as a few more people are adding to our numbers and the pastor would know better about the books as far as the finances are concerned. I'm not aware of those.

Mr. Beougher: But you don't have a lot to throw around. And what was the cost of the sign face?

Mr. Buma: I think it was close to \$400, if I'm not mistaken.

Mr. Beougher: Okay. And if I might ask another question. In this view the sign isn't very legible. Are you happy with the way it communicates that you're there and—

Mr. Buma: Well, having come from nothing, we really appreciate what we have. Besides, since we had it up there, a few people who were even just driving by on Main Street – on Brice rather, some of them have told us they have seen the sign and when we talk about it now, people will say, "Oh, yeah. I've seen the sign." So, yes, we thank God for that. It's made a difference. In fact, my pastor will _____ the assembly and he posted the sign on his face book page and had a call from somebody from California for prayer, so it's going places already, so we really appreciate what we have now. Thanks.

Mr. Beougher: I guess where I was going with that is, could you envision this as an opportunity to become more visible by having signage with larger lettering and more contrast and promote yourselves a little more than you are with a white background sign?

Mr. Buma: There's always that possibility, but we don't know for sure what – if having – definitely anything that would help to promote our cause, our presence and our mission and our vision, you know, would be welcome. If it would take having to replace the sign at some point in time we may consider that, but I'm just hoping and appealing, please, see if we can just keep this.

Mr. Beougher: Thank you.

Mr. Baker: Yeah. I'm not a big fan of the existing white boxes as they are now. I mean, they're already a little bit taller than the band that they're attached to. You can kind of see that in these close-up pictures but – and I think it does make it tough to read because the KG and M are a different font and from far away it kind of doesn't make a distinguishable letter. I realize up close people can read that but from further away that's tough to read. And I think the letters are – I mean, they seem a little, I don't want to say small, but a little small and the colors look, at least in my photo, it's looked a little faded in our photo but it looks a little better here, but I do think it's tough to read.

Mr. Beougher: If you were going to replace the sign would you – I mean, let's say something happened to the sign and it got damaged, would you replace it with

identical signage or would you maybe make an attempt to communicate a little more graphically?

Mr. Buma: When we conceived the idea of the sign as is, we were thinking about something that could eventually become kind of a brand, so to speak, something that can have our letterheads and whatever that would represent Kingdom Custom Ministries and that's what we had in mind when we conceived this. There was not just the idea of announcing our presence, but in a way of coming out with something that could be like our ID sort of. And so it will take maybe the pastor and the church Board that we have maybe to come together to see what – I cannot speak on behalf of the church about that to answer you in a more categorical terms. But what I know and what I can tell you is that we're quite content with what we have and it's making a positive difference since we put it up and just appealing if you can keep it, please.

Mr. Hansen: Mr. Beougher, if that sign were to be destroyed our Community Overlay wouldn't permit the same type of sign to be reinstalled. They would have to come in with an alternate, whether it be just a sign board or channel letters, it would be different.

Mr. Beougher: I get that, but I also am not without some empathy for the situation. They should've checked with the City to make sure what the rules were.

Mr. Hansen: Well, when they got their Special Exception use permit, they knew they had to come to the Design Review Board in order to get signage approved. I think within that year that message probably got lost somewhere but—

Mr. Comeaux: Matt, does this make it tough now for some other tenant to come in, if they see that sign they're going to want, "Why can't I put up the same sign?" It's going to be difficult--

Mr. Hansen: Well, the Board approves everything by a case-by-case basis. We don't have any set established standards regarding this particular application of signage, whether it's a light background or dark background. But say that the applicant would appeal it, they could say, "Well, my neighbor has this. It was approved, I don't know, a month ago."

Mr. Comeaux: I don't like these boxes but they were already there, right?

Mr. Hansen: They are there, yeah.

Mr. Comeaux: Do we have any standards for face changes? I know the Commercial Overlay says something about no new signage, right? But I think with existing boxes it doesn't say you have to take down a box and replace it with goosenecks and placards or anything like that.

Mr. Hansen: No. The existing sign boxes can remain on the building as long as they're not in disrepair, they're falling off the building. Once they're in disrepair we determine that they're abandoned and then we can take them down. So there are three criteria: there has to be no business there within 90 days, it's in disrepair and the third one – I can't remember the third one, but there are three criteria to it and because these aren't in disrepair we can't just go and force the property owner to take them down.

Mr. Comeaux: And the light background versus dark background – is that expressed in the Community Overlay?

Mr. Hansen: That is not, actually. That was a recommendation from me, just looking at the level of illumination that we see in these sign cabinets. It can be pretty harsh sometimes and trying to bring down that illumination along the corridor would probably help the appearance of signage and graphics.

Mr. Beougher: But it provides parking lot lighting, too.

Mr. Hansen: I believe they have parking lot lighting already.

Mr. Miller: I have one thing. Can I ask your name again?

Mr. Buma: My name is Pascal Buma.

Mr. Miller: Okay. Mr. Buma, I'm going to – I want to recommend to the Board tonight, if we approve something for the sign whatever it is, we've worked with your church before and we have been trying for over a year now to get you guys a Certificate of Occupancy through our Building Department here at the City. We have yet to have you to come in and apply for one and to satisfy and meet the requirements for the use of the building that you're currently in. And what I want to recommend to the Board tonight, is if we are going to give an approval for a sign that the approval be conditional upon the church coming in and applying for a Certificate of Occupancy. I'm not saying that we make the approval contingent on the issuance of the certificate, but we want you to come in and apply for the Certificate of Occupancy with our Building Department. And I would like to request the Board that if we – again, if we do approve the sign and we're moving forward tonight, that it be contingent upon you coming in here to the City and finishing your occupancy for the space that you're in.

Mr. Buma: Last year I remember I came with the pastor here on the subject I suppose – I thought it had to do with that because we received notice from the City about residency permit or something of that nature, if I'm not mistaken. I came with him here. We had a hearing here. He was the one who spoke here for the church and I thought that was done.

Mr. Hansen: You got your Use approved to be at this location, but you have to get an approval in order to be in that space from the Building Department. So the

Building Department ensures that you have the right safety mechanisms in place so that people in there are not going to be harmed if anything happens.

Mr. Miller: And the reason we do that is that you've changed the use of that space from its original intended purpose and that's why we need to issue you a Certificate of Occupancy.

Mr. Buma: Okay.

Mr. Miller: But we need you to come in and apply for it and go through the steps to obtain that. And after we vote on this, I'm going to run upstairs and get you a business card so that you can contact me and I can help guide you through the process.

Mr. Buma: I appreciate that. We want to be in compliance – I mean, we want to be good neighbors, good citizens, you know, definitely.

Mr. Miller: I understand.

Mr. Buma: And by all means, if there's anything that we need to do to be in order, we definitely will do all we can.

Mr. Miller: And I want to help you do that.

Mr. Buma: Thank you. I appreciate that.

Mr. Miller: Okay. Again, I would ask that of the Board, that we make the approval contingency on just simply the application for the occupancy permit.

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

Mr. Miller: I make a motion that we approve the sign contingent upon the church coming in and applying for an occupancy permit.

Mr. Baker: Can I get a second?

Mr. Comeaux: I'll second.

(Mr. Hansen called the roll. Mr. Hudson voted "yes." Mr. Miller voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes.")

Mr. Baker: Thank you.

Mr. Buma: Thank you very much. Is there anything—

Mr. Baker: I believe he'll get you a business card.

3. 2014 STATE ROUTE 256, REYNOLDSBURG, OHIO: APPLICANT:
GLAVAN FETER ARCHITECTS, TOM LEWIS (5532-DR). EXTERIOR
MODIFICATIONS.

Mr. Baker: Applicant, you can just state your name for the record. You're good to go. It's your turn.

Mr. Tom Lewis: Tom Lewis. First of all, I respect you guys. I sat on that side of the Board for the City of Bexley for almost 14 years, so I appreciate that and I appreciate the struggle on the solar panels. Our last big case, I was on the residential side and we had a slew of solar panel projects coming on and this is happening, so hopefully, that'll be more to come, but we struggled mightily with that and, you know, to get them to cut the panels on the slope, so it's a challenge.

Mr. Baker: It's got to be tough in Bexley.

Mr. Lewis: Yeah.

Mr. Baker: I'm sure it is.

Mr. Hansen: The applicant is proposing a number of exterior changes to the former Cord Camera building. It will now be the future home of Ohio Health medical offices. They're looking at doing a number of changes to add some windows, some doorways and change the awning color. Here's the existing elevation as you see it and here's what they're proposing. Down here on the lower left-hand corner is the street elevation. This is what faces onto 256. They're proposing to change the current burgundy awnings to the Ohio Health blue on this corner piece entrance here. To the right of that, they're looking to put in a doorway with a sidelight and another square window adjacent to it. And then having an awning be over that section in between those two piers. On the north elevation they'll be putting in another doorway. On the rear elevation just a simple window and then on the south elevation – I thought you guys were still going to cover up that—

Mr. Lewis: We are. That just – sorry, that note says the block cover. I was trying to get the drive-thru, you know, fix your cast as you go through or something but—

Mr. Hansen: Here's an interior layout of the building. It doesn't really come through very well on this picture. You can see it in your exhibit. But it shows the relationship of those new door elements on the 256 side and how they interact with the columns and piers that are found on the building. Here is an elevation up close of what they're proposing. Staff had spoken with the applicant and we kind of threw some ideas back and forth about how we could improve on the massing of this building. On the elevation it reads fine but when you get to it in person, this area between the top of the piers and above this door front to the cornice, it feels large and it doesn't have any

detailing up there, not much. On the corner piece the signage would help bring down that scale a little bit and fill in that space but we talked about maybe increasing the size of the awnings in order to accomplish that and this was a quick study done by the applicant which I thank them for. Showing this option, I think it reads a little bit better. Is it worth changing up the entire awning structures for, I don't know quite yet. I don't think so, but I like it. One thing that I would like to note, too, is that it would be nice to have kind of a more consistent storefront appearance for the new windows and doorway in between these two piers so that it matches kind of the same cadence that we see on the adjacent buildings to the south that have the storefronts. I don't know if that's an option or if it's prohibitive just because of the placement of the structure underneath or on the interior layout, but if we can get kind of a regular storefront appearance across here I think it would read better. In this case we could recommended the use of spandrel glass in order to hide the internal functions or the structure. I would think it would read better on the building.

Here's the street elevation here and you can see the red awnings and they're kind of small underneath all of this structure here. This would be the north elevation, the south elevation. This is the two buildings to the south that houses Mattress Firm and the Five Guys. They have the same awnings and they're generally placed in the same location. There's a little bit of distance between these two buildings, so if the awnings change in shape or size I don't think it would be too disruptive. And the architecture on the proposed building is a little bit different than here, just the general massing of it. I don't really have a solid recommendation as of yet and I think we need to discuss with the applicant a little bit more what can be done and what they're willing to do.

Mr. Baker: Anything else to add?

Mr. Lewis: Sure. First of all, I know you said there are a lot of things. We see this as pretty minor additions, actually bringing some articulation to this building which I think does help it. I appreciate the comment about this new entry piece on the – it's going to be a blood-draw area but to be honest, there is cross bracing in that corner, so that's why we kept that window the way it was and it's all the same proportion. It's the exact same window that's on the other side and the window in the back is the same proportion as the upper window above the water table. As far as – I've got a big forehead, so I appreciate having a bigger awning there. Matt and I talked about that but after talking with the client today, they obviously want to be good partners with the City and Mr. Hart appreciates that comment, too. The one thing we were talking about was maybe that we do a bigger awning on the entry corner piece and keep the other one down low which keeps it within the belt course. The one thing I think we were struggling with was the fact that it goes above that belt course and looks kind of – doesn't look locked in but, to be honest, we'd like to keep the existing structure as is, of the frame and I think once the signage is there with Ohio Health it's going to play nicely. Other than that, that's – yes, we would like to do a lot more to this, but Ohio Health does not own this building. This is a lease situation and there might be some potential down the road for that, but right now this is strictly a lease situation and it's a big practice and a lot

of money in there, so we would respectfully hope that you guys approve this. The only thing I'd like to say about the awning color. Right now we have got two general types called blues and, to be honest, they are struggling internally and I'd like to work with the Matt and the applicant. There are two – we've got two colors right now, part of this umbrella, but they're evaluating this blue relative to the standards for Ohio Health. So, to be honest, it kind of falls right between these two and we'll come back to you guys if it's something crazy and if Matt would like the Board to review that, we certainly respect that but that's the spirit of it.

Mr. Baker: The drawings that we have are slightly different than this elevation here.

Mr. Lewis: Well, this was just a study to show the bigger canopy that Matt and I talked about.

Mr. Baker: Okay.

Mr. Lewis: The little bit taller canopy would stick out a little bit more. This was just a quick study from our conversations, so the drawings in your packet that I gave you when I came in is what we would like you to review.

Mr. Hansen: Yeah. Please reference the drawings that you received tonight because the other ones are not accurate.

Mr. Baker: Yeah. I can certainly understand column at column line C, your cross bracing and all that stuff. Is there – to be honest, and although I'm not supposed to be referencing this, I actually preferred – this one doesn't have the extra punched opening into the waiting room. That's not underneath the canopy. There's a lot of glazing, if you will, into the waiting room. I'm not saying that's a bad thing but exterior-wise I think it looks better without the extra – it's probably what, 4 feet by 4 feet punched opening that's not underneath the canopy.

Mr. Lewis: Oh, okay. Well, that's the issue which Matt brought up and it's my fault we had existing "as built documents of this elevation." It was not accurate and the two piers were – the two piers in the middle were off so this represents the existing conditions. So in one sense it kind of plays nicer in the sense it fits between the piers, but it's a challenge just structurally and we're not going to – we can't do anything with this cross bracing. Are you saying to eliminate that one 4 x 4 window to the—

Mr. Baker: The one that's not underneath the canopy.

Mr. Lewis: Well, they're all underneath the canopy. Everything—

Mr. Baker: All right. Thank you.

Mr. Phillips: Thank you, gentlemen.

Mr. Beougher: You're supposed to ignore that.

Mr. Baker: I'm ignoring this now.

Mr. Beougher: That's the one—

Mr. Hansen: You're ignoring the one that you received in your packet and looking at the one that—

Mr. Baker: Cool.

Mr. Beougher: Look at the right drawing, come on.

Mr. Baker: Yeah. I'm sorry.

(several people talking)

Mr. Lewis: Thank you, Matt. Thank you, everybody.

Mr. Baker: No more comments.

Mr. Beougher: Question about the canopies. To the north of this is the building that's built backwards, right?

Mr. Hansen: No. To the north of it is—

Mr. Comeaux: The tire place.

Mr. Hansen: --the tire place.

Mr. Beougher: Okay. So, and they don't have any canopies?

Mr. Hansen: No. I don't think so.

Mr. Beougher: And all of the other canopies in the buildings to the south are the burgundy or red?

Mr. Hansen: Yeah. They're all burgundy.

Mr. Lewis: But you cannot go from this parking lot to the next parking lot. Clearly, they're brothers and sisters or whatever you'd like to say but—

Mr. Beougher: Same developer, same guideline.

Mr. Lewis: Yeah.

Mr. Beougher: I as just thinking you might want to have an express bus to Five Guys just in case, but—

Mr. Hansen: I don't see a cross parking access there so—

Mr. Beougher: I like their hamburgers anyway. I think I said that before this meeting but anyway. The blue is very blue and I like it, but in context I'm – what'd we say about corporate architecture color? As long as it's not Mississippi mud I think—

Mr. Lewis: And they'll be coming back for approval of signage in the very near future.

Mr. Beougher: I assume that'll be similar to the logo on the drawings?

Mr. Lewis: Yeah.

Mr. Beougher: Both faces?

Mr. Lewis: I think so. I think on both sides on that corner.

Mr. Comeaux: Can you put sign – Matt, can they put signage on the north-facing elevation?

Mr. Hansen: I don't want to say on the record.

Mr. Comeaux: Okay.

Mr. Hansen: I need to evaluate it.

Mr. Comeaux: It's got to face the street or something like that. Is that right or is that the different--

Mr. Hansen: Yeah. There's a drive there but—

Mr. Comeaux: Yeah. Anyway – I'll ask you a question this time. On the south elevation all you're doing is filling in the drive-thru window, is that right?

Mr. Lewis: Correct.

Mr. Comeaux: You're not – there's nothing?

Mr. Lewis: No. There's an existing 4-foot door in the back that we're keeping but, no, that's – we're just filling the drive-thru window in.

Mr. Comeaux: Okay.

Mr. Baker: Can I get a motion?

Mr. Beougher: Move to approve.

Mr. Baker: Can I get a second?

Mr. Miller: I'll second.

Mr. Hansen: Who provided the second?

Mr. Baker: Mr. Miller.

Mr. Hansen: Okay.

Mr. Beougher: Question for Matt. Matt, your recommendation was to table this but that was before we got the packet at our table?

Mr. Hansen: Yeah.

Mr. Beougher: So, that goes away?

Mr. Hansen: Yeah. That could go away, yeah.

Mr. Beougher: Your concerns other than the larger awning to protect our foreheads.

Mr. Hansen: Right. It was just a thought. That's an idea.

Mr. Lewis: Not to place a condition on myself for Matt but if we – I don't know. Would there be a condition that if Ohio Health wants to have a bigger – depending on their sign, if they want to have a bigger canopy, would you guys be in favor of that or working with staff on that?

Mr. Hansen: It's not a sticking point for me. And if we want to make the color of the awning subject to staff review and approval.

Mr. Beougher: My feeling is it matches the size and scale and shape of the burgundy awnings.

Mr. Lewis: Yeah. That's our instinct, too.

Mr. Baker: So technically, what are we approving?

Mr. Hansen: I guess we would be improving the elevations as presented. The elevation submitted January 5, 2012.

Mr. Baker: Okay. We have two approvals.

(Mr. Hansen called the roll. Mr. Comeaux voted “yes.” Mr. Hudson voted “yes.” Mr. Miller voted “yes.” Mr. Bainter voted “yes.” Mr. Baker voted “yes.” Mr. Beougher voted “yes.”)

D. OTHER BUSINESS

1. ELECTION OF OFFICERS

Mr. Baker: I suppose we need to elect officers for 2012, Chair and Vice-Chair. I assume that’s it or is there—

Mr. Beougher: There’s a secretary.

Mr. Hansen: Well, essentially, I found out I’m the secretary.

Mr. Beougher: You’re the secretary.

Mr. Baker: That was easy. Okay. I’m going to go ahead and say it. I nominate Lane to be Chair. Can I get a second?

Mr. Bainter: I’ll second.

Mr. Baker: Thank you. All in favor say “aye.” (Response is “aye.”) All not in favor?

Mr. Beougher: Nay.

Mr. Baker: Too late.

Mr. Beougher: No, I’ll accept. Thank you.

Mr. Comeaux: Good.

Mr. Baker: I guess I should’ve asked you first, formally.

Mr. Beougher: That’s okay. We discussed it.

Mr. Baker: Okay.

Mr. Beougher: And I’d like to nominate Mr. Baker as Vice-Chair since he’s done such a good job chairing this year.

Mr. Comeaux: I’ll second that.

Mr. Baker: Cool. All in favor say, “aye.” (Response is “aye.”) All not in favor? “Nay.”)

Mr. Beougher: Before we adjourn—

Mr. Baker: Yes, sir.

Mr. Beougher: --I know it's not on the agenda but there's something I noticed on a previous application. Last month we approved the sign where Site Engineering is and we had talked about the nail salon and the dentist office on the corner.

Mr. Baker: Um-um.

Mr. Beougher: And I thought you had said that was an opaque sign or they didn't light it internally.

Mr. Hansen: That's what it's supposed to be, yes.

Mr. Beougher: That's not what it is.

Mr. Hansen: Oh, it's not?

Mr. Comeaux: I was going to say the same thing. I drove by it tonight and the white is--

Mr. Hansen: I never go that way when—

Mr. Beougher: It's lit internally. There's a cross bar right in the middle of the sign which subdivides in thirds, the white dentist office sign. It looks terrible. So I just wanted to bring that to your attention. And the sign panel has slipped in the box and so you can see the corrugations on the panel or something. You can see something at the top on the sign face that faces west, so you might want to—

Mr. Hansen: So the white then, the sign portion is totally illuminated?

Mr. Comeaux: At night, yeah.

Mr. Hansen: At night. Okay.

Mr. Comeaux: Yeah. And the red sign for the nail salon is also illuminated and it doesn't look good, so you might want to pay them a visit.

Mr. Hansen: Yeah. Thanks, because the top part was supposed to be completely opaque.

Mr. Beougher: That's what you said that that's how I remembered it.

Mr. Hansen: With the red and then I think they said they were not going to illuminate the bottom portion. Well, thanks for bringing it up because I never go that way at night.

Mr. Baker: All right. Anything else?

Mr. Hansen: I actually have one other item. I've kind of got a scheduling conflict for next month's meeting and since I don't have backup, I'm wondering if we could request to move the meeting up to Wednesday instead of Thursday? So it'd be February 1st.

Mr. Baker: You'll have to ask Lane. He's the Chair.

Mr. Beougher: Well, that means we would only have to meet once instead of repeating it over and over again on Ground Hog Day.

Mr. Baker: I'll send an email out tomorrow. Look at your calendars, please.

Mr. Beougher: I don't think I have any conflicts.

Mr. Hansen: Just confirm over email tomorrow when I send everything out.

Mr. Baker: Okay. Anything else? (No response.)

E. ADJOURNMENT

The meeting was adjourned at 8:00 o'clock p.m.

Scott Baker, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
Area East Secretarial Service
7668 Slate Ridge Blvd.
Reynoldsburg OH 43068