

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
JANUARY 2, 2014
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. Nathan Burd
Mr. Lane Beougher
Mr. James Comeaux
Mr. Richard Hudson

Others Present: Mr. Justin Robbins, Planning Administrator

2. APPROVAL OF MINUTES

Chairman Beougher: And we do have a quorum and the minutes from our special meeting in December have not been distributed yet. We will approve those next month. That's Item 2 and I don't see approval of the agenda but I assume there are no changes to tonight's agenda, Mr. Robbins?

Mr. Robbins: That would be correct.

Mr. Beougher: All right. Next item is Public Comment

3. PUBLIC COMMENT

Mr. Beougher: If you're here to speak to an item or speak on any topic other than an item on our agenda this evening, now is the time to approach the lectern and say your peace. Not seeing a mad rush, we'll move on to Number 4, Swearing in of Speakers.

4. SWEARING IN OF SPEAKERS

(Mr. Beougher administers the oath.)

B. NEW BUSINESS

1. 13885 BALTIMORE-REYNOLDSBURG RD., REYNOLDSBURG, OHIO:
APPLICANT: ERIC CHENEVEY, IBI GROUP. MCDONALD'S (#163320). PARKING LOT EXPANSION.

Mr. Beougher: Is Mr. Chenevy here this evening?

Mr. Smiley: I gave him the night off.

Mr. Beougher: Okay. Will you please approach the microphone and state your name for the record and we'll have Mr. Robbins introduce the item.

Mr. Joe Smiley: Okay. My name is Joe Smiley. I'm with Land Strategies, 635 Brooksedge Blvd., Westerville, Ohio 43081. I'm here representing McDonald's Corporation.

Mr. Beougher: Thank you very much.

Mr. Robbins: Again, this is Application #163320 for 13885 Baltimore-Reynoldsburg Road. Applicant is requesting a major site plan review for a proposed parking lot expansion on a vacant lot. The property is within the Community Services District. Parcel is adjacent to an existing fuel station and an existing McDonald's Restaurant. All adjacent properties are zoned CS. The property was granted approval by the Reynoldsburg Board of Zoning and Building Appeals in November 2013. Since this is a change to a commercial property it does require Design Board approval as well.

This is a plan of the existing site as it is. It shows some of the existing trees on the site and then we switch to a plan of the proposed parking lot and you see an image here of how the property is currently laid out. So there are some trees currently existing. Many of those are diseased and dying, to my understanding. We have worked with the applicant for tree replacement to be along the western-southern edge of the property, so as the road curves around in between the sidewalk and the curb there will be street trees. As far as the applicant, has submitted a complete application as outlined in Section 1143. This is a review and recommendation from the BZBA. A lot of the things that we had talked about in the meeting were addressed by the applicant. Two things that staff had requested are that instead of parking blocks, the applicant switch to curbs around the parking lot and instead of seed that the applicant instead put down sod. We thought that was in keeping with the character and would be an immediate gratification, I guess, so it wouldn't be bare soil for however how long. There was some concern about truck delivery. We're just speaking with the applicant right now. The space that they are currently looking at in terms of ingress and egress from the parking lot is not used for truck delivery in any way so it's not really an issue from staff.

Upon meeting the above recommendations, staff does find that the proposed project is meeting the intent of the zoning code. Staff finds that the proposed will cause no undue harm or negatively affect the health, safety or welfare of residents or businesses within the City of Reynoldsburg.

Mr. Beougher: Thank you. Mr. Smiley, do you have anything to add?

Mr. Smiley: No, sir. Just here to answer any questions you might have.

Mr. Beougher: Well, I'll start off with a question about Mr. Robbins' recommendation for replacing the parking blocks with a continuous curb. Is that something that your client is willing to do?

Mr. Smiley: Yes, it came up. We certainly understand that we originally proposed parking blocks as part of being a little bit more green, allowing the water flow, the sheet-flow off into the grass and the natural filtration. We're seeing more and more of that in most jurisdictions, but we're content with either one.

Mr. Beougher: So that brings up a question. How are you dealing with the runoff?

Mr. Smiley: They are tying it into the existing system.

Mr. Beougher: Okay.

Mr. Smiley: It's there.

Mr. Robbins: Part of that request was because the existing site you can see completely around is curbed. We thought it was best that it match what's existing.

Mr. Smiley: We're fine with it.

Mr. Beougher: Okay. Any questions from the members?

Mr. Burd: Just one question, and Justin may have said this. The request to use sod, is that also acceptable?

Mr. Smiley: Yes.

Mr. Burd: Okay.

Mr. Comeaux: I'll be quick. So the entry into this new parking area, will it be just – will it be wide enough for one car or for like traffic in both directions?

Mr. Smiley: Two.

Mr. Comeaux: It will be – okay.

Mr. Smiley: Primarily what we envision this being is primarily employee—

Mr. Comeaux: Employee parking?

Mr. Smiley: Yeah.

Mr. Robbins: If the Board didn't receive drawings, there were—

Mr. Comeaux: No, there were some. I just couldn't quite – you all know I'm the worst at figuring out the actual length of those.

Mr. Beougher: There are grades and radii and—

Mr. Comeaux: Yeah.

Mr. Beougher: --lines but there's not a dimension on the throat, so I'm assuming it's roughly 24 feet.

Mr. Smiley: Yeah. If you look at those parking spaces, they should be 20-foot each. So if you do a quick comparison, that should come in at 22 or 24. Two-way traffic you can do at 20 easily. I'm assuming that's probably 24 there.

Mr. Beougher: Okay. Mr. Hudson, anything from you?

Mr. Hudson: I have nothing.

Mr. Beougher: All right. There were some stipulations in the staff recommendations. Is anyone willing to take a crack at a motion?

Mr. Burd: I'll take a crack at it. I'll make a motion that we approve this item with the conditions of the use of continuous curb and sod as outlined in the staff report.

Mr. Beougher: Thank you, Mr. Burd. Is there a second?

Mr. Comeaux: I'll second.

Mr. Beougher: Okay. And just a question for Mr. Robbins. The applicant has agreed to the street trees. I mean, are they – they're not really shown on the drawings but do we need to add that to the motion?

Mr. Robbins: The street trees are shown-- Oh, that was at the last meeting. You can see they're in between the sidewalk and the curb.

Mr. Beougher: Okay. We don't have that drawing. Okay.

Mr. Robbins: My apologies to the Board.

Mr. Beougher: So the street trees and some shrubbery around the parking lot itself. Very good. Any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Burd voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: Thank you.

Mr. Smiley: Thank you.

Mr. Robbins: I will issue the zoning certificate tomorrow and I think the only step you'll have left is dealing with the Engineering Department. I believe you guys have already submitted for plot grade utility for this. Okay.

2. 6300 E. LIVINGSTON AVE., REYNOLDSBURG, OHIO; APPLICANT: WAYNE HOSNACKI, ALL STAR SIGN COMPANY. BIG LOTS (#163241). NEW WALL SIGN.

Mr. Beougher: Did I get it close?

Mr. Wayne Hosnacki: Yeah. Hosnacki, but that's okay.

Mr. Beougher: Oynaski? (Phoenetically.)

Mr. Hosnacki: Oynaski (phoenetically).

Mr. Beougher: Okay. I'll take your word for it. This is for a new wall sign. Please state your name again for the record and we'll have Mr. Robbins introduce the item.

Mr. Wayne Hosnacki: Yeah. Wayne Hosnacki with All Star Signs.

Mr. Beougher: Okay. Thank you. Mr. Robbins.

Mr. Robbins: The application is for 6300 E. Livingston Avenue, Big Lots, Reynoldsburg, Application #163241. The property is located on the north side of East Livingston Ave. and on the east side of Brice Road. The existing zoning is CC (Community Commercial) and is within our Overlay District. They are requesting Design Board approval for new wall signage and two monument sign re-facings. The new wall sign measured approximately 34 feet, 11 inches by 7 foot, 1 inch. The new monument sign re-face measures approximately 10 foot, 1 inch by 4 foot along East Livingston Avenue and a monument sign re-facing measuring approximately 12 by 12, 12 feet by 12 feet along Brice Road. The property is located on the north side of East Livingston Avenue, just east of Brice Road and was previously a Valu King grocery store.

Just to give the Board a little bit of background. It's a very, very large space. Big Lots is taking up, I think, two tenant spaces.

Mr. Hosnacki: 278.

Mr. Robbins: 270 linear feet of frontage. As far as the area requirements go for the wall signage, they are just fine. They're allowed two square feet per linear frontage of building. They meet that easily, so there's no issue with size. You can see here is an image of the front signage, Big Lots, channel letters, backlit, I believe. Is that correct?

Mr. Hosnacki: Yes. They're backlit except the exclamation is backlit and frontlit.

Mr. Robbins: Okay. And then this is the monument sign along East Livingston so they'll be re-facing the top portion of the monument sign and the pole sign along Brice Road, another re-face. The one issue that we did have and this just, I guess, is a question for the applicant and this is something that we had spotted is, you get this kind of odd situation on the column on the sign. I don't know if you can see that in the overhead. I'm going to turn the light off real quick so you can see what we're talking about. So this unusual little guy right here is an electric meter that is strung off the power line along Livingston. I guess just a question by the applicant, is that something that is absolutely necessary for the function of the sign or—

Mr. Hosnacki: Well, the meter is, but, of course, I don't know who did the sign originally, who built it, if the landlord did it or what. Yeah, it is. Why they did it that way, I couldn't tell you. Usually it's on the side or down below. It looks like a box or something.

Mr. Robbins: Yeah. I mean, it's not the most, I think, visually attractive—

Mr. Hosnacki: Right.

Mr. Robbins: --portion of this. I guess the recommendation from staff, we would support if the applicant would like to move that. I don't think it's a condition for turning down the signage but it's just one of the things that I—

Mr. Hosnacki: I would have to get with the landlord, because the landlord would have to get an electrician over there. We're not licensed electricians.

Mr. Robbins: Okay. I realize this is out of the scope of the sign re-facing. It's just one thing we want to bring up.

Mr. Hosnacki: Yeah. We could get with the landlord and ask him if he could move it or redo it.

Mr. Robbins: I mean, there's just a line coming off and the pole on top of that sign.

Mr. Hosnacki: It should have been--

Mr. Robbins: It's an odd situation where you can see the electric meter right there.

Mr. Hosnacki: Yeah. Why they didn't go underground with it, I don't know.

Mr. Robbins: As further review and recommendation, the proposed wall sign is approximately 200 square feet which is well within the size permitted by code. Color and illumination of the wall sign is well designed and appropriate to the site. The proposed re-facing of the two monument signs are located at the entrance point. The new designs of both monument signs are appropriate for the area and consistent with the district. Following determination by the Board, staff recommends the approval of the proposed signage. The proposed signage is clear, legible and attractive. The proposed signage is in keeping with the existing character of the area and will not adversely affect the overall appearance of the area.

Mr. Beougher: All right. Do you have anything to add?

Mr. Hosnacki: No, sir.

Mr. Beougher: Any questions from the members?

Mr. Comeaux: The old signage, Valu King, is it gone?

Mr. Hosnacki: Yeah.

Mr. Comeaux: It's all gone and there's no repair to fascia that you need to do or anything like that?

Mr. Hosnacki: If there is, Big Lots will take care of that. There were some holes and stuff where the old sign was removed and we just filled it with silicone. They painted over the faces, the old faces on the pylon. Of course, we're going to take those off and put the new ones in.

Mr. Comeaux: Okay.

Mr. Robbins: I don't know how current this image is up on the screen but it does show the sign is gone. It looks like a banner sign over one of those entrances there that says Valu King.

Mr. Beougher: Yeah. That's got to be an old—

Mr. Hosnacki: Yeah. That one's gone, too.

Mr. Beougher: They had an LED sign as I recall. Any other questions? Just out of curiosity, how much of the space are they taking?

Mr. Hosnacki: 278 feet of it. It's like 300 and – I forget how much the total length is. I was just worried about our space.

Mr. Beougher: Okay.

Mr. Robbins: And he's referring to the linear front of it.

Mr. Beougher: Right. So they're not taking the whole—

Mr. Robbins: No.

Mr. Beougher: --area of the inside?

Mr. Hosnacki: No. The landlord, I think, is actually in talks of maybe putting another tenant in there, add a door and everything like that.

Mr. Beougher: Okay.

Mr. Hosnacki: But I have no idea of where he stands on that.

Mr. Beougher: All right.

Mr. Hosnacki: And, of course, we'll be closing the one across the street, so we'll be removing all those and taking those signs down.

Mr. Beougher: Very good. All right. Staff report is only encouraging the meter issue. Obviously, it's out of the scope of our review, but as far as attractiveness, it would be more attractive if it weren't there, but it does not affect our determination tonight. Would anyone like to make a motion?

Mr. Comeaux: I'll make a motion that we approve this item as approved and it'd be appreciated if you could talk to the landlord about getting that item removed, but it's not a condition on it.

Mr. Beougher: And a second.

Mr. Hudson: I'll second.

Mr. Beougher: Thank you, Mr. Hudson. Any further discussion? (No response.)

(Mr. Robbins called the roll. Mr. Burd voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Robbins: Just real quick. I know we were discussing before. For each one of these signs it's going to be a sign permit that's required so the building sign, the wall

sign, is a new sign. The two others re-facing so a total of three sign permits. In addition, a building permit is required for the channel letter wall signs. So next will be to contact the Building Department and get that sorted out with them. Okay?

Mr. Hosnacki: Sounds good.

Mr. Hosnacki: (Inaudible – off mic.)

Mr. Robbins: No, all you've got to do is re-submit those three sign permits. All you need is the material for each sign, so the one with the wall sign, just an image of the wall sign, for each pylon sign, an image of that, and _____ zoning you should be good to go.

Mr. Hosnacki: All right.

Mr. Robbins: Thank you.

3. 1765 BRICE ROAD, REYNOLDSBURG, OHIO; APPLICANT: NICHOLAS J. NEY. NICO'S CAJUN ISLAND (#1632999). SIGN REFACE.

Mr. Beougher: Could you please state your name for the record?

Mr. Nicholas John Ney: Nicholas John Ney.

Mr. Beougher: Thank you, sir. Mr. Robbins.

Mr. Robbins: Yes. Again, this is for 1765 Brice Road, Nico's Cajun Island Restaurant, Application #163299. The property is located on the west side of Brice Road on the corner of Brice and Radekin. It is zoned CC and is within the Community Commercial Overlay District. They request Design Board Approval for two new signs. Well, I should say a re-facing and then a wall sign. Just a bit of a background. This did go through the BZBA for a Special Exception. It was approved by both the BZBA and Council in December and, I believe, you are open for operation right now. Is that correct?

Mr. Ney: Yes, we are.

Mr. Robbins: Good. The new wall sign is to measure approximately 16 feet by 34 inches and the reface of the existing pole sign is approximately 9 foot 1 by 55 inches. This is in the previous Arthur Treacher's and then it was a Pepper's and then The Sultan's, I believe, so it's been a restaurant for sometime. This is an image of the sign as proposed. I had spoken with the applicant today to try and sort out exactly how it's mounted and what kind of sign it is, I guess. We're trying to figure out if this is a new or existing wall sign.

Mr. Ney: There was – it was already there. It was two sections and was screwed to the metal. It's like a sign _____ was metal and it was screwed to that. And I spoke with Justin today and he thought it might be safer if there was some kind of backing on it. But it had been sitting there for about two years screwed in there and it's – the legs and panels and we're just going to put vinyl on the panels, probably on the logo move to block letters or something.

Mr. Robbins: We'll get back to the mounting of it as far as the graphics go. I think the graphics are in keeping with the character of the district. Staff has no issue with the actual graphics of the sign. As far as the pole sign goes, it's existing non-conforming. Again, the graphics, I think, are in keeping with the character of the district and there is no issue from staff for the monument sign re-face.

Going back to this. Typically with the sign re-facings, and it's kind of specific by what's meant by re-facing, so you can have some fascia trim along an existing storefront that you take down and put back up or it's a box sign or a cabinet sign where you take the Lexan out and put the Lexan back in. My concern is that the sign that was put up was one so either without a permit or incorrectly, because it doesn't necessarily correspond to one of those two types of items. My recommendation would be to the Board as well, the graphics are, like I say, in keeping with the character of the district, approval from the Board with the condition that it does get a building permit and actual design sign to hold it up. So instead of just Lexan drilled into the roof, that it be done by a sign company that has calculated wind loads and things like that. That would be the only recommendation—

Mr. Ney: So you want it in a light box or—

Mr. Robbins: Not necessarily a light box.

Mr. Ney: There is existing lighting over it right now.

Mr. Robbins: Okay.

Mr. Ney: And I'm just kind of worried about the expense of it, but—

Mr. Robbins: Sure. I understand. Just so you understand our concern. I mean, drilling Lexan into a roof or a building wall isn't the proper way to put up a sign for the most part. So it's a little bit of a safety concern, I guess, that this could be, assuming it was done incorrectly the first time, done again. So I'll leave that up to the Board.

Mr. Beougher: Anything you'd like to add before we ask a few questions?

Mr. Ney: Well, it's like he said, if that's mounted to something on an angle that's metal, but I think the sign was up there for – it was Pepper's and then it was something else, but the same sign was up there for quite sometime. I don't know if they got a

permit or not. My understanding, they're running a restaurant without a license since March 2013 until they shut down. And I took the sign down myself and actually dropped – when I took it down it dropped and it didn't break. I was kind of surprised but the Lexan is pretty good stuff. I was hoping just to, you know, bolt it onto that metal. And there are 2 by 4s under there as well underneath that metal but, you know, whatever your recommendation is I'm going to go with.

Mr. Beougher: So my recollection may not be as accurate as I'd like, but it seems like Arthur Treacher's had like a vinyl awning. I don't think it was a fabric awning. It got ratty and then—

Mr. Ney: There's a picture online somewhere of it.

Mr. Beougher: And then they replaced the awning with this corrugated galvanized steel which, you know, a Cajun restaurant has probably the most appropriate use for that type of material. It looks like something you'd see out on the Bayou.

Mr. Ney: We're actually doing pretty good over there.

Mr. Beougher: Back in the swamp somewhere or something. So, you know, I guess the concern is when they did that renovation of that roofing it may not have been completely to code and all those niceties. So I would encourage you to work with Mr. Robbins to make sure your sign is not going to fly off in a heavy wind, which we've had recently, and hurt somebody. Just up the street we had a building blow down. So structural calculations are a good thing.

Mr. Ney: I believe that.

Mr. Beougher: Questions from the members?

Mr. Comeaux: So we don't know if Arthur Treacher's used this sign or Pepper's used the sign?

Mr. Robbins: Pepper's did use the sign. We don't know if Arthur Treacher's did or not.

Mr. Ney: Arthur Treacher's was like the cloth, canvas. I think the Arthur Treacher's was on there in white. And then I'm just going from memory. I just saw it on the Internet when I was doing a Google search for the address, under images, and I

_____.

Mr. Beougher: Yeah. The roof, I think, came in during the Pepper's tenure.

Mr. Ney: There is existing lighting underneath the awning, fluorescent lighting that's in pretty good shape actually.

Mr. Beougher: They used to make the awning glow, as I recall.

Mr. Ney: And I made a call the other day and never got a call back, but there are two City lights on the sign – not to get off the subject but they're burned out or they're not on or whatever on the poles.

Mr. Beougher: Mr. Burd's making a note of that.

Mr. Ney: Well, some of the customers brought it up for safety reasons.

Mr. Comeaux: He's the guy to talk to.

Mr. Beougher: All right. Any other questions? (No response.) All right. Is there a motion?

Mr. Comeaux: I'll make a motion that we approve this item, the existing pole sign as presented. The sign on top with the caveat that the Building Department?

Mr. Comeaux: Yeah. The Building Department needs to inspect it to make sure that it complies and then if they have concerns then you'll need to, you know, work with a sign company to-- The verbiage on the sign is fine, the look of the sign is fine, lighting on the sign is fine. We just want to make sure it doesn't blow off and I think if you get approved by the Building Department, then—

Mr. Ney: The last time what they did is they screwed it so I figured I'll at least put a piece that's – put something that it can adhere to and probably bolt it on there. I agree with that.

Mr. Robbins: I think part of that will just be getting a building permit because any kind of new signage – we'll just say this is a new sign. It has to go through a get a building permit and then you can work with the Building Department to figure out the best way to go about that.

Mr. Ney: I'd like to just drag my feet on that one until we get some money in the till and get the road one going.

Mr. Robbins: Well, I'll come by and have some food soon.

Mr. Ney: All right. Well, actually, we've been pretty busy. We hadn't told anybody we were open until the 1st and we opened about nine or ten days now. I took in about 3,000 or 4,000 bucks. It's not that much, but it's all right to start out with.

Mr. Robbins: And Mr. Comeaux, you had originally made the motion. Is that correct?

Mr. Comeaux: Yes, I did.

Mr. Beougher: All right. There is a motion on the floor. Is there a second?

Mr. Burd: I'll second.

Mr. Beougher: Toss up on the second, but it goes to Mr. Burd. Further discussion? (No response.) Mr. Robbins.

(Mr. Robbins called the roll. Mr. Burd voted "yes." Mr. Beougher voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Ney: I'll talk to Ben, the guy you talked to.

Mr. Robbins: Okay.

Mr. Ney: He developed the signage for Ricart for—

Mr. Robbins: He should know what-- I mean it's – the definition of a re-face is pretty – I don't want to say strict, but it means a certain amount of things and that's typically something that's set up—

Mr. Ney: So what's the process? Do I have to come down here and write a check for the road sign or—

Mr. Robbins: For each sign you need a sign permit.

Mr. Ney: Okay. I sent that. I put that in.

Mr. Robbins: Okay. We should have a record of them.

Mr. Ney: Huh?

Mr. Robbins: I said we should have a record of them.

Mr. Ney: So just come tomorrow to the building, be here tomorrow morning?

Mr. Robbins: Yeah. Tell them it's a new sign and ask them the procedures for that.

Mr. Ney: So would I be able to put the sign up tomorrow?

Mr. Robbins: No.

Mr. Ney: No?

Mr. Robbins: The re-face you can.

Mr. Ney: Yeah. That's what I'm talking about.

Mr. Robbins: Yeah. The re-face you can.

Mr. Ney: I know the other one is on hold. Yeah. I understand that.

Mr. Robbins: Yeah. I'll make sure that sign permit gets filled out, approved by me and then _____.

Mr. Ney: I appreciate it.

Mr. Beougher: Well, thank you and good luck.

Mr. Ney: Thanks for being here on this bad night, you know.

Mr. Beougher: We may have to stop by for some famous blackened chicken with bowtie pasta.

Mr. Ney: Half of our sales is the blackened chicken with bowtie pasta and then second is the dirty rice with shrimp and andouli sausage. And plus we've got a sauce company, so we sell to all the restaurants around here, Cain's, _____, places like that. In fact, I've got a 400-gallon order from Cottage Inn Pizza out of Michigan today. We do make that at a factory in Athens.

Mr. Beougher: So how many locations do you have?

Mr. Ney: Well, we have this one in Reynoldsburg, of course. We tried to get the Big Boy going. Of course, we've had some issues with the City there, with the sprinkler system and we put an appeal in and they're going to go ahead and let us operate without a sprinkler system there because _____ and China Buffet doesn't have one either so we've got construction underway. So we'll have one on each side of the freeway but that's a _____.

Mr. Comeaux: Yeah.

Mr. Ney: That's _____. I ain't real crazy about that location, but we'll see what happens.

Mr. Ney: All right. Well, hopefully your Reynoldsburg location will outshine the other one.

Mr. Ney: We have a lot of customers. My mother-in-law lived on _____ and Retton for 20 some years and we know a lot of people in the area.

Mr. Beougher: All right. Very good. Good Luck.

Mr. Ney: Thank you very much and have a nice evening.

Mr. Beougher: You, too.

Mr. Ney: Have a safe trip home.

C. OTHER BUSINESS

1. ELECTION OF OFFICERS

Mr. Beougher: I have served two years as Chair and would be willing to step aside and on behalf of anybody else who would like to assume that role.

Mr. Hudson: That's not a good idea for you to step aside.

Mr. Beougher: Why is that?

Mr. Hudson: You do a fine job.

Mr. Comeaux: I second that.

Mr. Hudson: I third that.

Mr. Burd: Are we done?

Mr. Comeaux: Do I have a nomination for the Chair then?

Mr. Hudson: I think it was.

Mr. Comeaux: Okay. Can the record reflect that Mr. Hudson nominated Mr.—

Mr. Robbins: I just marked it down. Mr. Beougher-- Are you second, Mr. Comeaux?

Mr. Comeaux: I will second, yes.

Mr. Beougher: What if I refuse to serve?

Mr. Robbins: I don't know how that works.

Mr. Beougher: All right. Well, I guess I should agree to serve since I have such confidence on either side of me this evening. So we have a motion and a second. Any other nominations? I just want to be official. (No response.) Mr. Robbins, do we need a roll call vote or will a voice vote be sufficient?

Mr. Robbins: I'll go ahead and take roll. (Mr. Burd voted "yes." Mr. Beougher stated, "I'll abstain." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Beougher: That didn't throw a wrench in the works, did it?

(discussion)

Mr. Beougher: There are four of you, a quorum, and all you need is a majority vote.

Mr. Robbins: Okay.

Mr. Beougher: If someone else voted "no" or abstained, then we'd have a problem.

Mr. Robbins: I'll take your word for it since you're the Chairman.

Mr. Beougher: All right. So we also need a Vice-Chair. I am perhaps traveling a little more than I did last year, so I think most of my plans are not going to conflict but it's always good to have a vice-chair, especially on nights like this, and I'm hoping we have some replenished members as well.

Mr. Robbins: We are trying.

Mr. Beougher: Is there anyone who would be willing to step up and serve as Chair?

Mr. Comeaux: I'll do it.

Mr. Beougher: All right. In that case, I will nominate Mr. Comeaux.

Mr. Burd: Second.

Mr. Hudson: Oh.

Mr. Burd: Sorry.

Mr. Hudson: Oh, no. I was going to jump in there because let's not let this go too long.

Mr. Robbins: Everybody's got a nomination or a second right now, all down the list so I'll go ahead--

Mr. Beougher: Please call the roll.

(Mr. Robbins called the roll. Mr. Burd voted "yes." Mr. Beougher voted "yes." Mr. Comeaux stated, "I'll abstain." Mr. Hudson voted "yes.")

Mr. Beougher: All right. And our secretary is Mr. Robbins. We do not need to elect a secretary as we learned about a year ago or two. So, with that, I want to thank you all for coming out on such an inclement night and hope you get home safely. I saw one of the trucks on my road as I drove here so thank you, Mr. Burd.

Mr. Burd: I've been working all day.

D. ADJOURNMENT

Mr. Beougher: With no other business before us, we stand adjourned at 7:34 o'clock p.m.

Lane Beougher, Chair

Justin Robbins, Planning Administrator

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