

# Reynoldsburg

OHIO • 1839

Alex Furst, Chair  
Keith Benner, Vice-Chair  
Amy Barnhart  
Norman Brusk  
Hilary Conley  
Yannick Tuwamo  
Anita Ward

## Planning & Zoning Board

7232 East Main Street  
Reynoldsburg, OH 43068  
[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

Eric Meyer, Development Director  
Phoenix Buathier, Planning & Zoning Administrator

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**Thursday, March 19, 2026**

**6:00 PM**

**Council Chambers**

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**A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
  1. Planning & Zoning Board - Regular Meeting - 03/05/2026
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

**B. PUBLIC COMMENT**

**C. UNFINISHED BUSINESS**

**D. NEW BUSINESS**

1. App# 2026-0049; 1415 Lancaster Avenue; Alexandria Wein for Dwayne Marshall, Certificate of Appropriateness
2. App# 2026-0098; 7574 E. Main Street; Signarama Reynoldsburg for Nirja Jewelers; Certificate of Appropriateness

**E. OTHER BUSINESS**

**F. ADJOURNMENT**

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ADJOURNMENT

**MINUTES REGULAR MEETING  
REYNOLDSBURG PLANNING & ZONING BOARD  
March 5, 2026**

**CALL TO ORDER**

**ROLL CALL**

PRESENT: Barnhart, Benner, Brusk, Conley, Ward, Furst

ABSENT: Tuwamo

**APPROVAL OF MINUTES**

**Planning & Zoning Board - Regular Meeting - 02/05/2026**

The regular meeting minutes of 02/05/2026 were approved as submitted.

**APPROVAL OF AGENDA**

The agenda was approved as submitted.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Mr. Furst.

**PUBLIC COMMENT**

None.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**6591 E. Main Street; Precise Remodeling and Contracting LTD for Daniel Duckworth of Splash Laundry; Appeal to Zoning Certificate**

Ms. Buathier: Thank you, Mr. Chairman. As you said, it is an appeal. The applicant is Rick Murphy with Precise Remodeling and Contracting limited for Daniel Duckworth of Splash Laundry. The property is located at 6591 East Main Street. It consists of one parcel with the

zoning of BMD, Brice and Main District. Before you is an aerial of the subject site. Here's an image of the zoning map.

Here is a google street view of the site from East Main Street. The applicant is before the Planning and Zoning Board today, appealing staff's decision to deny their Zoning

Certificate Application for a Building/Site Modification. On December 1<sup>st</sup>, 2025, staff received a sign permit for a new sign for Splash Laundry. In their application, staff noticed that the karate studio sign, that currently exists next to Splash Laundry's, would be coming down and the new proposed Splash Laundry sign would be moving to the right, as you can see before you showing that it would apply to both units, not just the exiting one. On

December 2<sup>nd</sup>, 2025, staff received a zoning certificate application for a new business/use for a karate studio at 6589 E. Main Street, next to where the existing karate studio was.

Staff asked for clarification, and on December 12<sup>th</sup>, the property owner, Jennifer B[ake]well, informed us that the karate studio would be moving from 6591 E. Main Street to the next unit over, at 6589 E. Main Street. The karate studio's application was subsequently approved as it met all zoning code standards and is a permitted land use in the

BMD. Regarding the sign permit for Splash Laundry, on December 12<sup>th</sup>, staff notified Jennifer B[ake]well and Daniel Duckworth that the sign could not encroach into the front façade of the next unit over, which staff understood currently existed as a karate studio.

Jennifer responded saying "We are combining 6593 & 6591 E Main St into one space. Splash Laundry will occupy both moving forward." That is that email you have in front of

you, the physical one. Staff then notified Jennifer B[ake]well and Rick Murphy that a zoning certificate application would be needed to expand the business. Staff also made them aware that per Section 1107.13.A.i, a legal nonconforming land use, such as a laundromat, are not permitted to be enlarged or extended on the parcel, therefore the expansion of an existing laundromat would likely not be permitted. Staff informed them that they have the right to apply through the zoning certificate application process, but staff wanted to make them aware of the situation, and that if they wanted a formal determination,

a zoning certificate would be required. On January 7<sup>th</sup>, Rick Murphy of Precise Remodeling and Contracting submitted the Zoning Certificate Application for a Building/Site

Modification on behalf of the property owner, Jennifer B[ake]well, and Daniel Duckworth of Splash Laundry. Here is an image of the proposed layout expansion on the left. And on

the right is the existing approved layout for the karate studio. After a thorough review of the application, staff denied the application on January 30<sup>th</sup>, 2026 because a self-serve

laundromat is not a permitted land use within the Brice and Main Street Zoning District.

That any pre-existing laundromat, prior to the adoption of the zoning code, became a legal non-conforming land use, based on Section 1107.13.A. Legal-nonconforming land uses cannot be enlarged or expanded, which is what the applicant is proposing to do by

combining separate units to serve as a single laundromat. The applicant intends to expand the laundromat into a separate unit (6591) that was not a part of the current legal non-conforming land use unit (6593), and was not previously set up or operated as a laundromat

but as a martial arts studio. Staff made the determination to deny the application of the

proposed expansion of the laundromat, due to Section 1107.13 not permitting the expansion

of any legal non-conforming land use. Along with staff determining that the unit in question was not manifestly arranged or designed for such a land use at the time of the adoption or amendment of the Code, since it was set up for a martial arts studio in 2022, not a laundromat. You can see the specific reasoning by staff, regarding these subsections in the PowerPoint above. And then here are photos provided by the applicant for their use. Mr. Chairman.

Mr. Furst: Thank you. I now invite the applicant to come to the podium at this time, and you may make whatever presentation you wish. I'll just ask that you state your name and address for the record before doing so, please. And if you could, please speak into the microphone.

Mr. Murphy: I am president and owner of Precise Remodeling and Contracting, and also facilities manager for CBR Group, which owns the shopping center there. Daniel's been, has had the shop, as you can see, he runs a very clean, very nice operation there. Laundromat has been in that facility since 1964. It's been a continuing business that's operated in your city of Reynoldsburg. He has never had any issues. It's always clean. That always has an attendant on it when it's clean. Daniel also has a drop and fold that happens there, so it's not only self serve. You can drop off your laundry and pick it up that night, it's all done for you. But the issue seems to be with the dryers, he needs more dryers. And we have this opportunity for him to add those dryers in the space that is vacant in our center, the address will all be under one address when it's done. So it's just like to get him so he can expand his business in your city and we have the opportunity to do so. I say it's a very professional run business from Daniel. I say, it's always been a very clean, very well taken care of. So I'd like you guys to look, take into consideration of that when, say that we can't add to his existing business in your city.

Mr. Furst: Thank you. I mean, I do admit it's a, you know, it does look very, very clean and, you know, it's an attractive laundromat. That notwithstanding, the issue is, is that, you know, unfortunately, the code restricts what we can consider. And, you know, I did hear your presentation here that, you know it's been in continuous use and that there have been no issues. And I'm glad to hear it. But the matter before us is a matter of the zoning code, and so what we are trying to determine is if staff's recommendation was incorrect.

Mr. Murphy: The zoning code was rewrote in 2020 evidently and changed it for laundromats. Uh, I'm not been able to understand why that was done. And no one has been able to tell me why suddenly in Reynoldsburg you can't expand a laundry mat. If you don't want him, I could understand not putting a new one in, but to let it continue operation, not let him expand in your city. That is a well maintained and well run business in the city of Reynoldsburg. So we're asking you, we're asking you to overlook that and let us, let him apply for the building permit and expand his business.

Mr. Furst: Yeah, even I believe in the previous zoning code, expansions of non-conforming

uses would not have been permitted. So that's not really a change. That's a very typical land use regulation.

Mr. Murphy: When we remodeled it, when he took it over and it was remodeled in 2018, was that only because it was existing there that we were allowed to expand the remodel?

Mr. Furst: It's because you weren't really expanding. It was within.

Mr. Murphy: Without expanding, we were remodeling.

Mr. Furst: Exactly. Remodeling, no problem. Expansion, that wouldn't be permitted under the code.

Mr. Murphy: Okay, is there a reason for that? I mean, I don't understand the reasoning for not wanting a business, a laundromat, to expand and I would understand if it was poorly run maybe or there was issues with that facility, but there's not here.

Mr. Furst: Yeah. So, you know, the zoning code, its intent is to regulate the land use in various districts. And it was determined by City Council that the use of a laundromat was not suitable for this particular district.

Mr. Murphy: Okay.

Mr. Furst: So, we are the, you know, the interpreters, but City Council wrote the law, so we'd have to defer you to City Council there.

Mr. Murphy: Then I guess we'll let Daniel talk.

Mr. Furst: Please and thank you.

Mr. Duckworth: I'm Daniel Duckworth...

Mr. Furst: I'm sorry, if you just please state your address for the record.

Mr. Duckworth: Daniel Duckworth, 9601 Salem Church Road, Canal Winchester, Ohio. So do you have the authority to overturn those decisions on the non-conforming use?

Mr. Furst: So we have the authority to sustain or deny your appeal.

Mr. Duckworth: So I would say, why is it a non-conforming use? When there's a karate studio, they're not under the same standards as us.

Mr. Furst: That's an allowed use in the district.

Mr. Duckworth: But why? Versus a laundromat. That's the main question here. And that's what I want to know is, I'm operating a very nice laundromat. This is one out of five of my laundromats. And this is actually the smallest one. We run a really, really good operation and very proud of it. We put a lot of money and time in these you know, a laundramt is actually an essential business, so I don't know why it's prejudiced from...

Mr. Furst: Well, it's not that it's prejudice there are other other districts in the city in which it's an allowable use. It's just not allowed in this one. If you review the zoning code.

Ms. Buathier: Mr. Chairman, laundromats actually are not permitted anywhere within the City of Reynoldsburg.

Mr. Furst: Oh, I am sorry, I am mistaken.

Mr. Duckworth: I thought it was a corridor. But that's what I thought. Anyways.

Mr. Furst: I actually assumed that they were allowable some other place. So you know, I don't know, to be honest, I couldn't speak to that.

Mr. Duckworth: Sorry, was this in 2019 that this variance was passed? 2020? Does anybody know?

Mr. Furst: You mean when was the zoning code changed?

Mr. Duckworth: Yes.

Ms. Buathier: March of 2020, City Council redid the entire zoning code and they also redid the zoning map where they went from approximately 17 zoning districts down to about 9 or 10.

Mr. Duckworth: And this is when laundromats were included?

Ms. Buathier: I have no idea, I don't have a copy of that old code. Our retention records do not require that we keep them.

Mr. Furst: The code is continuously updated.

Mr. Duckworth: Anything past 2019, I have a legally bound document that I would ask to be grandfathered in.

Mr. Furst: You are.

Mr. Duckworth: Just because my right of first refusal on that building, I planned on expanding it anyway. And actually, the entire building if I was able to.

Mr. Furst: So, private real estate arrangements are outside of the purview of this board.

Mr. Duckworth: That's fine, I'm just saying that's the argument.

Mr. Furst: That is no bearing on this matter.

Mr. Duckworth: Right. And then this is a single parcel, right? Each space there is not a single parcel. All I'm doing is putting a hole in the wall, right, and I'm just going to the next one, which collectively, they're all under the same parcel. I mean, there's two sides to the argument here, and that's where we're trying to get. And that's why I'm asking everybody to consider what I'm trying to say. The laundromat is not going anywhere. I'm always going to be there. I just want to make it nicer for the city. It's essential. There's a lot of people that go to this laundromat and I want to have the best operation possible for this city. You know, you see how nice it is. It's going to be even nicer. I got \$200,000 of machines sitting there because I thought we were going to put it in there. We ran into this. So, um... I don't know. Anything we can do together, that'd be great to get this passed so I can create a nice service, a nice facility for the city. Otherwise, I mean, I'm stuck, right? Or I've got to move it somewhere else. You know, I have respect for the city. So I'm proud of it. So let's just like work together. Please? You know? Or somebody else is...

Mr. Furst: Yeah, I appreciate your situation. So the, you know, this is an allowable process here that you're going through. But I think a better remedy would be an appeal to Council so they can rewrite the law for you. Unfortunately, from my perspective, this seems like a very black and white matter.

Mr. Duckworth: I understood, why am I here then if I need to appeal to council? What am I doing? Are you an audience to my problems? You know, then I should be there, but I was told to come here.

Mr. Furst: Well, this is your first step, right? And then you can appeal to council. Council does have the power to overturn our decisions, right.

Ms. Buathier: Mr. Chairman, per the zoning code, it is section 1109, give me just one second, 1109.23 which is given to you based on staff's determination that lined out the appeal process. To appeal the planning and zoning administrator's determination, you come before the planning and zoning board as long as you appeal within 14 days. And then the next step would be if you do not agree with the board's decision, you have 30 days from that day of the board's decision to then appeal to city council. That is the process in the appeals process under 1109.23.

Mr. Duckworth: But you guys agree with me, that it'd be nice to make this facility, Mr. Benner, nice, right? An existing business that's been here for decades to make it nicer? Or do you disagree?

Mr. Benner: Nicer doesn't apply to the law.

Mr. Duckworth: I understand the law and I respect the law.

Mr. Benner: Ok.

Mr. Duckworth: I don't want you to misunderstand what I'm trying to do here, but I'm appealing to you guys. You guys want something nice in the city, so do I. So let's do, let's work together to make that happen. That's all I'm asking here. Right?

Mr. Benner: You're just working with the wrong people.

Mr. Furst: I wish we could take that into consideration, but we can't. Our hands are tied by the zoning code.

Mr. Duckworth: Ok, I mean, we'll appeal to them. All I can ask is ask for your support, and that's it. If I have everybody's support, then I guess that's all I can ask for. So, I mean, laundromats, I don't know.

Ms. Ward: I just want to say I've used your laundromat before it was yours and from your photos. It's beautiful. You've done a great job with it, but you have to go to council to see if they can overturn it.

Mr. Duckworth: I will, I will. I appreciate that Mrs. Ward.

Ms. Ward: It looks very nice.

Mr. Duckworth: Unfortunately, probably why the variance was created was the management of the previous owner, which it was not very well run at all.

Ms. Ward: You're grandfathered in and we, that's the law of the zoning code so we cannot do anything about that.

Mr. Duckworth: No, I understand. I respect that.

Ms. Ward: Check council, maybe they can...

Mr. Duckworth: And I apologize, I was mistaken, so I thought...

Mr. Furst: I was too. But you can also petition council to change the law and make it an allowable use.

Mr. Duckworth: How long would that take? So it's not like a, you know, overturn like I had thought. I have to go through a longer process?

Mr. Furst: There is an appeal, right? If you don't agree with our decision, you can appeal, as Ms. Buathier outlined, to City Council, and you can wait for their decision. But at any time, it's your right as a citizen here to, you can petition them to change the law.

Mr. Duckworth: Okay, so your vote is...

Ms. Ward: We don't have a vote.

Mr. Duckworth: Oh, you don't have a vote?

Ms. Ward: Well, I mean we can overturn it.

Mr. Duckworth: What's the vote for?

Mr. Furst: So, the vote this evening, if you'd wish us to proceed, is to grant or deny your appeal, right? So if we denied it, your next avenue then would be to appeal to City Council.

Mr. Duckworth: Okay, so I'm getting approval from here to go to the next step.

Mr. Furst: Well, if we were to deny it. If we were to approve it this evening, if we were to approve your appeal, then you'd be allowed to proceed with your plans.

Ms. Buathier: They would be overturning the Planning and Zoning Administrator's determination. Mr. City Attorney did you have something to add?

Attorney Shook: Yes, so essentially the board operates in an appellate capacity and the determination that you make today is whether the Planning and Zoning Administrator applied or misapplied the code to this specific application. If you find that the Planning Zoning Administrator properly applied the code, to this situation, you would affirm that decision. If you found that they did not, then you would reverse it. That's it. And then if you do decline the appeal, then you do have the right to appeal that to city council.

Mr. Duckworth: Mr. City Attorney, so my lease would have nothing to do with this? Even if I had a right of refusal before the variance was even passed?

Attorney Shook: It's not a, I'm not dismissing it in terms of its effect on you and the business that you choose to operate. It just can't have any effect on this board's

determination. Just as while it may have a nice appearance in the photographs that we review, that's also not a consideration that this board is allowed to have. They're only permitted to consider whether the Planning and Zoning Administrator properly applied the plain language of the code to your application.

Mr. Duckworth: Okay, so if you guys vote in favor, then we can proceed, right? So are you saying you're automatically going to deny it? Is that what we're saying?

Mr. Furst: No, no, certainly not.

Mr. Duckworth: Oh, okay.

Mr. Furst: No, so each of the members here has, you know, their own interpretation of whether or not the Planning and Zoning Administrator applied the code correctly.

Mr. Duckworth: Right.

Mr. Furst: And so if we were to vote tonight, that's what we would do then, is be voiced in their opinion. I was stating my opinion in that, you now, I believe the Planning Zoning Administrator correctly interpreted the code. It sounds like Mr. Benner agrees with me. You know, it sounds like perhaps some of the other board members agree with me, but if anyone would care to ask the applicant any questions.

Ms. Barnhart: Well, I was going to jump in and it's the question that we are to answer is if the zoning administrator interpreted our laws appropriately. So that's what we're here to answer that question. When it comes to that question, certainly with the code, the zoning code that we have in place right now, you know, I think I can probably speak for the majority here. The administrator did interpret our current zoning code appropriately.

Mr. Duckworth: With caveats because it, I mean, there is an argument. I think everybody can agree that with the parcel issue and the lease issue possibly, maybe.

Ms. Barnhart: But that's not the question we have in front of us.

Ms. Buathier: Ms. Barnhart, I just wanted to let you know, this application was turned in on give me one second. Let me get to the right page. This application was turn in on 1-7-2026. Our current code went into effect 1-15-2026. So this is based on the 2024 August version because our legal nonconforming section was updated. Because it was turned in before the new code went into effect, the old code was the one under consideration.

Ms. Barnhart: Okay.

Mr. Furst: So the code clearly outlines how we can think about these matters and what

factors are relevant.

Mr. Duckworth: Right.

Mr. Furst: You know, the factors that you have raised, unfortunately, we are not authorized to consider.

Mr. Duckworth: When you say you can't expand a laundromat, what we're doing is going through a wall, like a masonry block wall. When it says you can't expand it, in the variance, it means you can expand the building.

Mr. Furst: No.

Mr. Duckworth: Yes, but...

Mr. Furst: You cannot expand the square footage.

Ms. Buathier: There is no variance.

Mr. Benner: Yeah, this is not a variance.

Ms. Buathier: This is for a zoning certificate.

Mr. Duckworth: Sorry, non-conforming.

Mr. Furst: You cannot expand the square footage of your operation.

Mr. Duckworth: Okay. Well, I mean, it doesn't exactly say that, does it?

Mr. Brusk: Pretty much.

Mr. Furst: It does. If you read the code fully, the intent is very clear.

Mr. Duckworth: Okay, alright. Well, I've argued as much as I can, you know, so.

Ms. Barnhart: Well, another question to be asked, I think, and it's outside of our scope here. But, as far as a laundromat being an allowed use in the city. And, you know, I find it surprising that we don't have laundromats as an allowed use somewhere in the City. Well, right now, based on our zoning code, if somebody new wanted to come in and open a laundromat, there is not anywhere in the city that allows that use.

Mr. Duckworth: That is also a concern because I thought it was just in the Main and Brice corridor. Because if another laundromat would come in outside the main in Brice corridor

then that would be detrimental to my business.

Ms. Barnhart: Right. But right now, a laundromat is not an allowable use anywhere. That's a bigger question to me, because it does seem like, and you pointed out at the beginning, that that is a necessity of some sort, you know. It's, so it seems like we, there should be an allowable.

Mr. Duckworth: We were deemed essential during Covid-19, so I mean. You need to have good hygiene, right?

Ms. Barnhart: That might be an avenue to pursue, you know, to look at and pursue.

Mr. Duckworth: I understand why it's probably there, because it was so bad before, so I feel like this is, you know, I'm getting kind of punished for something I didn't have anything to do with. But I understand that why it was there because it was so bad, I mean it had drugs and alcohol, or of course alcohol, but prostitution running out of there, so.

Ms. Barnhart: Well, and I wouldn't take it as a hit to your particular business or even your location, but the city as a whole, um, I'm just thinking, I think there, we have two laundromats, um.

Mr. Duckworth: Yeah.

Ms. Barnhart: And theoretically, if both were to leave, then we couldn't have another one. And it is, I think, what one would consider. You know, you would want one, at least, you know, that's.

Mr. Duckworth: That laundromat probably serves, I would say, you know, 15-20% of the Reynoldsburg population. So, it's widely used. You know, we get a lot of people that go through there.

Mr. Furst: And I think those are arguments that, you know, you could make to city council about why it should be an allowable use.

Mr. Duckworth: Yes, I understand.

Ms. Barnhart: Because we want you to succeed as a businessman in our city.

Mr. Duckworth: Of course.

Mr. Furst: I don't want to waste any more of your time.

Mr. Duckworth: Nor mine yours.

Mr. Furst: Unless you have any other testimony you would like to give, I'd like to vote on this matter so you can have your due process.

Mr. Duckworth: Sure, thank you, Mr. Furst, I appreciate it.

Mr. Furst: This is Mr. Furst. Based on the appellant's testimony, I am not convinced that there is any issue with the Planning and Zoning Administrator's interpretation of this matter. Therefore, I move that this appeal be denied. Do I have a second?

Mr. Benner: Second.

Mr. Furst: Second by Mr. Benner. Is there any additional discussion?

Mr. Meyer: Just to note that if you're saying, if you are voting yes, then you're voting to deny the appeal just to clarify before we call the roll.

Mr. Furst: Thank you, Mr. Meyer. Staff would you please call the roll?

<b>RESULT:</b>	<b>6-0 (UNANIMOUS)</b>
<b>MOVER:</b>	Furst
<b>SECONDER:</b>	Benner
<b>AYES:</b>	Brusk, Barnhart, Ward, Conley, Benner, Furst

## OTHER BUSINESS

## ADJOURNMENT

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Planning and Zoning Administrator

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Chairman

February 10, 2026

Planning and Zoning Board  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068

RE: Alexandria Wein; 1415 Lancaster Avenue: Certificate of Appropriateness for Exterior Modification – Door

Planning and Zoning Board:

Below is the staff review of the above referenced Certificate of Appropriateness Application.

## 1. Project Summary

- a. **Site Summary:** The subject site is located at 1415 Lancaster Avenue, Parcel ID #060-000042. The parcel is 0.13 acres according to the Franklin County Auditor’s website. The land use on the subject site is Religious Assembly. The applicant has submitted a Certificate of Appropriateness and has also submitted a Zoning Certificate for the proposed changes of replacing 1 existing sub level exterior door on the eastern building elevation. The applicant will not be changing anything in regards to the rest of the building. The subject site is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. **Surrounding Zoning:** The parcels to the west, north and east are zoned ORD-C, Olde Reynoldsburg Commercial District. The parcel to the south of the subject site is zoned ORD-N, Olde Reynoldsburg Neighborhood District. The surrounding land uses consist of Food Service – Full Service Restaurant to the north, Medical - Office to the west, Mortuary to the east, and Dwelling – Detached Single Family Home to the south of the subject site.
- c. **Applicant’s Request:** The applicant is requesting a Certificate of Appropriateness for the replacement of 1 existing exterior door. It will be a single white steel door that will replace the existing door.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states, the “Olde Reynoldsburg is the heart and identity of the City. With a blend of historic buildings, walkable retail and restaurants, small offices, and government buildings, the District is an important gathering place for Reynoldsburg residents and helps strengthen the identity and brand of the city. Future development in Olde Reynoldsburg should strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation.”

## 2. Project Review

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)” The new door must also comply with Section 1103.11.I.Design Guidelines for Olde Reynoldsburg.

- b. The application appears to meet the following criteria established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:
    - i. Enhances the attractiveness and desirability of the district.
    - ii. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
    - iii. Improves residential amenities and any adjoining residential neighborhood.
    - iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
    - v. Satisfies the applicable guidelines set forth under Chapter 1103; and
    - vi. Overall effects of the project or development on the appearance and environment of the district.
  - c. Section 1103.11.I. Design Guidelines for General and Specific Standards appear to have been met. Section 1103.11.I. Design Standards.D.i.5 states, “Doors shall be made of wood, metal, glass or fiberglass.” The proposed door is a white steel door, which meets the permitted material. The building’s proposed door replacement for the existing door in the sub level entry meet the ORD-C designs guidelines. The applicant has met the exterior modification requirements found in section 1103.11 of the Zoning Code.
3. Recommendation
- a. Approval of the Certificate of Appropriateness due Section 1103.11.I. Design Guidelines for Olde Reynoldsburg and Section 1109.19 Review Criteria being met.

\*All submissions must include a physical and digital copy. The digital portion of the application can be submitted to the Building Department at: [permit@reynoldsburg.gov](mailto:permit@reynoldsburg.gov)

\*Please know that an application will not be processed until payment has been received.

App./Case#: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Fee Amount: \_\_\_\_\_

Paid: \_\_\_\_\_

## PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: <b>1415 Lancaster Ave</b>	Parcel ID#(s):
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### II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <b>Marshall, Dwayne</b>	
Contact Email:	Contact Phone Number: <b>614-325-3582</b>

### III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name: <b>Marshall, Dwayne</b>
Contact Email:	Contact Phone Number: <b>614-325-3582</b>

### IV. APPLICANT INFORMATION

Applicant Name: <b>Alexandria Wein</b>	Applicant Address: <b>24801 Rockside Rd Bedford Hts, OH 44146</b>
Applicant Phone Number: <b>440-786-1400</b>	Applicant Email: <b>permits@uwdtba.com</b>
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer <input checked="" type="checkbox"/> Owner's Consent Attached.	

### PROJECT INFORMATION

- New Main Building (\$400)   
 Exterior Modifications/ New Accessory Building (\$200)   
 Comprehensive Sign Plan (\$150)   
 Signage (\$75)

Description of Project: \_\_\_\_\_

**Side basement level entry door replacement**

**Same size and style as existing. No structural alteration.**

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Alexandria Wein Date: \_\_\_\_\_

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. \*

### \*\*OFFICE USE ONLY\*\*

Additional Notes:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____	
	<input type="checkbox"/> Olde Reynoldsburg District	<u>Meeting Results</u>	
	<u>Additional Approval Required</u>	<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Tabled
	<input type="checkbox"/> PZB	<input type="checkbox"/> Approved w/ Conditions	<input type="checkbox"/> Denied
		P&Z Admin.: _____ Date: _____	

## Submission Requirements

### CERTIFICATE OF APPROPRIATENESS

#### I. General Requirements

- A. All applications for a certificate of appropriateness shall be received fourteen (14) days prior to the next meeting.
- B. All exhibits required for the permanent file (noted in the following paragraphs) must be folded into an 8 ½ x 11 sized paper. However, larger mounting boards, material samples, or other exhibits not meeting these criteria may be used for Planning and Zoning Board presentation.
- C. Eleven (11) sets of physical plans and One (1) electronic set of plans should be submitted to the Board through the Planning & Zoning Administrator.
- D. An adequate number of photographs are required to illustrate the site, including buildings and other existing features as well as adjacent properties.

#### II. Building Construction, Exterior Remodeling, and Additions Submittal Requirements

- A. A site plan is required containing the following information:
  1. scale and north arrow
  2. project name and site address
  3. all property and street pavement lines
  4. existing and proposed contours
  5. gross area of tract stated in square feet
- B. Complete elevations are required containing the following information:
  1. scale
  2. all signs to be shown on the elevation
  3. changes in ground elevation
  4. type, color, and texture of all primary materials to be used;
  5. fenestration, doorways, and all other projecting and receding elements
- C. Material samples (required for all exterior materials)

#### III. Free-standing Ground Sign Submittal Requirements

- A. A site plan is required containing the following information:
  1. scale and north arrow;
  2. address of the site;
  3. all property and street pavement lines;
  4. proposed ingress and egress, including on-site parking areas, parking stalls, and adjacent streets;
  5. location and height of all existing and proposed signs on the site, showing required setbacks
- B. Material samples are required for components

#### IV. Wall Sign Submittal Requirements

- A. A scaled drawing of each face of the proposed wall sign is required showing the following information;
  1. all size specifications, including the size of letters and graphics;
  2. description of sign and frame materials and colors;
- B. An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign.
- C. Material samples are required for all components.

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. When any items in the packet exceed 11X17, please also submit a PDF or similar scan of the completed application and packet.

## Section 1109.19

### STANDARDS FOR REVIEW

All applications for a certificate of appropriateness shall be reviewed to determine if the proposed construction or alteration to an existing structure promotes, preserves and enhances the overall architectural character and integrity of the design review districts in which the structure is proposed to be located and that the proposed structure or alteration would not be at variance with existing structures. In evaluating the design for each new, renovated or expanded structure, the Planning and Zoning Board shall endeavor to assure that exterior appearance and environment of such buildings shall:

- (a) Enhance the attractiveness and desirability of the City.
- (b) Encourage orderly and harmonious design in a manner keeping with the overall architectural character of the districts.
- (c) Preserve distinctive stylistic features, historic features or examples of skilled craftsmanship which characterize a building.
- (d) Comply with the purpose and intent of any specific design guidelines adopted by the Planning and Zoning Board or City Council.



NJ HIC 0450766458  
 PA HIC PA149897  
 MD HIC 109193

**Dwayne Marshall**  
 1415 Lancaster Ave  
 Reynoldsburg OH 43068  
 Phone: 614-325-3582  
 Marshall.133@me.com

Date: 10/30/2025  
 Rep: Devin Wells  
 3563 Interchange Rd, Columbus, OH  
 43204  
 (614) 221-0700

**Additional Customer Information**


<b>Job Site Address</b>	1415 Lancaster Ave Reynoldsburg OH 43068
<b>Year Home Built</b>	1800
<b>Source</b>	Self

**Scope of work to include:**

- Professional re-measure for accuracy
- Professional installation into existing openings (jamb remains, removal of existing sashes and tracks).

Work to start approximately 12-14 weeks from the date of this contract and to be completed approximately 1-3 weeks after commencement if not delayed by building permit, delivery of materials, weather, strikes, fires, or other conditions beyond Seller's control.

**Waudena Doors**

 24AT	<b>Style</b>	Single Door, No Sidelites	<b>Qty - Location</b>	1 - Right Side
	<b>Size</b>	32 W / 80 H	<b>Texture</b>	Cambridge Smooth Steel
	<b>Glass</b>	No Glass 24AT	<b>Caming</b>	N/A
	<b>Door Interior</b>	120 Classic White	<b>Hinge</b>	Inswing
	<b>Door Exterior</b>	120 Classic White	<b>Hinge Finish</b>	Satin Nickel
	<b>Grid Color</b>	N/A	<b>Threshold</b>	Articulating Mill
	<b>Jamb Interior</b>	Match Door	<b>Interior Casing</b>	120 Classic White - Colonial
	<b>Jamb Exterior</b>	Match Door	<b>Weatherstrip</b>	Beige
	<b>Dentil Shelf</b>	None	<b>Peepsite</b>	None
			<b>Modify Opening</b>	No

**Hardware**

Satin Nickel Addison Deadbolt / Georgian Knob QTY: 1

**Group**

**No Group**

**Notes**

**None**

**\*If your door requires 3 1/2" casing, the casing will come unfinished.**

**\*If your door requires Shoe Mold or Quarter Round, those items can only be either stained or come unfinished.**

**\*If you choose not to order hardware with your door, it cannot be added later. You will need to furnish your own hardware.**

This space intentionally left blank

### Discounts / Notes

<b>Additional Financing Details</b>	Bogo, PSA, install discount, senior discount. Will call in 3-5 business days for measure
<b>Estimated delivery time after complete measure:</b>	<b>12-14 Weeks</b>

### Totals

<b>Sale Price</b>	<b>\$5,680.00</b>
<b>Municipal Grant:</b>	<b>0</b>
<b>ACH Amount</b>	<b>\$1,700</b>
<b>Total Financed</b>	<b>\$3,980</b>
<b>Cash/Other - Paid</b>	<b>\$0</b>
<b>ACH - Paid</b>	<b>\$1,700</b>
<b>Credit Card - Paid</b>	<b>\$0</b>

**Payment Summary**  
**Project-7945679360 Price: \$5,680**  
**Paid: \$5,680.00**  
**Due on Delivery to Warehouse: -\$0.00**  
**Due on Install: \$0.00**

I understand and agree to the payment schedule above. D

### Financing

<b>Finance Company</b>	
<b>Finance Option</b>	[Upgrade] (UB) 12 month deferral, 120 months
<b>Monthly Payment</b>	
<b>Last 4 digits of SSN</b>	

### Credit Application Acknowledgment

Thank you for choosing UNIVERSAL WINDOWS DIRECT LLC (UWD) for your windows and other home improvement. In connection with your purchase, you have asked UWD to submit a Credit Application on your behalf to one or more party lenders to finance all or a portion of the purchase price for your project with UWD. In connection with such Credit Application, you acknowledge and agree with the following:

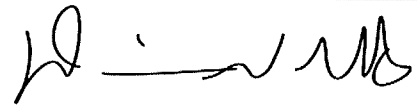
- I hereby certify to UWD:

I have reviewed the Credit Application prepared by UWD with information that I provided to UWD verbally, and hereby confirm that the Credit Application is complete and accurate.

This space intentionally left blank

Verbal promises can cause misunderstandings, therefore this contract constitutes an entire understanding of the parties, and no other understanding, collateral, verbal, or otherwise shall be binding, unless signed by both parties. Universal Windows Direct, Inc to remove and haul away all job related debris. All sales and discounts allotted. All charges included above. Thank you for your order.

Dwayne Marshall



Dwayne Marshall

Devin Wells

10/30/2025

10/30/2025

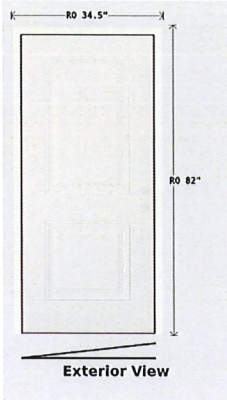
Date

Date

This space intentionally left blank

**LINE DETAILS**

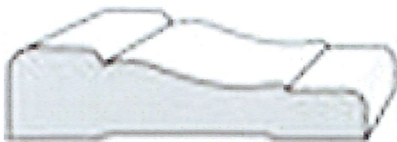
Line Number	Label	Product	Quantity	UOM	Price
1		Entry Doors	1	EA	1,912.12
		<b>Description</b>			<b>Each</b>
		Exterior Doors			1,912.12



**Summary**

<b>Door Configuration</b>	Single Entry
<b>Unit Type</b>	Assembled Unit
<b>Overall Width</b>	2'-8"
<b>Hinging</b>	Hinge Right/Left Hand Inswing
<b>Hinge Type and Finish</b>	Ball Bearing Satin Nickel (US15)
<b>Bore and Backset</b>	2-3/4" Backset - 2-1/8" Deadbolt Bore
<b>Active Door Width</b>	2'-8"
<b>Door Height</b>	6'-8"
<b>Door Texture</b>	Cambridge (Smooth Steel, 22 Gauge)
<b>Active Glass Type</b>	
<b>Active Door Style</b>	24AT
<b>Door Slab Finish Color Exterior</b>	120 Classic White
<b>Door Slab Finish Color Interior</b>	120 Classic White
<b>Jamb Type</b>	Vinyl Wrapped (Paintable)
<b>Jamb Depth</b>	Jamb Depth: 4-9/16"
<b>Jamb Prefinish</b>	Paint Entire Jamb
<b>Jamb Prefinish Entire Jamb</b>	120 Classic White
<b>Jamb Reinforcement Plate</b>	Jamb Reinforcement Plate Provided as a Standard.
<b>Clad/Brickmold</b>	Vinyl Wrapped Wood Brickmold (Paintable)
<b>Clad/Brickmold</b>	Brickmold Finish: 120 Classic White
<b>Weatherstrip and Sweep Color</b>	Beige Q-Lon W/S and Sweep
<b>Sill Type</b>	Articulating Mill Finish
<b>Touch Up</b>	Touch Up: 120 Classic White
<b>Lockset &amp; Deadbolt</b>	
<b>Lockset Style</b>	Lockset: Georgian Keyed Entry Knob, Satin Nickel
<b>Deadbolt Style</b>	Deadbolt: Addison Single Cylinder Deadbolt, Satin Nickel
<b>Lockset Rekey</b>	Keyed to match other doors on order
<b>Frame Size/Unit Dimension</b>	33 1/2" x 81 3/4"
<b>RO Size</b>	34 1/2" x 82"
<b>Brickmold/Clad Dimension</b>	36" x 83"

Line Number	Label	Product	Quantity	UOM	Price
2		Interior Trim and Moulding	3	EA	250.32
		<b>Description</b>			<b>Each</b>
		Interior Casing, Shoe, Mull Cover, Etc.			83.44



**Summary**

<b>Trim</b>	5/8x2-1/2x8/0 Colonial Primed Poplar Casing
<b>Finish</b>	Prefinish: 120 Classic White *
	Note: The image shown is a representation of the product and may not reflect all options selected. Verify the details above for the actual configuration.



**Dwayne Marshall - MSR**  
 1415 Lancaster Ave  
 Reynoldsburg OH 43068  
 614-325-3582  
 Marshall.133@me.com

Date: 11/11/2025  
 Tech: Tayler Marshall  
 3563 Interchange Rd, Columbus, OH  
 43204  
 (614) 221-0700

NJ HIC 0450766458  
 PA HIC PA149897  
 MD HIC 109193

**Additional Job Data**

<b>Job#</b>	561444
<b>Job Site Address</b>	
1415 Lancaster Ave Reynoldsburg OH 43068	
<b>Layout</b>	2 Story,1 Story
<b>Siding/Wall type</b>	Vinyl,Cinderblock
<b>Tear-out type</b>	Entry Door XO
<b>Add Flat Stock?</b>	Yes
<b>Add J-channel?</b>	No

**Lumber/Wood**

<b>Lumber Type</b>	NONE
--------------------	------

**Additional materials / instructions**

None
------

**Capping**

<b>Capping Style</b>	<b>G8</b>
<b>Cap Color</b>	<b>Glacier White</b>

## Waudena Doors



24AT

<b>Style</b>	Single Door, No Sidelites	<b>Qty - Location</b>	1 - Right Side
<b>Size</b>	32 W / 80 H	<b>Texture</b>	Cambridge Smooth Steel
<b>Glass</b>	No Glass 24AT	<b>Caming</b>	N/A
<b>Door Interior</b>	120 Classic White	<b>Hinge</b>	Inswing
<b>Door Exterior</b>	120 Classic White	<b>Hinge Finish</b>	Satin Nickel
<b>Jamb Interior</b>	Match Door	<b>Threshold</b>	Articulating Mill
<b>Jamb Exterior</b>	Match Door	<b>Weatherstrip</b>	Beige
<b>Interior Casing</b>	120 Classic White - Colonial	<b>Peepsite</b>	None
		<b>Dentil Shelf</b>	None
<b>Modify Opening</b>	No		

### Hardware

Satin Nickel Addison Deadbolt / Georgian Knob

### Group

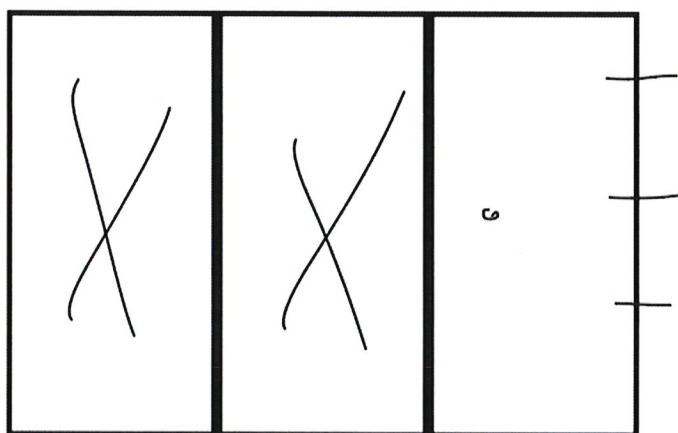
**No Group**

### Notes

**Only 82 1/4" from ground to exterior concrete. Might need to cut brick mold down. Jamb is 4 9/16"**

### Measures

Tip to Tip	33 1/2 x 81 3/4
Jamb Depth	4 9/16
Base Shoe	No
Casing Color	Match Door



INSIDE VIEW

### Notes

**Only 82 1/4" from ground to exterior concrete. Might need to cut brick mold down. Jamb is 4 9/16"**

Did you save your estimate?

Answered: Yes

Did you result your estimate?

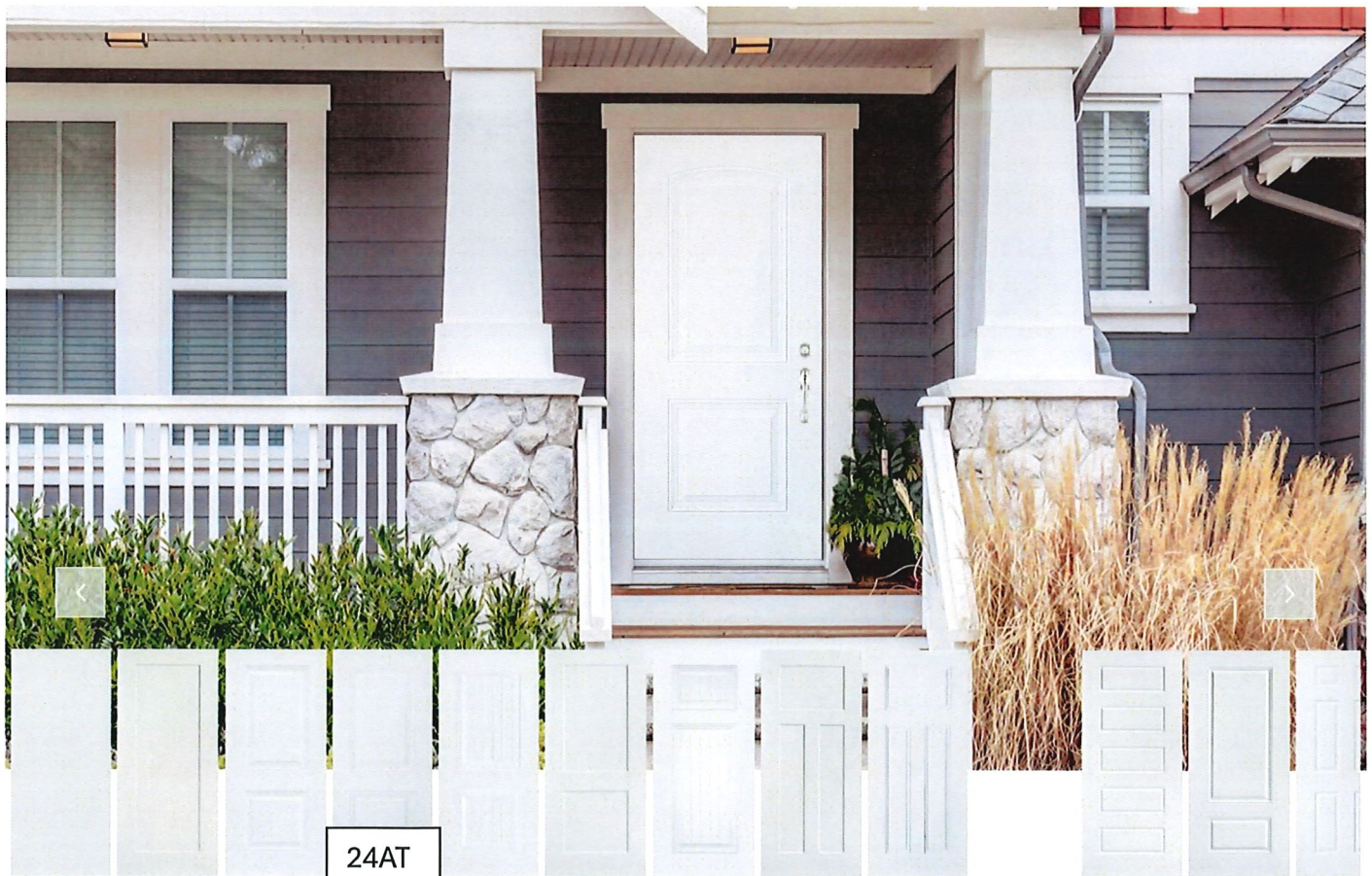
Answered: Yes



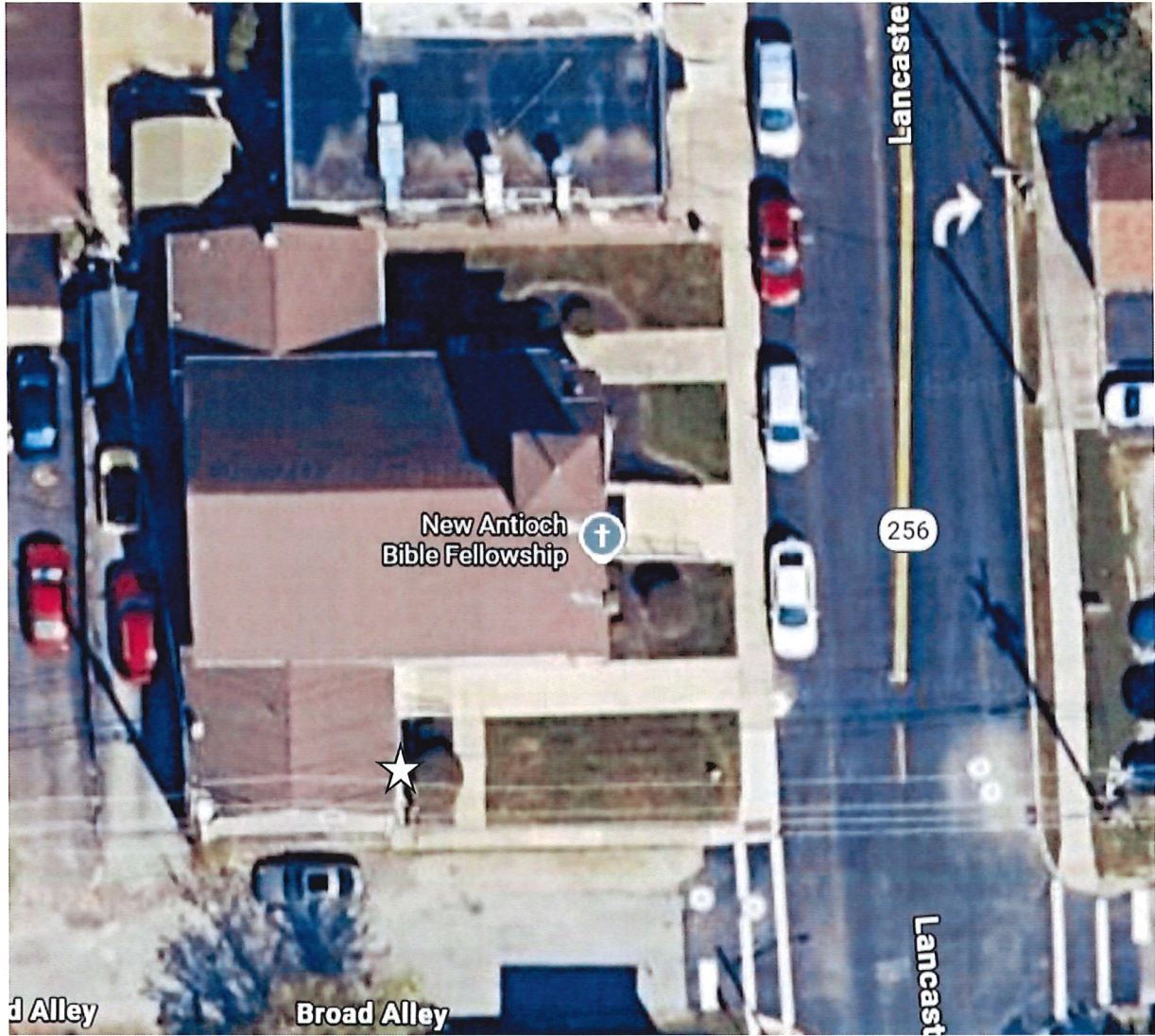
## CAMBRIDGE SMOOTH STEEL

Cambridge Smooth Steel doors are designed for strength, security and durability. This premium, insulated door system is constructed with a full steel-edge perimeter that offers additional strength and the industry's highest security rating.

- 22-gauge steel for rust protection and durability
- Polyurethane foam core to protect from heat loss or gain
- Resists denting, cracking, splitting, warping and twisting
- Adjustable hinge plate system
- Fire rated up to 90 minutes
- Limited lifetime warranty







**From:** [Lieutenant Schmidt](#)  
**To:** [Emma Cepek](#)  
**Cc:** [Phoenix Buathier](#)  
**Subject:** Re: 1415 Lancaster Avenue Certificate of Appropriateness  
**Date:** Thursday, March 5, 2026 11:22:57 AM  
**Attachments:** [Outlook-143qbaql.png](#)

---

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Cepek,

Good morning.

We have no commits on this project at this time.

Thanks,

Theo Schmidt, BS, CFSI  
Fire Marshal  
Truro Township Fire Department  
6305 E. Livingston Ave.  
Reynoldsburg, Oh 43068  
614-729-1921 (Office)  
614-419-0188 (Cell)



"Our Community, Our Commitment"

---

**From:** Emma Cepek <ecepek@reynoldsburg.gov>  
**Sent:** Tuesday, March 3, 2026 12:25 PM  
**To:** Lieutenant Schmidt <LTSchmidt@trurotp.org>  
**Cc:** Phoenix Buathier <pbuathier@reynoldsburg.gov>  
**Subject:** RE: 1415 Lancaster Avenue Certificate of Appropriateness

Oops, sorry! Here it is.

**Emma Cepek, MPA**  
PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068  
**Direct** 614-322-6800. ext. 6720 **Zoning Line** 614-322-6850  
**E** [ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

---

**From:** Lieutenant Schmidt <LTSchmidt@trurotwp.org>  
**Sent:** Tuesday, March 3, 2026 12:24 PM  
**To:** Emma Cepek <ecepek@reynoldsburg.gov>  
**Cc:** Phoenix Buathier <pbuathier@reynoldsburg.gov>  
**Subject:** Re: 1415 Lancaster Avenue Certificate of Appropriateness

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Cepek,

Good afternoon.

Was there supposed to be a PDF file with your email? If so, could you resend the file? I did not receive it.

Thanks,

Theo Schmidt  
Fire Marshal  
Truro Township Fire Department

Get [Outlook for iOS](#)

---

**From:** Emma Cepek <ecepek@reynoldsburg.gov>  
**Sent:** Monday, March 2, 2026 12:16:33 PM  
**To:** Lieutenant Schmidt <LTSchmidt@trurotwp.org>  
**Cc:** Phoenix Buathier <pbuathier@reynoldsburg.gov>  
**Subject:** 1415 Lancaster Avenue Certificate of Appropriateness

Lt. Schmidt,

I am sending you 1415 Lancaster Avenue Certificate of Appropriateness Application and supporting items that are scheduled for the March 19<sup>th</sup> Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by March 10<sup>th</sup> so that we can incorporate them in the staff report that goes out first thing on

March 12<sup>th</sup>.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

**Emma Cepek, MPA**

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

**Direct** 614-322-6800. ext. 6720 **Zoning Line** 614-322-6850

**E** [ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

March 4, 2026

Planning and Zoning Board  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068

RE: Signarama Reynoldsburg for Nirja Jewelers; 7574 E. Main Street: Certificate of Appropriateness for Signage

Planning and Zoning Board:

Below is the staff review of the above reference Certificate of Appropriateness Application.

### 1. Project Summary

- a. **Site Summary:** The subject site is located at 7574 E. Main Street. It is located in an outdoor commercial center on a 2.671-acre parcel. This parcel is located in the ORD-C, Olde Reynoldsburg District. The applicant is requesting sign refaces for a monument sign and a wall sign.
- b. **Surrounding Zoning:** The surrounding zoning consists of ORD-C, Olde Reynoldsburg Commercial District to the south and west, RM, Residential Medium to the north, OS, Open Space to the north east, and EMD, East Main Street District to the south east. The surrounding land uses consist of apartments to the north, a gas station to the east, a bank and outdoor commercial center to the south, and retail to the west.
- c. **Applicant's Request:** The proposed project involves a sign reface for a single wall sign and a double-sided monument sign. The existing and proposed wall sign is 3 feet by 24 feet, for a total of 72 square feet of wall signage. The existing and proposed monument sign panels are 2 feet by 6 feet, for a total of 12 square feet. Both the existing and proposed wall sign and monument signage have the same dimensions. All proposed signage is stated to be made of polycarbonate with a vinyl overlay, and internally illuminated with tube lighting.
- d. **Comprehensive Sign Plan:** In September of 2019, a Comprehensive Sign Plan was done for Olde Town Center, which is where this business is located. The Comprehensive Sign Plan created signage standards that were adopted by the Planning Commission at the time for the entire shopping center. The Comprehensive Sign Plan was approved by Planning Commission with the following conditions, that the box panel signs shall have black or dark gray base colors shown with white lettering and individual logos.
- e. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District "Strengthen the historic character of the district, by the preservation and reuse of historically significant structures." The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

## 2. Project Review

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)” The signs must comply with Section 1109.19, Section 1105.03.F, and the Comprehensive Sign Plan.
- b. The application appears to meet the following criteria established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:
  - i. Enhances the attractiveness and desirability of the district.
  - ii. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
  - iii. Improves residential amenities and any adjoining residential neighborhood.
  - iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
  - v. Satisfies the applicable guidelines set forth under Chapter 1103; and
  - vi. Overall effects of the project or development on the appearance and environment of the district.
- c. Section 1105.03.F states:
  - i. Nonconforming Signs.
    1. An existing sign that does not meet the requirements of this chapter shall be deemed a nonconforming sign.
    2. A nonconforming sign shall exist and be maintained in accordance with the following:
      - a. For all signs, except Wall, Projecting and Awning signs: The size and shape of the sign structure shall not be altered, except that sign face panels may be replaced.
      - b. For Wall, Projecting and Awning signs only: The size and shape of the sign structure –which includes the sign face, sign panels, and the sign cabinet – shall not be altered. Neither the width, nor the height, nor the square footage of the nonconforming sign shall be increased, and the replacement sign shall not exceed the width, height and square footage respectively of the existing nonconforming sign. All other components of the zoning code applicable to signage must be met.
      - c. If damage occurs to a sign to the extent of sixty percent (60%) or more of either the structure or its replacement cost at the time of destruction, the sign shall be brought into compliance with the provisions of this Zoning Code.
  - d. The proposed sign refaces appear to meet the Comprehensive Sign Plan for this shopping center for colors as it has a dark gray base and white lettering.

## 3. Recommendation

- a. The proposed monument sign reface and the proposed wall sign reface both meet all of the requirements for Section 1109.19, Certificate of Appropriateness – Olde

Reynoldsburg Districts, Section 1105.03.F, and the Comprehensive Sign Plan. Therefore, due to the signs meeting all of these standards, staff recommends approval of the Certificate of Appropriateness.



\*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

\*Please know that an application will not be processed until payment has been received.

## PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address: <u>7574 E. MAIN ST.</u>	Parcel ID#(s): <u>060-006876-00</u>
--	--

### II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>OLDE TOWN EAST SHOPPING CENTER LLC</u>	
Contact Email:	Contact Phone Number:

### III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>NIRJA SEWERS</u>	Contact Name: <u>GOVIN GHIMIRAY</u>
Contact Email: <u>GHIMIRAY14@GMAIL.COM</u>	Contact Phone Number: <u>(740) 556-6721</u>

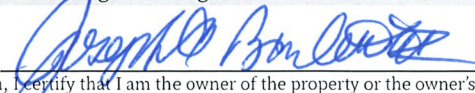
### IV. APPLICANT INFORMATION

Applicant Name: <u>SIGNARAMA REYNOLDSBURG</u>	Applicant Address: <u>6263 E. MAIN ST, 43213</u>
Applicant Phone Number: <u>(614) 501-7446</u>	Applicant Email: <u>PERMITS@SIGNARAMA-REYNOLDSBURG.COM</u>
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Owner's Consent Attached.	

#### PROJECT INFORMATION

<input type="checkbox"/> New Main Building (\$400)	<input type="checkbox"/> Exterior Modifications/ New Accessory Building (\$200)	<input checked="" type="checkbox"/> Comprehensive Sign Plan (Two or more signs) (\$150)	<input type="checkbox"/> Signage (One sign) (\$75)
Description of Project: <u>REPLACE EXISTING LIGHTBOX SIGN &amp; REPLACE EXISTING Pylon SIGN</u>			

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:  Date: 2/26/26

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

#### \*\*OFFICE USE ONLY\*\*

\* Revised 2026

Additional Notes:

Zoning District: \_\_\_\_\_

Additional Approval Required

- Planning and Zoning Board  
 Other: \_\_\_\_\_

**PZB Meeting**

Date: \_\_\_\_\_

Approved as Submitted  
 Approved w/ Conditions  
 Tabled  
 Denied  
 Withdrawn

P&Z Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

# Submission Requirements

## CERTIFICATE OF APPROPRIATENESS

### I. General Requirements

- All applications for a certificate of appropriateness shall be received twenty one (21) days prior to the next meeting.
- All exhibits required for the permanent file (noted in the following paragraphs) must be folded into an 8 ½ x 11 sized paper. However, larger mounting boards, material samples, or other exhibits not meeting these criteria may be used for Planning and Zoning Board presentation.
- Three (3) sets of physical plans and One (1) electronic set of plans should be submitted to the Board through the Planning & Zoning Administrator.
- An adequate number of images are required to illustrate the site, including buildings and other existing features as well as adjacent properties

### II. Building Construction, Exterior Remodeling, and Additions Submittal Requirements

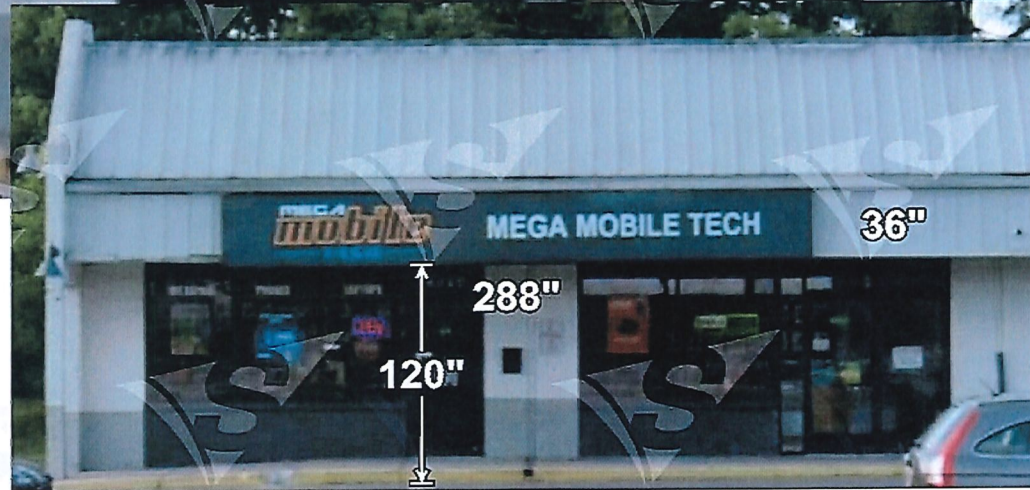
- A site plan is required containing the following information:
  - Scale and north arrow
  - Project name and site address
  - All property and street pavement lines
  - Existing and proposed contours
  - Gross area of tract stated in square feet
- Complete elevations are required containing the following information:
  - Scale
  - All signs to be shown on the elevation
  - Changes in ground elevation
  - Type, color, and texture of all primary materials to be used;
  - Fenestration, doorways, and all other projecting and receding elements
- Material samples (required for all exterior materials)

### III. Free-standing Ground Sign Submittal Requirements

- A site plan is required containing the following information:
  - Scale and north arrow;
  - Address of the site;
  - All property and street pavement lines;
  - Proposed ingress and egress, including on-site parking areas, parking stalls, and adjacent streets;
  - Location and height of all existing and proposed signs on the site, showing required setbacks
- Material samples are required for components

### IV. Wall Sign Submittal Requirements

- A scaled drawing of each face of the proposed wall sign is required showing the following information;
  - All size specifications, including the size of letters and graphics;
  - Description of sign and frame materials and colors;
- An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign
- Material samples are required for all components.



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Reynoldsburg  
**Signarama**

6253 E Main St | Columbus, OH | 43213  
(614) 501-SIGN (7446)  
sales@signarama-reynoldsburg.com

Please note: The Signarama S Icon only appears on proofs and will be removed before final production.



Distance from sign to curb.  
Click on the map to add to your path  
Total distance: 230.09 ft (70.13 m)

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← Sign Location

20.36 ft

Distance from edge of sign to curb.  
Click on the map to add to your path  
Total distance: 20.36 ft (6.21 m)

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(614) 501-SIGN (7446)  
sales@signarama-reynoldsburg.com

**From:** [Lieutenant Schmidt](#)  
**To:** [Emma Cepek](#)  
**Cc:** [Phoenix Buathier](#)  
**Subject:** Re: 7574 E. Main Street Certificate of Appropriateness  
**Date:** Thursday, March 5, 2026 11:23:57 AM  
**Attachments:** [Outlook-0jokmkdu.png](#)

---

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Cepek,

Good morning.

We have no commits on this project at this time.

Thanks,

Theo Schmidt, BS, CFSI  
Fire Marshal  
Truro Township Fire Department  
6305 E. Livingston Ave.  
Reynoldsburg, Oh 43068  
614-729-1921 (Office)  
614-419-0188 (Cell)



"Our Community, Our Commitment"

---

**From:** Emma Cepek <ecepek@reynoldsburg.gov>  
**Sent:** Monday, March 2, 2026 12:38 PM  
**To:** Lieutenant Schmidt <LTSchmidt@trurotp.org>  
**Cc:** Phoenix Buathier <pbuathier@reynoldsburg.gov>  
**Subject:** 7574 E. Main Street Certificate of Appropriateness

Lt. Schmidt,

I am sending you 7574 E. Main Street Certificate of Appropriateness Application and supporting items that are scheduled for the March 19<sup>th</sup> Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the

meeting. Therefore, I am asking for any comments the Fire Department may have by March 10<sup>th</sup> so that we can incorporate them in the staff report that goes out first thing on March 12<sup>th</sup>.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

**Emma Cepek, MPA**

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

**Direct** 614-322-6800. ext. 6720 **Zoning Line** 614-322-6850

**E** [ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

# Reynoldsburg

Department of Development  
 Planning & Zoning Division  
 7232 E. Main Street  
 Reynoldsburg, OH 43068

\*All Applications are submitted in person, through mail or to the Building Department by email at: permit@reynoldsburg.gov.

App./Case# 2026-0090  
 Date Submitted: 2/19/26  
 Fee Amount: \$ 100.00

\*Please know that an application will not be processed until payment has been received.

Paid: Ck 1101

## ZONING SIGN APPLICATION

Property Address: <u>7574 E Main St</u>	Parcel ID#(s): <u>060-006876-00</u>
--	--

### PROPERTY OWNER OF RECORD

Property Owner Names: <u>Olde Town East Shopping Center LLC</u>	
Contact Email:	Contact Phone Number:

### II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Nirja Jewellers</u>	Contact Name: <u>Govin Ghimiray</u>
Contact Email: <u>ghimiray14@gmail.com</u>	Contact Phone Number: <u>(740) 556-6721</u>
Description of Use: <u>Retail - Jewelry Store</u>	

### III. APPLICANT INFORMATION

Applicant Name: <u>Signarama Reynoldsburg</u>	Applicant Address: <u>6253 E Main St., Columbus, OH 43213</u>
Applicant Phone Number: <u>(614) 501-7446</u>	Applicant Email: <u>permits@signarama-reynoldsburg.com</u>

Property Owner    Business Owner/Tenant    Contractor    Architect/Engineer    Owner's Consent Attached.

### SIGNAGE INFORMATION

Type of Signage: <input type="checkbox"/> New Sign <input checked="" type="checkbox"/> Sign Reface	Sign Fees are \$100 per sign. Please fill out a single application for each sign.
Sign Type: <input type="checkbox"/> Monument <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Projecting <input type="checkbox"/> Awning <input type="checkbox"/> Roof <input type="checkbox"/> Other _____	
Sign Illumination: <input checked="" type="checkbox"/> Internal <input type="checkbox"/> External <input type="checkbox"/> Non-Illuminated	Type of Illumination: <u>TUBE</u>
Signs Dimensions (width and height): <u>24</u> feet by <u>36</u> feet	Signs Square Footage: <u>864</u>
Setback of Monument Sign: _____ feet	Sign Material: <u>Polycarbonate with Vinyl Overlay</u>

Applicant Signature: Joseph A. Bonle...

Date: 2/19/26

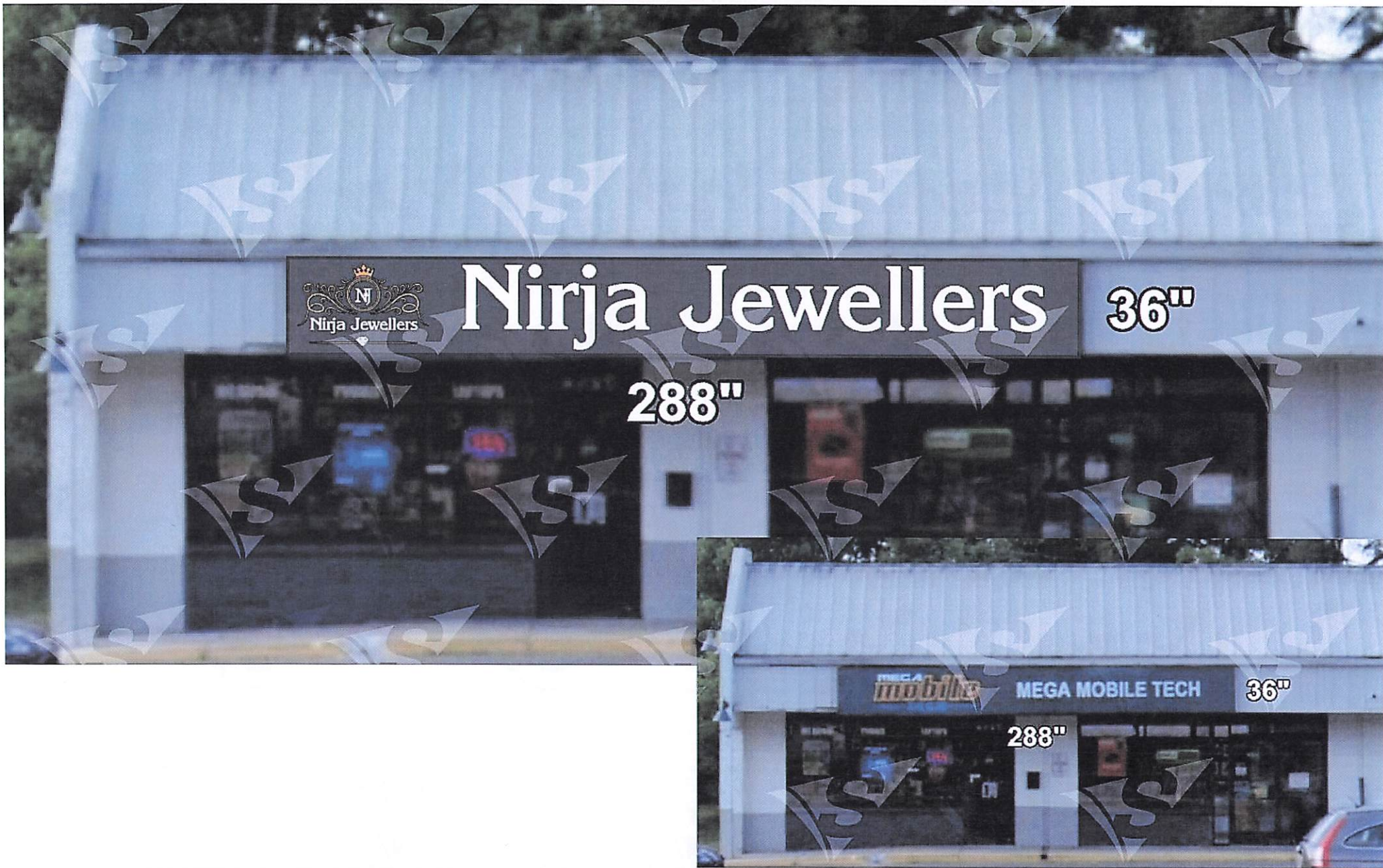
\*By signing this application, I certify that I am the owner of property or the owner's agent, and that the work is authorized with the full knowledge of the owner\*

### \*\*OFFICE USE ONLY\*\*

Additional Notes:

Zoning Information:	Additional Approvals Required	Additional Requirements:
Zoning District: _____	<input type="checkbox"/> Planning and Zoning Board	<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Olde Reynoldsburg District		<input type="checkbox"/> Variance
P&Z Administrator: _____		<input type="checkbox"/> Building Permit
Floodplain Administrator: <u>N/A</u>		Date: _____

\* Contractor Registration needs renewal Page 43 of 72



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Reynoldsburg  
**Signarama**

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(614) 501-SIGN (7446)  
sales@signarama-reynoldsburg.com

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[sales@signarama-reynoldsburg.com](mailto:sales@signarama-reynoldsburg.com)



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# Reynoldsburg

Department of Development  
 Planning & Zoning Division  
 7232 E. Main Street  
 Reynoldsburg, OH 43068

\*All Applications are submitted in person, through mail or to the Building Department by email at: permit@reynoldsburg.gov.

App./Case# 2026-0091  
 Date Submitted: 2/19/26  
 Fee Amount: \$100.00

\*Please know that an application will not be processed until payment has been received.

Paid: CK 1101

## ZONING SIGN APPLICATION

Property Address: <u>7574 E Main St</u>	Parcel ID#(s): <u>060-006876-00</u>
--	--

### PROPERTY OWNER OF RECORD

Property Owner Names: <u>Olde Town East Shopping Center LLC</u>	
Contact Email:	Contact Phone Number:

### II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)


Business Name: <u>Nirja Jewellers</u>	Contact Name: <u>Govin Ghimiray</u>
Contact Email: <u>ghimiray14@gmail.com</u>	Contact Phone Number: <u>(740) 556-6721</u>
Description of Use: <u>Retail - Jewelry Store</u>	

### III. APPLICANT INFORMATION

Applicant Name: <u>Signarama Reynoldsburg</u>	Applicant Address: <u>6253 E Main St., Columbus, OH 43213</u>
Applicant Phone Number: <u>(614) 501-7446</u>	Applicant Email: <u>permits@signarama-reynoldsburg.com</u>
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Owner's Consent Attached.	

### SIGNAGE INFORMATION

Type of Signage: <input type="checkbox"/> New Sign <input checked="" type="checkbox"/> Sign Reface	Sign Fees are \$100 per sign. <b>Please fill out a single application for each sign.</b>
Sign Type: <input checked="" type="checkbox"/> Monument <input type="checkbox"/> Wall <input type="checkbox"/> Projecting <input type="checkbox"/> Awning <input type="checkbox"/> Roof <input type="checkbox"/> Other _____	
Sign Illumination: <input checked="" type="checkbox"/> Internal <input type="checkbox"/> External <input type="checkbox"/> Non-Illuminated	Type of Illumination: <u>TUBE</u>
Signs Dimensions (width and height): <u>02'6"</u> feet by <u>02'</u> feet	Signs Square Footage: <u>11.15</u>
Setback of Monument Sign: _____ feet	Sign Material: <u>Polycarbonate with Vinyl Overlay</u>

Applicant Signature:  Date: 02/19/2026

\*By signing this application, I certify that I am the owner of property or the owner's agent, and that the work is authorized with the full knowledge of the owner\*

#### \*\*OFFICE USE ONLY\*\*

Additional Notes:

Zoning Information:	Additional Approvals Required	Additional Requirements:
Zoning District: _____	<input type="checkbox"/> Planning and Zoning Board	<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Olde Reynoldsburg District		<input type="checkbox"/> Variance
P&Z Administrator: _____		<input type="checkbox"/> Building Permit
Floodplain Administrator: <u>NIA</u>		Date: _____



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Reynoldsburg  
**Signarama**

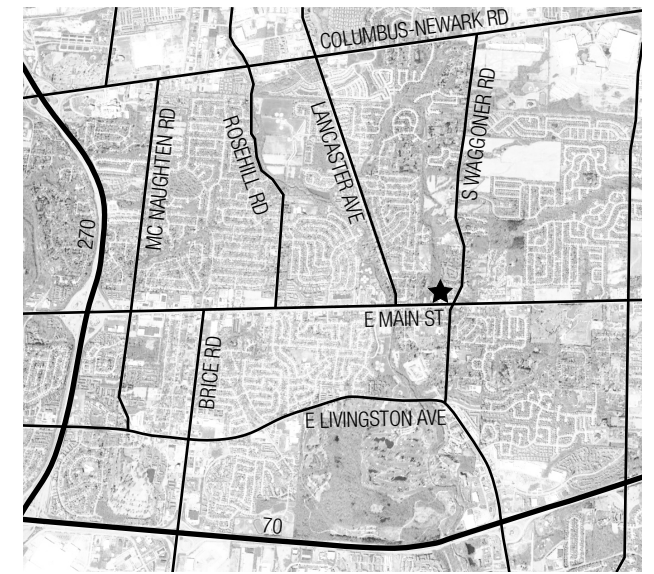
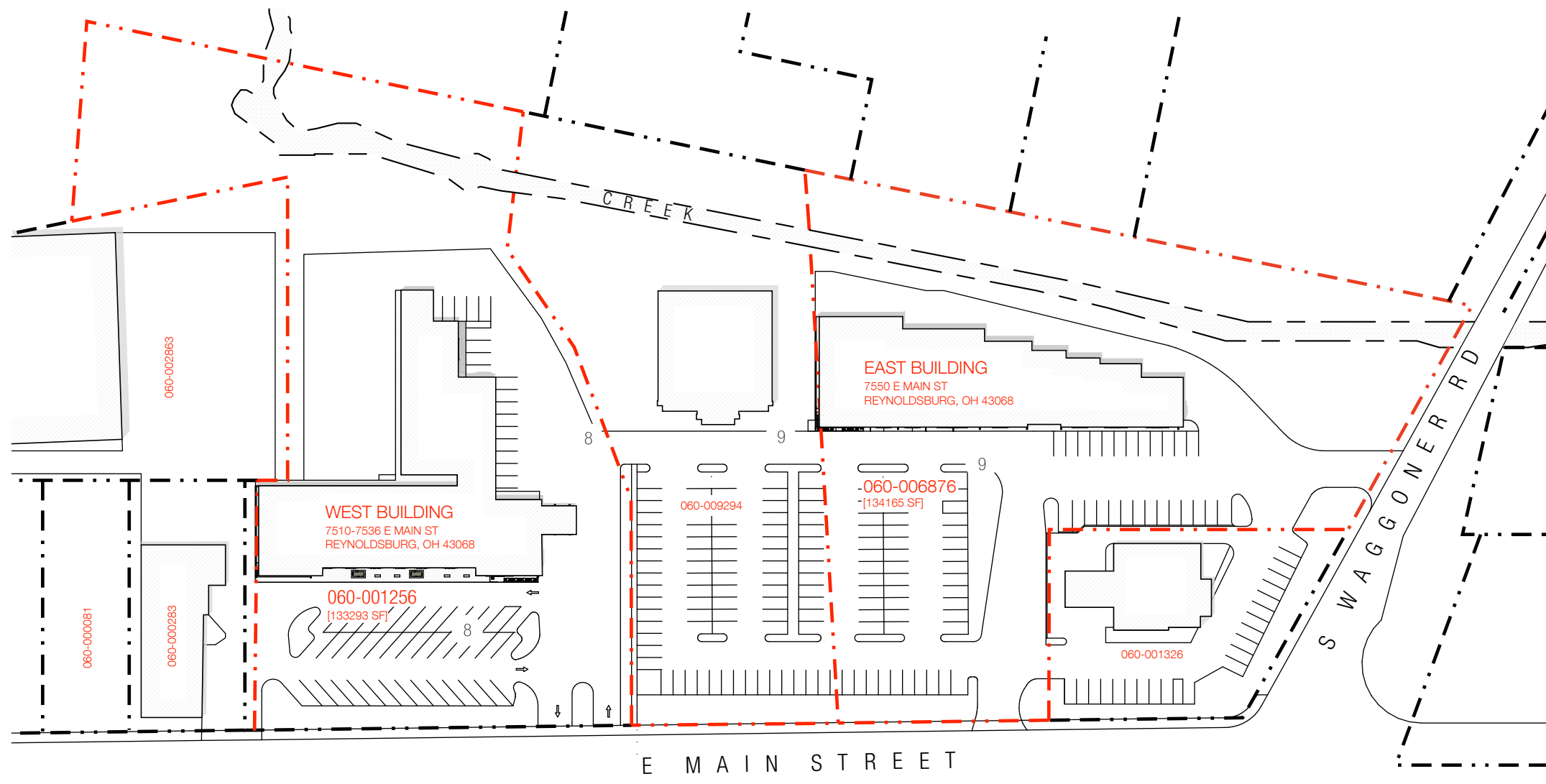
6253 E Main St | Columbus, OH | 43213  
(614) 501-SIGN (7446)  
sales@signarama-reynoldsburg.com

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CITY OF REYNOLDSBURG  
**CERTIFICATE OF APPROPRIATENESS**  
**COMPREHENSIVE SIGN PLAN APPLICATION**

**7510-7550 E MAIN STREET**  
**REYNOLDSBURG, OH 43068**

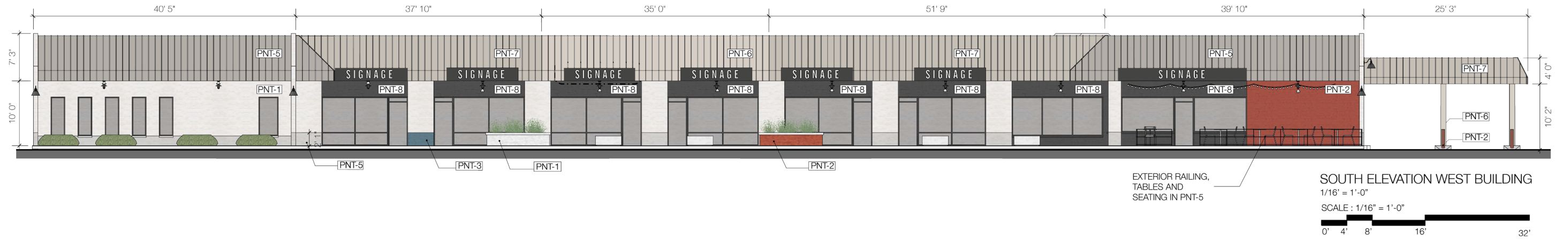
**8.29.2019**  
© Tim Lai ArchitecT



1 SITE MAP  
SCALE: NTS

2 SITE PLAN  
100' = 1'-0"  
SCALE: 1" = 100'-0"  
0' 25' 50' 100' 200'

PROPOSED UNIFIED TENANT SIGN: WEST BUILDING



**SOUTH ELEVATION WEST BUILDING**  
 1/16" = 1'-0"  
 SCALE: 1/16" = 1'-0"  
 0' 4' 8' 16' 32'



**EAST ELEVATION WEST BUILDING**  
 1/16" = 1'-0"  
 SCALE: 1/16" = 1'-0"  
 0' 4' 8' 16' 32'

**LEGEND**

PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
PNT-5	SW 7643	PUSSYWILLOW	ON BRICK, METAL PANEL
PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON ORE	ON BRICK, METAL PANEL

**NOTE:**

EAST WALL ON EAST BUILDING TO BE PAINTED AS OPTION B BELOW

FOR OTHER WALL NOT SHOWN: OWNER TO DECIDE BETWEEN 2 OPTIONS

OPTION A: PAINT ALL WALLS PNT-5

OPTION B: PAINT PNT-5 AT 2'-0" & BELOW TYP.; PNT-1 AT 2'-0" & ABOVE

FOR OPTION B, THE PAINT TRANSITION MAY NEED TO MATCH ADJACENT WALL SHOWN ON ELEVATION DUE TO SLOPING GRADE CHANGES.

CONTRACTOR TO CHECK WITH ARCHITECT BEFORE PAINTING

**DESCRIPTIONS:**

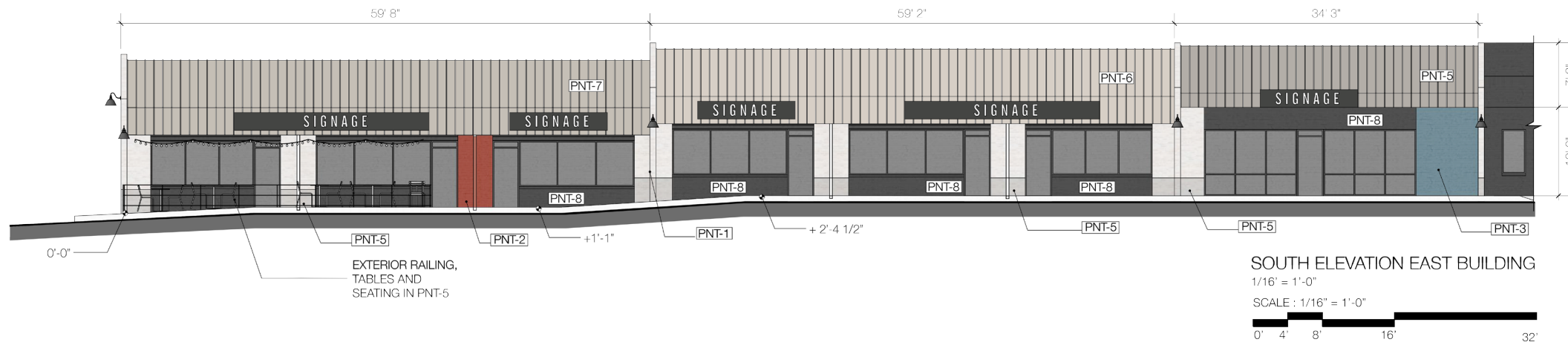
THE EXISTING LIGHT BOXES WILL BE RELOCATED TO THE FRONT OF BUILDING AND INSTALL ON FASCIA FOR BETTER VISIBILITY

PAINT ALL EXISTING LIGHT BOXES TO DARK GRAY, PNT-8, SW7069 IRON ORE

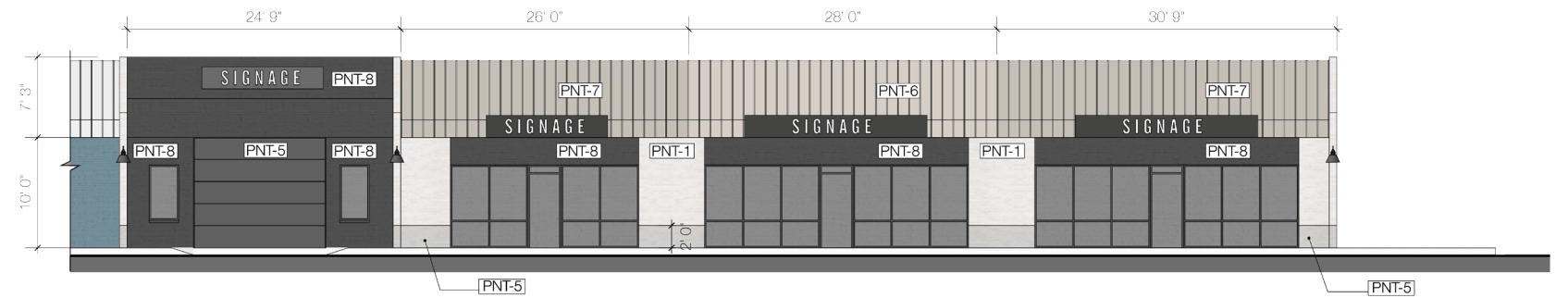
NEW TENANT SIGN WILL MATCH THE COLOR OF THE LIGHT BOX, PNT-8, SW7069 IRON ORE



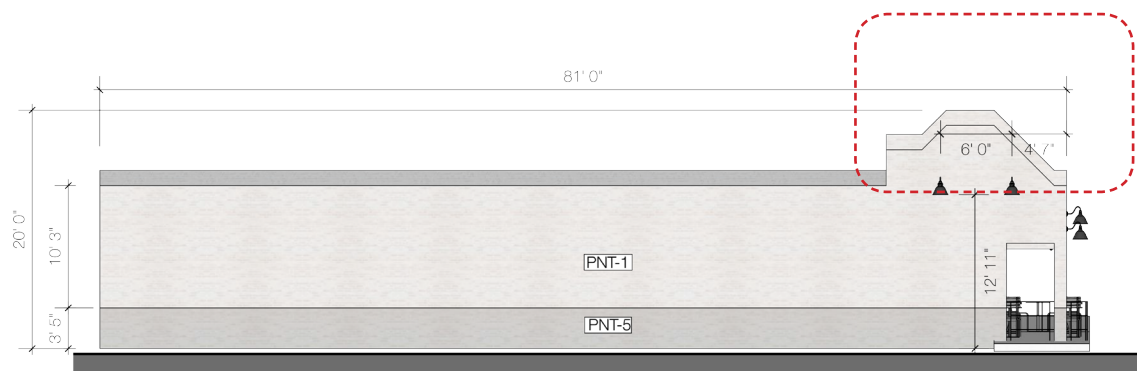
PROPOSED UNIFIED TENANT SIGN: EAST BUILDING



SOUTH ELEVATION EAST BUILDING  
1/16" = 1'-0"  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'



SOUTH ELEVATION CONTINUED EAST BUILDING  
1/16" = 1'-0"  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'



WEST ELEVATION EAST BUILDING  
1/16" = 1'-0"  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'

DESCRIPTIONS:

SAME AS WEST BUILDING

NOTE:

EAST WALL ON EAST BUILDING TO BE PAINTED AS OPTION B BELOW

FOR OTHER WALL NOT SHOWN: OWNER TO DECIDE BETWEEN 2 OPTIONS

OPTION A: PAINT ALL WALLS PNT-5

OPTION B: PAINT PNT-5 AT 2'-0" & BELOW TYP.; PNT-1 AT 2'-0" & ABOVE

FOR OPTION B, THE PAINT TRANSITION MAY NEED TO MATCH ADJACENT WALL SHOWN ON ELEVATION DUE TO SLOPING GRADE CHANGES.

CONTRACTOR TO CHECK WITH ARCHITECT BEFORE PAINTING

LEGEND

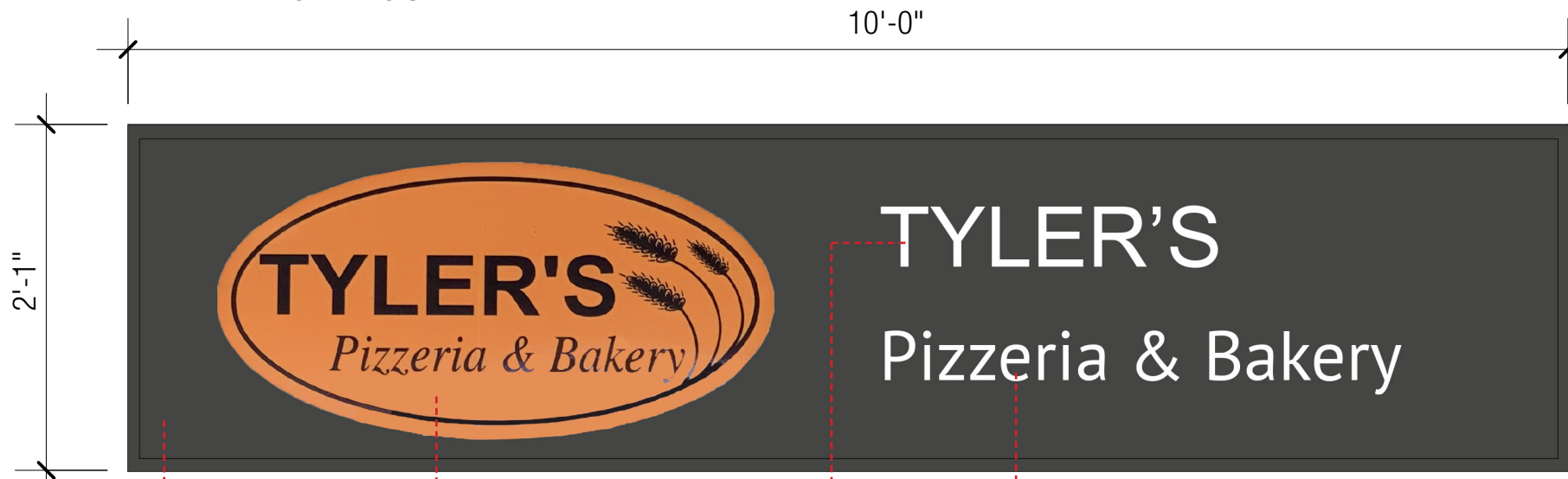
PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
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PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON ORE	ON BRICK, METAL PANEL

PROPOSED TENANT SIGN STANDARDS

EXISTING



NEW TENANT GRAPHIC STANDARD



SCALE: 1"=1'-0"

OPAQUE POLYCARBONATE FACE WITH GRAPHICS, PNT-8 SW7069 IRON ORE

LOGO

NAME OF BUSINESS

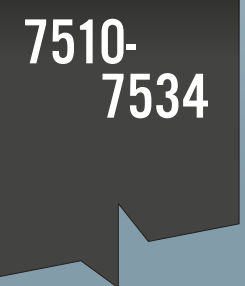
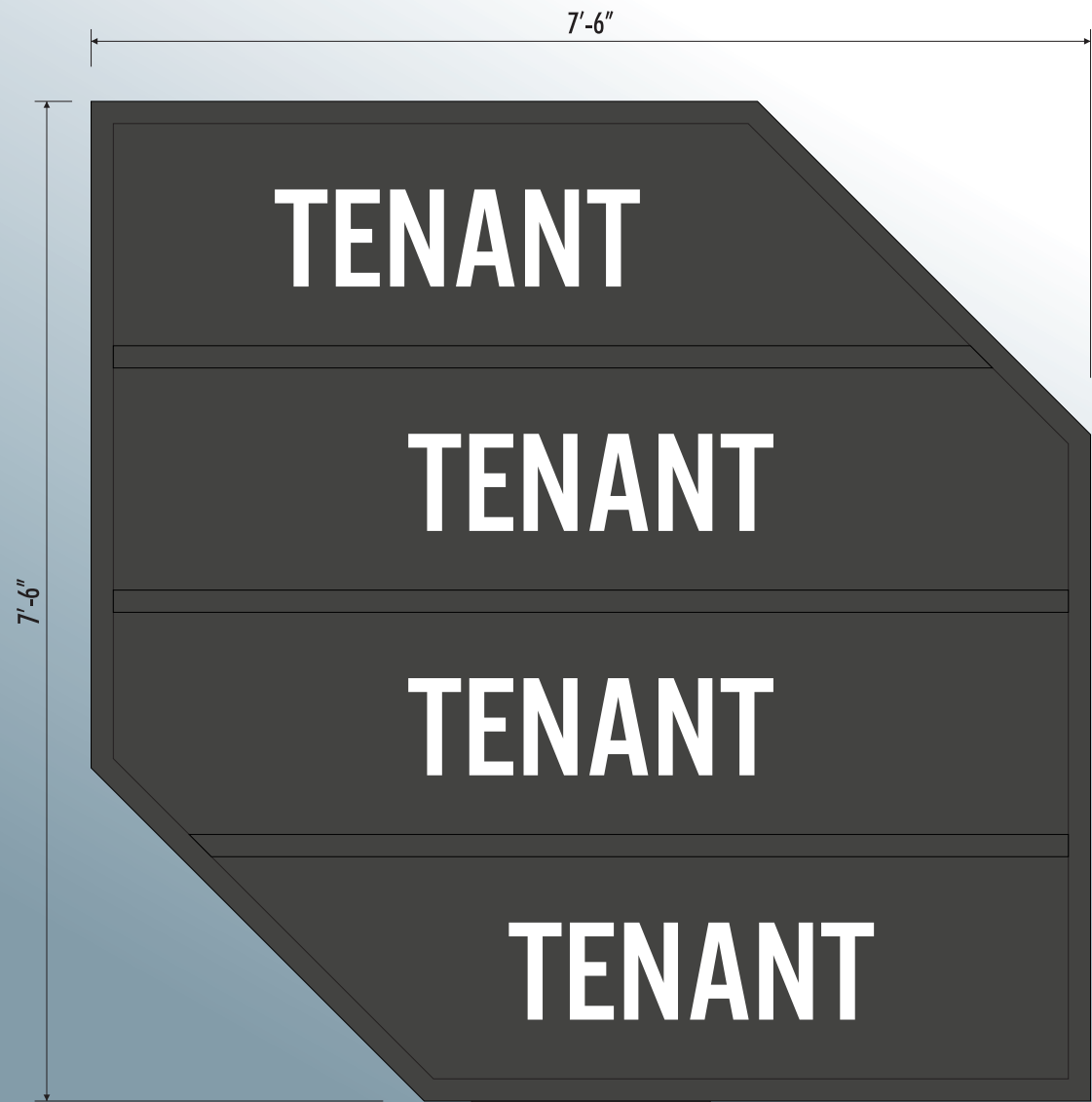
SECONDARY COPY/TAG LINES



TENANT SIGN STANDARD



WEST BUILDING DETAIL MONTAGE



#S1-35805-R2: REPLACEMENT FACES FOR D/F ILLUMINATED PYLON SIGN 3/4" = 1'-0"

- REPAINT CABINET SW 7069 IRON ORE.
- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT OPAQUE VINYL TO MATCH SW 7069 IRON ORE.
- LED RETROFIT.
- NEW POLE COVER PAINTED SW 7069 IRON ORE.
- ADDRESS: CUT WHITE VINYL.



PROPOSED CONCEPTUAL: SCALE: 3/8" = 1'-0"

**DaNite Sign Co.**  
*Proudly Serving Central Ohio Since 1954*  
 1640 Harmon Ave Columbus, Ohio, 43223  
 (614) 444-3333 (FAX) 444-3026  
 www.danitesign.com

UL LISTED via STANDARD UL48  
 FILE NO: E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING SIGN

COLORS

- WHITE
- SW 7069 IRON ORE

APPROVED-CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_

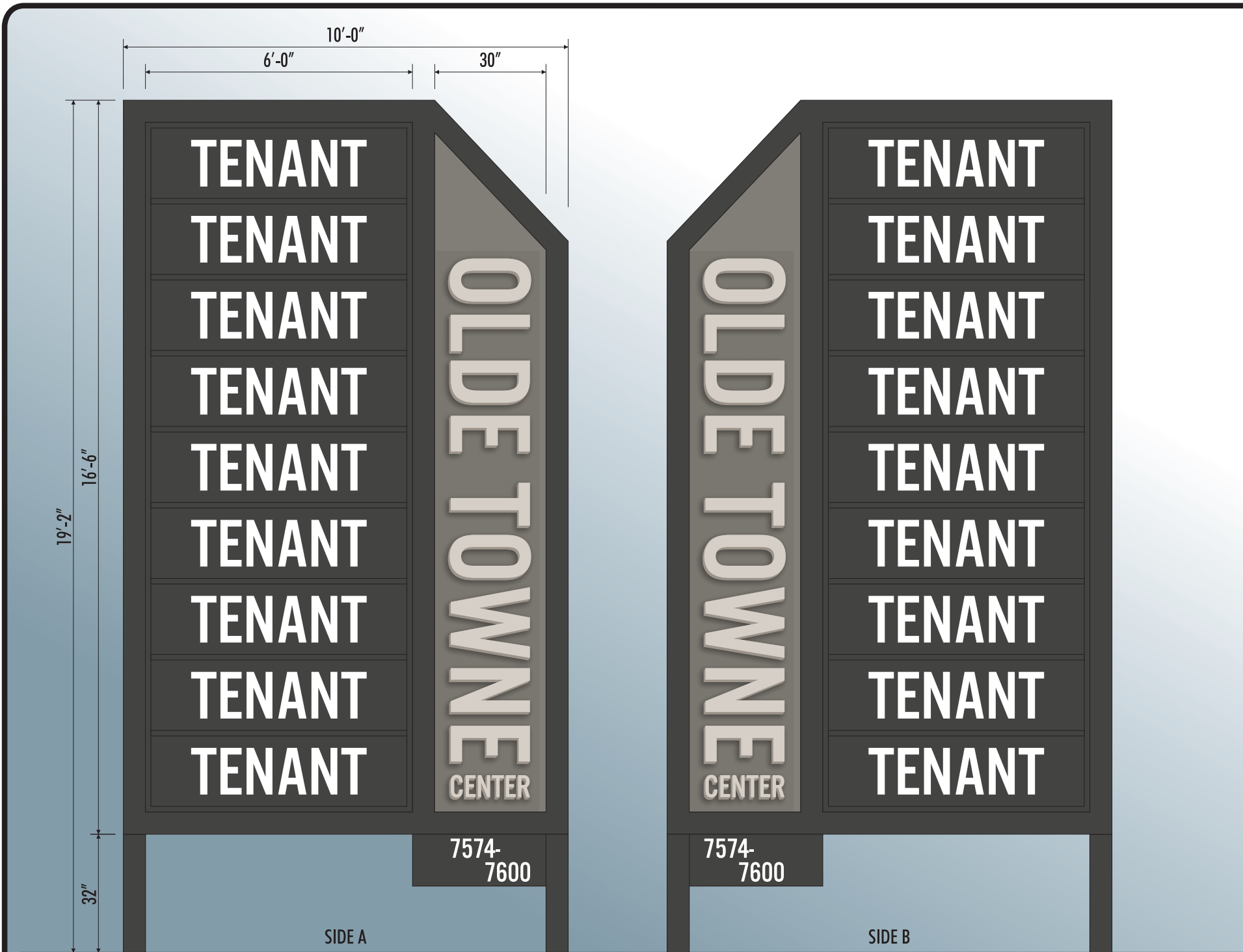


JOB NAME	OLDE TOWNE	#S1-35805-R2
STREET	7510-7600 E. MAIN STREET	
CITY, STATE	REYNOLDSBURG, OH	
SIGN TYPE	REPLACEMENT FACES	

DATE	7/17/19	REV. DATE: 8/27/19
FILE NAME	OLDE TOWNE.CDR	
DIRECTORY	ANYA > 2019 > 0	

SCALE AS NOTED SALE SC DESIGNER AG

This project is an original unpublished design concept protected by copyright laws of The United States of America. Prior to sale or paid design fees, all visual materials, specifications, annexes and revisions remain the exclusive property of DaNite Sign Company. The use of any part herein to manufacture, sell or adapt this concept to other mediums by unauthorized parties constitutes an actionable plagiarism.



**#S2-35805-R4: REPAINT AND REPLACEMENT FACES FOR D/F ILLUMINATED PYLON SIGN**  $3/8" = 1'-0"$

- REPAINT CABINET SW 7069 IRON ORE.
- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT OR DIGITALLY PRINTED VINYL.
- LED RETROFIT.
- "OLDE TOWNE" PANEL: .090 ALUMINUM PAINTED SW 7067 CITYSCAPE.
- "OLDE TOWNE" GRAPHICS: ROUTED 1/2" PVC PAINTED SW 7643 PUSSYWILLOW.
- REPAINT CABINET FRAME SW 7069 IRON ORE.



Proudly Serving Central Ohio Since 1954  
 1640 Harmon Ave Columbus, Ohio, 43223  
 (614) 444-3333 (FAX) 444-3026  
 www.danitesign.com

UL LISTED via STANDARD UL48  
 FILE NO: E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING SIGN

COLORS

- WHITE SW 7643 PUSSYWILLOW
- SW 7069 IRON ORE SW 7067 CITYSCAPE

APPROVED-CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_



JOB NAME	OLDE TOWNE	#S2-35805-R3
STREET	7510-7600 E. MAIN STREET	
CITY, STATE	REYNOLDSBURG, OH	
SIGN TYPE	REPLACEMENT FACES	

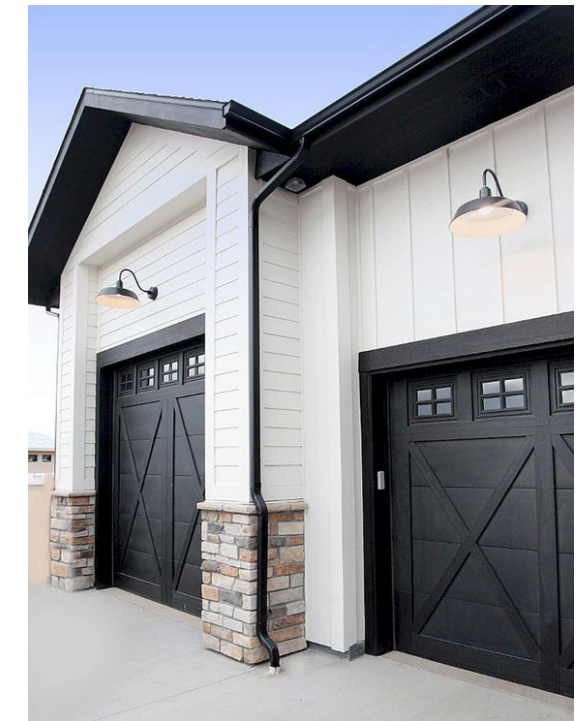
DATE	7/17/19	REV. DATE: 8/27/19
FILE NAME	OLDE TOWNE.CDR	
DIRECTORY	ANYA > 2019 > 0	

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PROPOSED MURAL TO BE PAINTED ON PART OF THE EAST WALL OF THE WEST BUILDING



MODERN FARMHOUSE AESTHETICS



LANDSCAPE ELEMENTS AT THE ENTRANCE OF THE SHOPPING CENTER

# CITY OF REYNOLDSBURG

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## MINUTES

PLANNING COMMISSION  
THURSDAY, SEPTEMBER 5, 2019 6:00 PM

PLACE: COUNCIL CHAMBERS  
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

### A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst  
ABSENT: Bizjak

#### 2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – August 1, 2019

Minutes Stand Approved

#### 3. APPROVAL OF AGENDA

Agenda Stands Approved

#### 4. SWEARING IN OF SPEAKERS

Speakers Sworn in by Mr. Zollars

### B. PUBLIC COMMENT

None

### C. UNFINISHED BUSINESS

None

### D. NEW BUSINESS

1. 6309 E Main Street; Application #2019-5333; Applicant Custom Sign Center, Inc.;  
Certificate of Appropriateness - Signage

**Mr. Zollars** Let's go to new business. Number one whenever you're ready please.

**Ms. Wheeler** Thank you Mr. Chairman. First case this evening is for the New Tire choice at 6309 East Main Street. The applicant is requesting Planning Commission approval to put up a channel letter wall sign on the front facade of the building and of course requires a certificate of appropriateness as it is over at the 32 square feet. Any questions I'm happy to answer them for you.

**Mr. Zollars** Commissioner? Anything?

**Mr. Hicks** Mr. Chairman I'd like to make a motion.

**Mr. Zollars** Okay.

**Mr. Hicks** Mr. Hicks here, I'd like to move that we approve the application is submitted as.

**Mr. Furst** I'll Second.

**Mr. Zollars** We have first and a second. Will you call the roll please?

**Ms. Wheeler** Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	Cullinan, Zollars, Hicks, Furst
<b>ABSENT:</b>	Bizjak

2. 7510-7550 E Main Street; Application #2019-5336; Applicant Tim Lai Architect; Certificate of Appropriateness - Comprehensive Sign Plan (Olde Town Center)

**Ms. Wheeler** For the second case this evening is for the Olde Town Center. 7510-7550 East Main Street. The applicant is requesting Planning Commission approval for a comprehensive sign plan. The scope of work involves creating tenant sign standards. That's what's up on your screen currently. Re facing the existing wall and pylons signs and then as well as addition of a mural on the east side of the building. The proposed design for that I will pull up as well. With that I believe the applicant is here this evening. If like to speak more to the proposed signed modifications.

**Mr. Zollars** Is the applicant here? If you would come forward please state your name and address for the record. Both of you.

**Mr. James** Kevin James, Black Gate Partners 199 South High Street owner of the building.

**Mr. Clark** Sean Clark with DaNite sign company 640 Harmon Avenue.

**Mr. Zollars** Thank you. OK. Open up to the commissioners with any questions or comments up here first?

**Mr. Furst** Sir could you speak a little bit more to the proposed standard for the tenant signs over each of their units. You show one here for Tyler's pizza but I'd just like a better understanding of what they're going to look like, In general. It's hard to mentally picture a standard with just one example.

**Mr. Clark** Right. Yeah I understand that. So the general concept is like if, you don't know I think there was one that showed Tyler's current sign. Yeah. So currently we have a lot of writing on all the signs. A lot of different colors and white backgrounds and they're hard to read. Not very visible. So we're going to work to get the tenants to go to just a few colors with a darker background. I think its opaque and like a gray color which will match the cabinets and internally lit. We'll convert them to LED and

so you'll just have the light kind of shining through on the names. But not have phone number, Everything you sell, all that on there. So really trying to like clean up the look, you've got a lot of different signs out there today.

**Mr. Furst** Yeah I appreciate that. Other than where the tenants have logos and things of a more graphical nature you're going to be stipulating the font face or anything that? I understand is going to be white.

**Mr. Clark** Yes. Yes it will be and we'll give you know a minimum choice of colors you know on it so you can't you can't have something with say greater than like five colors on the sign. So yes we will be doing that as well and the same thing on the pylon.

**Mr. Zollars** I've got a question on the gray. Is that the building's standard and everything will be matching that.

**Mr. Clark** Yes.

**Mr. Zollars** OK.

**Mr. Hicks** I got a question for staff. As individual sign cabinets are filled over time. Is that something that is submitted on a staff level approval? I think your workplace especially the monument sign for you.

**Mr. Bowsher** I think what they're trying to do is say hey this is one example this is the first one that's going to get changed. We'd like this to be approved as sort of the standard and then as they want to change the new businesses as they move along, we would just administratively approve, so long as they meet the standards of what is approved tonight.

**Mr. Hicks** They've got to look like what the idea they're trying to.

**Mr. Bowsher** Right. Exactly. One question I do have and just taking a look at this it looks like Tyler's pizza, because right now it's technically over the window, you're putting it up on.

**Mr. Clark** Yeah.

**Mr. Bowsher** OK. So it match basically the East building as well?

**Mr. Clark** Correct.

**Mr. Bowsher** OK. How does some of the more corporate businesses like the Donatos, how do they fit into some of that. They pretty much have color standards and they have to have that's, how is that going to fit within the scheme?

**Mr. Clark** So. Fortunately like this won't be something we can push on everybody like do it right now because you know when we purchase the center we have leases in place and you know some of the tenants like Donatos, which actually does have the nicest sign there and have already invested in that and it's in their lease. You know that we can't we can't just change like that. Right. So our next step is to really work with all the tenants and we think we can impact enough and we're paying for the sign, for the cost. That we can get the majority and then some will be new tenants. Right. So we you know we have 25 percent of the spaces are vacant so we will control all of those. So when we're establishing this. So know hopefully Donatos never leaves, but if that were to happen and we will approach them and say hey look what we're doing but there's a chance they may say, we don't care.

**Mr. Bowsher** Can I ask this? Like taking a look at this sign and the other sign. What makes this so appealing is that there's three colors. What you don't want, or what I at least don't want is for you get a Tyler's pizza, as much as I love Tyler's pizza, You put their logo then you get it Donatos logo and then it changes because then you've got 30 colors and it all looks different. Then you've really done nothing differently outside of change from the gold look color or beige color that you have to black color. That's the exact same sign. Is there a way or maybe this is what you're proposing is where you see tenant as channel lettering, putting and just spelling out each of their names and not putting their logo on that sign.

**Ms. Ho** My name is Eliza Ho. I'm the designer and working for Black Gate Partners for this project. Thank you for having me here. I apologize I was little late. So I want to answer Andrew's question for national brand. Let me go back to the tenants sign first because you ask a very good question about some bigger brands you know national brand or regional brand. How do we incorporate their brand and then still look to uniformity that we are looking for? So over the weekend actually I came across a very good example which I think is relevant to what we are trying to achieve through the signage program here. It is the shopping center in Upper Arlington. This is called Tremont Center. So what I see in the picture here and what you also can see is we have Huntington Bank, you have First Merchant Bank these are bigger brand. So you can see that how they treat the Huntington Bank, the base color is grey, which is their brand color and then they have the neon green to it. So the idea is really to let this national brand to still preserve the dominant color. So in the Donatos case in our shopping center we probably will need to preserve either the gray or the red but then you can also see how they do the Old Bag of nail, which is also a bigger brand in here. What they do is actually to take out all the other colors but preserve the outline of the logo and have the logo on the left hand side and then spell out the business name on the right. So I think it is a very effective way to allow these individual business to have the logo on one side and now on the other side what we only allow is the business theme and there is a secondary line to spell out what exactly it is. So for example you know you have you know Tyler. Tyler is the name, but then what they do is Pizzeria and Bakery. So the second would be on this on the next line. So this is basically the principle that we are having for the tenants.

**Mr. Zollars** Let me a question then. So back to my question, you as the owner would be enforcing? That's a great background this the sign you get a corporate into. Do whatever you need to but it's going to remain grey and it will at street level as well? Correct?

**Mr. James** Yes.

**Mr. Zollars** Okay.

**Mr. Hicks** I just wanted to make one other point. I remember a few years back when a few of us were on Design Review Board and we were struggling with a remodel of a building and you know working in with existing signage we had like some awning signs and things that are sort of unique that have happened throughout the years. I just want to point out that one of the biggest visual differences I think when you see a class A retail center versus a Class B or some others is the signage. Signage is really important in retail and the channel letter signs would really be at a place that we would really like to see all these. I don't think we have anything in our code that requires any type of if you remodel your sign it's bring it up to a different standard. I'm not saying there's any way that we could force you to do that here. I wish it would be considered. I know that those channel letter signs are significantly more expensive than these box signs with the plastic panels on the front. I think they also have a pretty significant impact visual impact on them as well. More of a statement than anything else. I really wish, this is the time for something like that to happen where you guys are doing this the right way and that you're approaching the whole center holistically you have a whole vision of how the whole center is supposed to go, and that's fantastic. I wish that there would be potential for channel letters or individual letter signs on this building. I think it would really make a heck of a difference. I guess in general I'm OK with the direction that they're going with this because it's you know feasible and realistic for what you got at the center.

**Mr. James** This is just too sort of address what you're saying. That was considered because all of these box signs are existing. So there's a cost element to that. So that's why we went with the opaque background with the White to give it that, from a distance you can't tell if it's pushed through sometimes. So it kind of gives it that effect and it's you know it's a classier box sign. I guess is the best way to put it. So that kind of stuff was considered.

**Mr. Hicks** Yeah. I think you're maximizing what it is. That's good. We don't have any section or code to make that change, but do something that in the future we might want to consider for some of these older centers. I think it would really make a huge impact even though it is a cost. The only other thing we were done talking about the sign, do we want to talk about the mural?

**Mr. Furst** I do actually have an additional comment. So given that we are setting standards here, we obviously don't want to drag the project out any longer but would you be opposed to coming back next month and showing us some additional kind of

hypotheticals for what some of the other tenants might look like? I also would maybe want to see the number of colors you're going to limit the signs to. If we're going to have a standard I'd like it to be you know no more than four colors or something along those lines.

**Mr. Bowsher** Let me piggyback on that before you go off and I think maybe this would help as I'm taking a look at New Albany and taking a look at what you're proposing for Tyler's pizza. It's basically three colors. You've got the slate or the cliff gray black background and you have the white lettering which I get what you're talking about it's going to push it out just a little bit. So it may be perceived to be channel watering if you're looking straight on and then you have sort of their logo and this one is great because it's only two colors or one color and every place on the New Albany one and you can see on your screen it's only one pop of color and some of them aren't at all. You got Huntington Bank which you have one section of green. You have the clothing care which is red. And the first merchant is like a gold color. I could see like a Donatos is having their little logo that they have currently with a black background with white channel lettering if that's what they wanted to go with which is very similar to what they have, except they have a red background I think to keep standard if you were to agree to say three colors Max and those three colors being the slate background on every single one of them as go to change the white lettering and then a one color logo I think that would match. That allows you to get around sort of the corporate entities and what they want as well as it keeps basically that similar style. And the only difference would be that one additional color. But if you're keeping it at three I think we're pleased by that. Yeah.

**Mr. James** You know what I was going to add to that is the concept that I brought to the table because I came in recently as the signage expert so say and a lot of the communities that we deal with it is the colors are determined on the logo as the logo is a color. So let's say you have a maximum of four colors in your logo. You think about it like the NBC peacock to say hey make this black and white and you recognize it by its color. So I think if you go back to Tyler's really quickly. To address your concerns about what each one is going to look, this is the basic design we're going to say hey your logos on the left and you are doing your DPA on the right. Does business as on the right and that's where we want to keep it. Which is you know there's a lot of. I mean like Castillo's and people that say hey you can only have your DPA so we don't get them. What does it leaves market down there. Or I forget which. Yeah that has 400 different things on it. You can't possibly read any of it ever. So that that was kind of what we were considering as that. That's your one color. Just so they can preserve their brand. I don't know and I don't know about every brand. Some brands do have it. I have a black and a white logo that I can use. Hopefully everybody would be OK with that.

**Mr. Zollars** Would you be alright with the gray background, white letters, and logo, regardless of number of colors logo only? This is the property standard?

**Unknown** Inaudible

**Mr. Zollars** Right. Right. Yeah. White letters and then logo color. With the logo counting as the color.

**Mr. James** And then limiting what? Like are you okay with Tyler's pizza and then what they do under it? Or are you saying...

**Mr. Zollars** As long as it's like a color gray and white.

**Mr. James** Okay. Yeah. I mean we...Just to be completely transparent there's like a .... For the owner it's a double edged sword because like, OK one of the best developments like nationwide is Easton right? People spend hundreds of thousands of dollars on their signs out there all right. And they're each unique. And we're not that, but I mean the thing I would hate is you pick like the coolest concept that you would want and Reynoldsburg. Like I did these with Anthropologie down in short north. And they told the developer you have 100 percent control on the way our whole store front end signage looks and you can't tell us anything. Or we won't come here. So we're trying to like, we want this right, and we want everybody to adhere to it. But we also want really cool concepts. So we you know we try and like make it in between so what we had come up with was like five colors. Even though in our lease we'd probably put three to restrict them. Then if they pushed back.

**Mr. Hicks** One other comment would be. Well first of all it's a great story about like BMW financial out in Dublin. Dublin was full Dublin on them. I think they had. Well whatever the color no color restriction was within their logo but very motor groups got one more than they were allowed to and they walked away from doing their office in Dublin and they're right down the street in Hilliard. Millions of dollar's worth of income tax. So I just want to get too caught up. But my point would be that we could dictate some rules when a condition here tonight and then if there is an individual that that doesn't meet that requirement. I believe that they would have the ability to still get a certificate of appropriateness through planning commission. It just might take a little longer than it would if it was just that a staff approval level. So I think we'd have that ability to take care of that.

**Mr. Zollars** Well then it sounds like we can close to a motion one way or the other so if someone would be willing to make one we can take a vote.

**Mr. Furst** Mr. Hicks did you have a comment about the mural?

**Mr. Hicks** I do have a comment about the mural. I love the idea of a mural. I think there's multiple murals around town that are fairly iconic. The Cotner Funeral Home and one on the high school, which some people didn't like, but I like this better than the eclipse mural. I think it would be fantastic if it was in Arizona or something. But I think being in the historic district would just love to see something that tied in the local historic the local history here and Reynoldsburg. So something having to do for example national road, tomatoes you pick it. I mean. Lots of awesome things here.

So if we could find something that had up just a little bit more of a local flavor to it rather than sort of a southwest flavor.

**Mr. Zollars** Maybe we entertain a motion for the signage and the table the mural? Would you be willing to...?

**Ms. Ho** Is there any opportunity I can explain the concept behind it. So I understand that you know in the in the community of Reynoldsburg people are very proud of the outdoor we have the blacklick Metro Park and people enjoy the outside. So what this mall is trying to achieve is really to create that home domestic feeling. So that's why we have these kind of like a house plant in this scenery. And the reason that we pick you know something like a fikas or cactus or even succulent. These are the most popular house plans across the country. And the reason for that is really to try to bring the warmth to something in Ohio of course in the winter is cold. It's really to communicate the idea of warm and domesticity. I completely agree with you that we should consider maybe integrating some of the symbols and this something that the community can relate to something like you know the tomatoes and we've thought about that. So we were thinking that the plants, the pots there are a lot of decoration that we can do on the pots. So for example maybe we can create some tomato patterns on the pots and even make it a little bit more whimsical to attract kids or take a photograph in front of it for Instagram. We can add a little mini to toys along here. So I think the reason that we pick the tall plant in here is really to accentuate the height of the building is really to capture people's attention.

**Mr. Hicks** Yeah I guess I very much appreciate the design intent and understand plants or the house plant kind of feeling. I just not seeing this. I'm just not into the cactus. I feel like we're going to get phone calls and emails.

**Mr. Zollars** Why don't we do split motion?

**Mr. Hicks** Can we do that? I mean we'd would love to work with you on having a mural there and absolutely understand your design intent, but I'd like to go ahead and make a motion, try to here. I'd like to move that we approve these submittal under the following conditions the first being that the box panel signs shall have black or dark gray back based color as shown with white lettering and individual logos for the individual businesses as shown in the Tyler's pizza example and that the mural be tabled and be brought back to our next meeting for a review.

**Mr. Zollars** First on that anyone care to put a second on that?

**Mr. Cullinan** I'll second.

**Mr. Zollars** Okay. Well first and second. Any other questions or discussion? If not can you call the roll please?

**Mr. Bowsher** I do want to just. We are agreeing for the landscape elements as well

correct?

**Mr. Hicks** Yes.

**Ms. Wheeler** Mr. Cullinan. Yes Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 10/3/2019 6:00 PM</b>
<b>AYES:</b>	Cullinan, Zollars, Hicks, Furst	
<b>ABSENT:</b>	Bizjak	

3. 2686 Taylor Road; Application #2019-5335; Oak View Capital Partners; Minor Site Plan - Indoor Storage Facility and Retail Development

**Mr. Zollars** Item number three. Whenever you're ready we'll go into that one.

**Ms. Wheeler** Thank you Mr. Chairman. The last case this evening is for the property located at 2686 Taylor road. This is the former Babies R Us, is currently vacant and the applicant is requesting Planning Commission approval of a minor site plan. This would be for the conversion of the existing retail center to an indoor controlled climate storage facility with a twenty thousand square foot addition onto that. The project will also include a new freestanding 11,000 square foot retail building. The applicant has also provided renderings of the proposed project as well as a detailed site plan and I believe they're here this evening as well. To answer any questions.

**Mr. Zollars** Excuse me stay your name and address for the record if you would please.

**Mr. Taggart** Beau Taggart at 325 John McConnell Boulevard.

**Mr. Zollars** OK very good. We'll start up here with questions or comments. Initially?

**Mr. Hicks** Just a clarification. When the minors site plan at this point includes the, we would be approving the building facades as well as the change in the site plan both? Ok, just to be sure. I guess I just would like make a statement guess it looks fantastic. It's an opportunity for us to fill 75000 square feet of vacant retail space. Anybody that's seeing the future of what retail is or where it's going Amazon has completely changed it and Reynoldsburg got way too much of it. I think this is a fantastic opportunity to reuse an existing building. Even though you are adding more retail space to this, I'm assuming we're good on parking and all things like that on this. It's the type of retail that is a little bit more future proof because it's smaller and a little bit more visible and easier to see. And then I assume that signage and everything else would be coming in a separate plan down the road?

**Mr. Zollars** Mr. Hicks I had a question for staff on that. We had big Sandy had to come to us because of the frontage with multiple sides. What would help the applicant with when it comes to signage going into his thoughts. Remember Big Sandy had...

**Mr. Bowsher** Right. I guess we didn't see the, are you trying to put signage on the 70 sign as well?

**Mr. Taggart** I think so.

**Mr. Bowsher** Okay so I think moving forward because of the frontage will count that as a separate frontage and then the front will count as its own frontage. The tenant space we don't have to worry about that. That would have its own. From one I'm taking a look at right now based on their large sign. They still have 80 feet back. So under the current zoning code they're allowed for every linear foot of that building, so he's adding onto it. He would be allotted two square feet and he could split that between the two sides. It looks like one's a little smaller than the other one we're talking about a larger sign. I'm hoping that you keep it to the channel lettering as you're showing right there and not messing with a huge logo or anything like that because that looks very sleek and modern and that's very attractive.

**Mr. Zollars** I agree.

**Mr. Furst** Yeah. I'd like to speak in agreeance with that too I think this is probably the most attractive storage unit I've ever seen. So well done.

**Mr. Zollars** Yeah. Any other comments or questions or statements up here?

**Mr. Furst** Mr. Chairman I'd like to approve this proposal as written.

**Mr. Zollars** I think we have a first anyone care to second?

**Mr. Taggart** Can I make one comment before I just want to clarify that right now we're just trying to get approval of the storage site not the retail next door because we're still we need to do. That's going to be down the road.

**Mr. Furst** Understood.

**Mr. Zollars** Okay. Thanks.

**Mr. Bowsher** Well we can we can approve both now so you don't have to come back.

**Mr. Hicks** I think. Yeah. What you're looking at. Yeah. This would approve that retail at least the footprint of that retail and your parking and things like that tonight. I don't see any elevations that building I guess.

**Mr. Taggart** Because I'm just an agent of the developer. I really can't make that call. And they've told me that we're just doing the storage right now so I'll be here again.

**Mr. Zollars** Okay. Mr. Furst want to make a motion please?

**Mr. Furst** Yes. Mr. Chairman I'd like to change my proposal here. I move that we approved just the storage unit here this evening.

**Mr. Zollars** Very good. Okay. We have a first on that motion a second on that motion?

**Mr. Hicks** I'd like to second.

**Mr. Zollars** Okay. Fantastic. First and a second. If you call roll on that one please.

**Ms. Wheeler** Mr. Cullinan. Yes Mr. Furst. Yes Mr. Hicks. Yes. And Mr. Zollars. Yes.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	Cullinan, Zollars, Hicks, Furst
<b>ABSENT:</b>	Bizjak

E. OTHER BUSINESS

F. ADJOURNMENT

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Planning and Zoning Administrator