



Pat Zollars, Chair
Alex Furst, Vice-Chair
Teresa Alabi
Toni Kleckley
Keith Benner
Amy Barnhart
Lee Bivens

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, October 5, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 9/21/2023
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2023-5509; 7574 E.Main Street; Karna Lamichhane for Mega Mobile Tech; Certificate of Appropriateness
2. App# 2023-5513; 7582 E. Main Street; Branham Sign Company for Asian Grocery Mart; Varaince
3. App# 2023-5392; 7582 E. Main Street; Chandra Bista for Asian Grocery Mart; Certificate of Appropriateness

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
September 21, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Alabi, Benner, Furst, Zollars

ABSENT: Barnhart, Bivens, Kleckley

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 9/7/2023

Minutes Stand Approved

APPROVAL OF AGENDA

Agenda amended to remove item D1.

Mr. Furst moved to remove item D1 from the agenda.

Seconded by Mr. Benner

RESULT:	Approved
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Benner, Furst, Zollars

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

App# 2023-5479; 1551 Ives Avenue; Marie's House of Hope Inc.; Conditional Use - Pulled by the owner

Item removed from the agenda.

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Ms. Buathier read the staff report into the record.

Ms. Buathier explained that after submitting the application, the applicant met with city staff to go over the deficiencies.

Mr. Zollars asked the applicant if he understood what was going to be required to come back before the board in a timely fashion. Mr. McCrary told the board yes.

Mr. Leist asked the applicant if it was his request to table this application so he could get the documents requested. Mr. McCrary said yes.

Mr. Zollars explained that it looked like the drawings were close to being complete and asked Mr. McCrary if 30 days was a sufficient amount of time? Staff, commissioners and the applicant agreed that 30 days was sufficient. Ms. Buathier stated that it would be the November 2nd meeting.

Mr. McCrary asked the board to table both applications. One application for the variance and one for the Certificate of Appropriateness for 30 days.

Mr. Furst: Based on the applicants request, I move that we table Items D2, application 2023-5486 and D3, application 2023-5487 until the November 2nd regularly scheduled meeting.

Mr. Benner: I second.

RESULT: Tabled

MOVER: Furst

SECONDER: Benner

AYES : Alabi, Benner, Furst, Zollars

App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

Mr. McCrary asked the board to table both applications. One application for the

variance and one for the Fertificate of Appropriateness for 30 days.

Mr. Furst: Based on the applicants request, I move that we table Items D2, application 2023-5486 and D3, application 2023-5487 until the November 2nd regularly scheduled meeting.

Mr. Benner: I second.

RESULT: Tabled

MOVER: Furst

SECONDER: Benner

AYES : Alabi, Benner, Furst, Zollars

OTHER BUSINESS

None

ADJOURNMENT

Planning and Zoning Administrator

Chairman

September 26, 2023

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

RE: Mega Mobile Tech; 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. The proposed project involves the sign reface of one wall sign on the 3.2-acre site located at 7574 East Main Street in the Olde Reynoldsburg Commercial District (ORD-C). The wall sign is 36.38 inches tall by 247 inches wide, located along the southern building elevation facing East Main Street. The background color of the sign appears to be black, based on the sign plan provided. The proposed wall sign will be replacing the existing wall sign face with the exact same size.
- b. 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 based colors shown with white lettering and individual logos (Page 8 of minutes).

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 sign must also comply with Section 1105.03.C.ii, Signs for the ORD-C.
- b. The applications appears to meet the following criterial established in Section 1109.21, 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.C.v.1 states, "One wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive". The proposed sign reface is facing East Main Street. The code continues to state, "The total permitted area for any wall sign is two (2) square feet per lineal foot of building facade or

tenant facade, as applicable. The proposed wall sign is 247 inches by 36.38 inches, for a total of 62.4 square feet. The proposed sign is a reface, and the existing mounted raceway will remain on the building. The proposed sign will be comprised of vinyl material that is a form of polycarbonate material, which is an approved material.

- d. The proposed sign does have a black background; however, it does not have the required white lettering from the adopted Comprehensive Sign Plan. The lettering is shown as white, blue and orange.

3. Recommendations

- a. Staff recommends approval of the signage, with the following condition:
 - i. To revise the wall sign image to have the business name in white lettering while permitting their logo, and maintaining the black background.
 - 1. To submit the revised design to staff for administrative approval, meeting the above requirements.

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: <u>7574 East Main St. Reynoldsburg</u>	Parcel ID#(s): <u>01143068</u>
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Kevin James</u>	
Contact Email: <u>kjames@goblackgate.com</u>	Contact Phone Number: <u>614 374 8072</u>

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Mega Mobile Tech</u>	Contact Name: <u>Karna Lamichhane</u>
Contact Email: <u>Megamobiletech@gmail.com</u>	Contact Phone Number: <u>857 312 6025</u>

IV. APPLICANT INFORMATION

Applicant Name: <u>Karna Lamichhane</u>	Applicant Address: <u>97 Belz Warner Blvd Reynoldsburg</u>
Applicant Phone Number: <u>857 312 6025</u>	Applicant Email: <u>karna.lamichhane@gmail.com</u>
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ 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: <u>Replacement of previous business face sign with New business face sign. face. Note Previous business (unique Furniture and Decor) New Business (Mega Mobile tech)</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: [Signature] Date: 8 Sep 2023
*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:

Zoning Information
Zoning District: ORD-C
☒ Olde Reynoldsburg District
Additional Approval Required
☐ PZB

Meeting Date: _____
Meeting Results
☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____

Suite Sign

Colors & Finishes

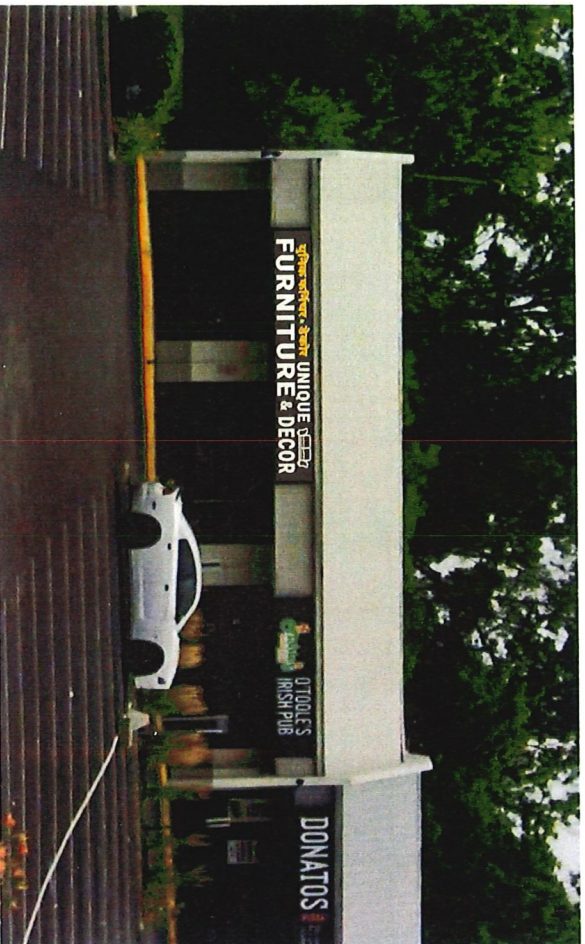
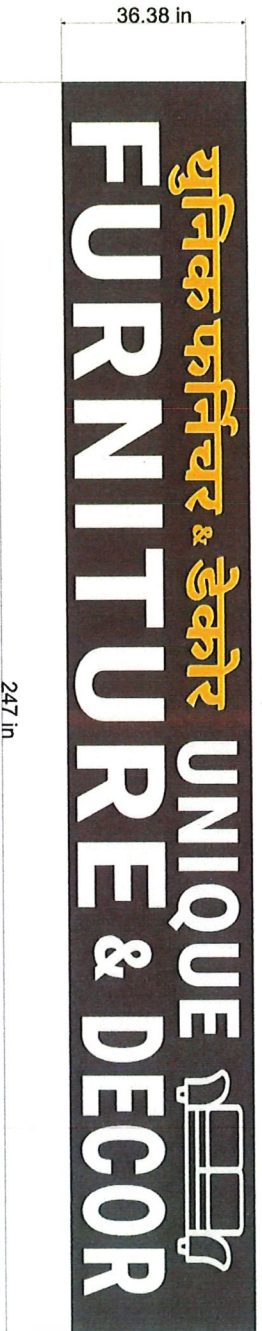
Colors shown here may not exactly match manufacturer's color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve Lehnert Signs color samples or color specifications.

● SW 7069 Iron Ore

614-258-0500
www.lehnertsigns.com



3/16 white polycarbonate face with translucent vinyl graphics.



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Customer

Unique Furniture &

Property Name and
7574 E. Main St.
Reynoldsburg 4306

Sales Order

X

Lehnert Representative
Greg Bunker

Designer

Greg Bunker

Date

12.13.2021

Revision Date

1

Customer Approval
X

Filename
uniquefurniture&dec

- Concept
- Preliminary
- Production





MEGA
TECH

From: [karna lamichhane](#)
To: [Phoenix Buathier](#)
Cc: kjames@goblackgate.com
Subject: Re: Certificate of Appropriateness Application - 7574 E. Main Street - Wall Sign
Date: Tuesday, September 19, 2023 10:42:22 PM

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

Hi Phoenix,
The dimensions of the proposed sign face replacement is same the existing one which is 247 inches long by 36.38 inches tall. And using same material (vinyl) as used in the existing one.
Thank you,
Yours sincerely
Karna Lamichhane

On Mon, Sep 18, 2023 at 5:03 PM Phoenix Buathier <pbuathier@reynoldsburg.gov> wrote:

Mr. Lamichhane,

I am contacting you regarding Permit 2023-5509 for 7574 E. Main Street regarding CERTIFICATE OF APPROPRIATENESS and have the following comments:

1. Provide the proposed sign face replacements dimensions state the sign will be 247 inches long by 36 inches tall. The existing sign is shown as 247 inches long by 36.38 inches tall.
 - a. The replacement application/certificate of appropriateness would not be a replacement if the existing signage and the proposed signage are not exactly the same dimensions. Please ensure this is a replacement sign or it is possible that a variance for a new internally illuminated sign would be needed. Section 1105.03.C
2. Provide the material of the new proposed sign. Only certain sign materials are permitted in the ORD-C, Olde Reynoldsburg Commercial District. If the proposed material does not meet Section 1105.03.C.v.1, then a variance from this section would be needed from the Zoning Code.

If you have any questions, please feel free to email or call.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov



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.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	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.

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

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

E. OTHER BUSINESS

F. ADJOURNMENT

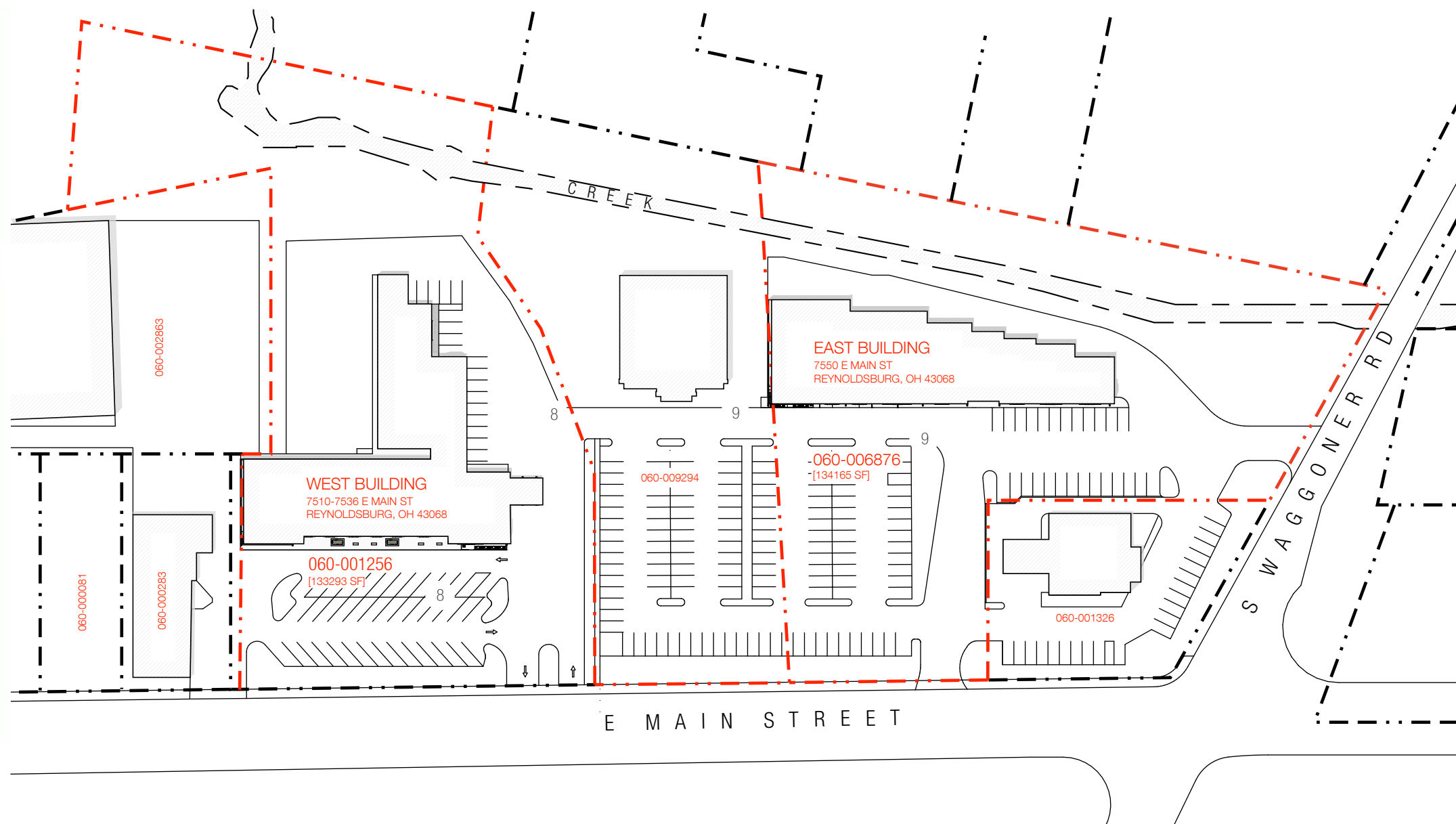
Chairman

Planning and Zoning Administrator

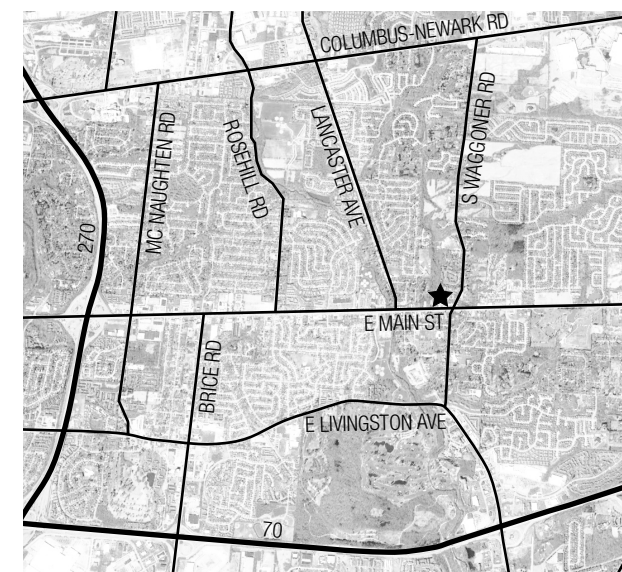
CITY OF REYNOLDSBURG
CERTIFICATE OF APPROPRIATENESS
COMPREHENSIVE SIGN PLAN APPLICATION

7510-7550 E MAIN STREET
REYNOLDSBURG, OH 43068

8.29.2019
© Tim Lai ArchitecT

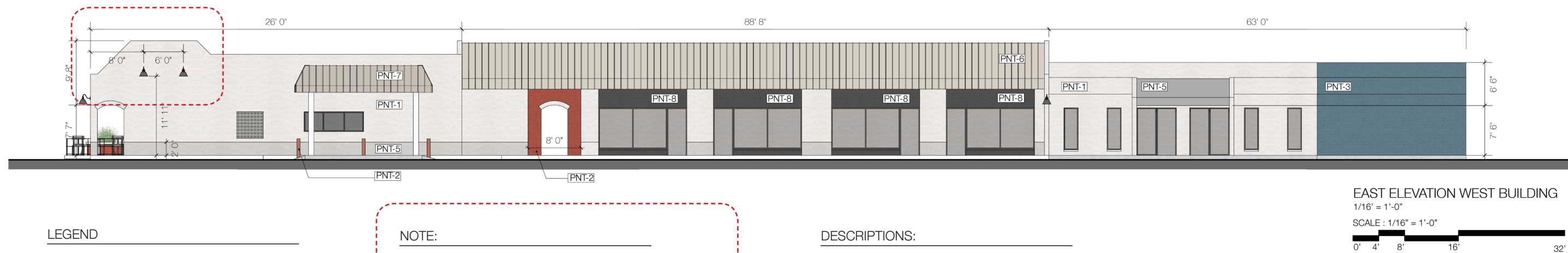
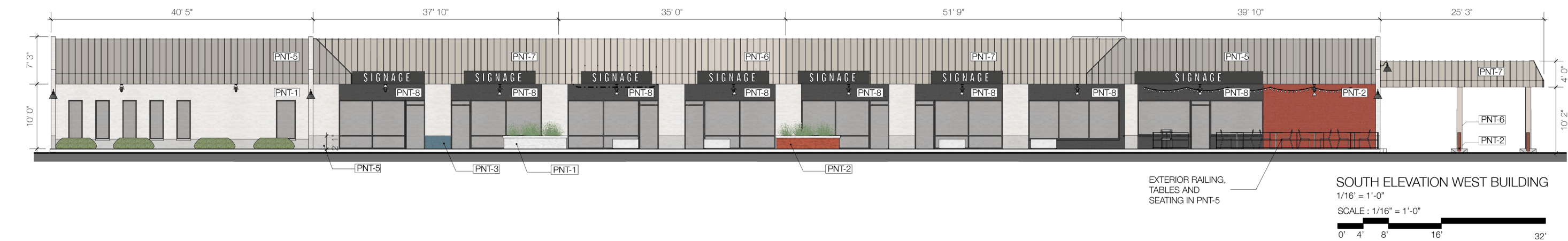


2 SITE PLAN
 100' = 1'-0"
 SCALE : 1" = 100'-0"
 0' 25' 50' 100' 200'



1 SITE MAP
 SCALE: NTS

PROPOSED UNIFIED TENANT SIGN: WEST BUILDING



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:

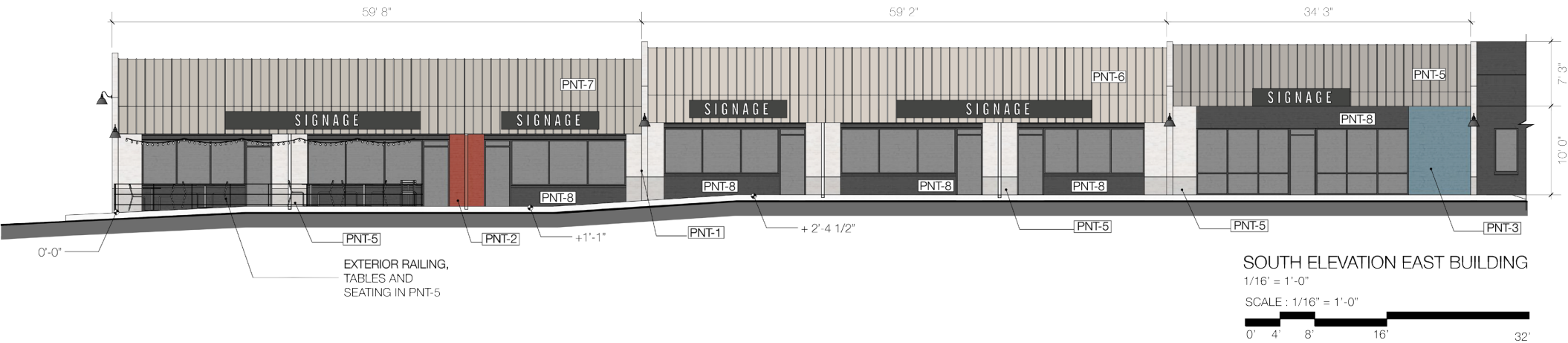
THE EXISTING LIGHT BOXES WILL BE RELOCATED TO THE FRONT OF BUILDING AND INSTALL ON FASCIA FOR BETTER VISIBILITY

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

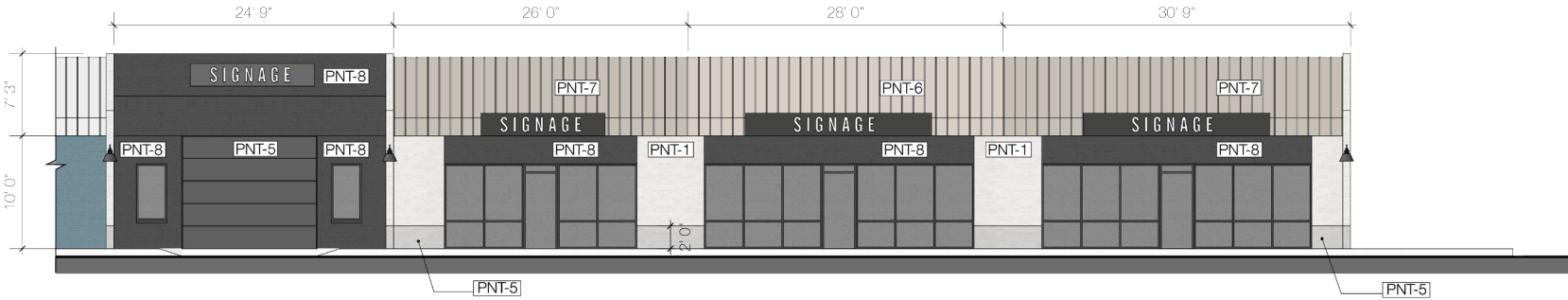
NEW TENANT SIGN WILL MATCH THE COLOR OF THE LIGHT BOX, PNT-8, SW7069 IRON ORE



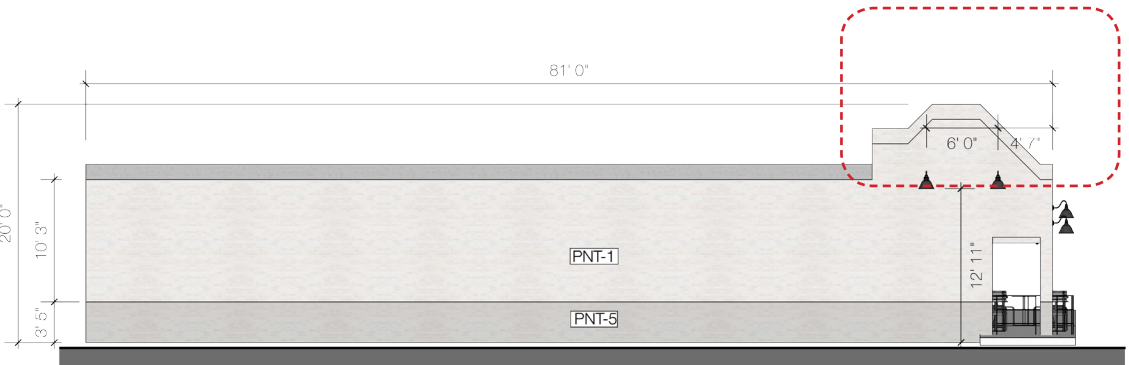
PROPOSED UNIFIED TENANT SIGN: EAST BUILDING



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



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



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

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

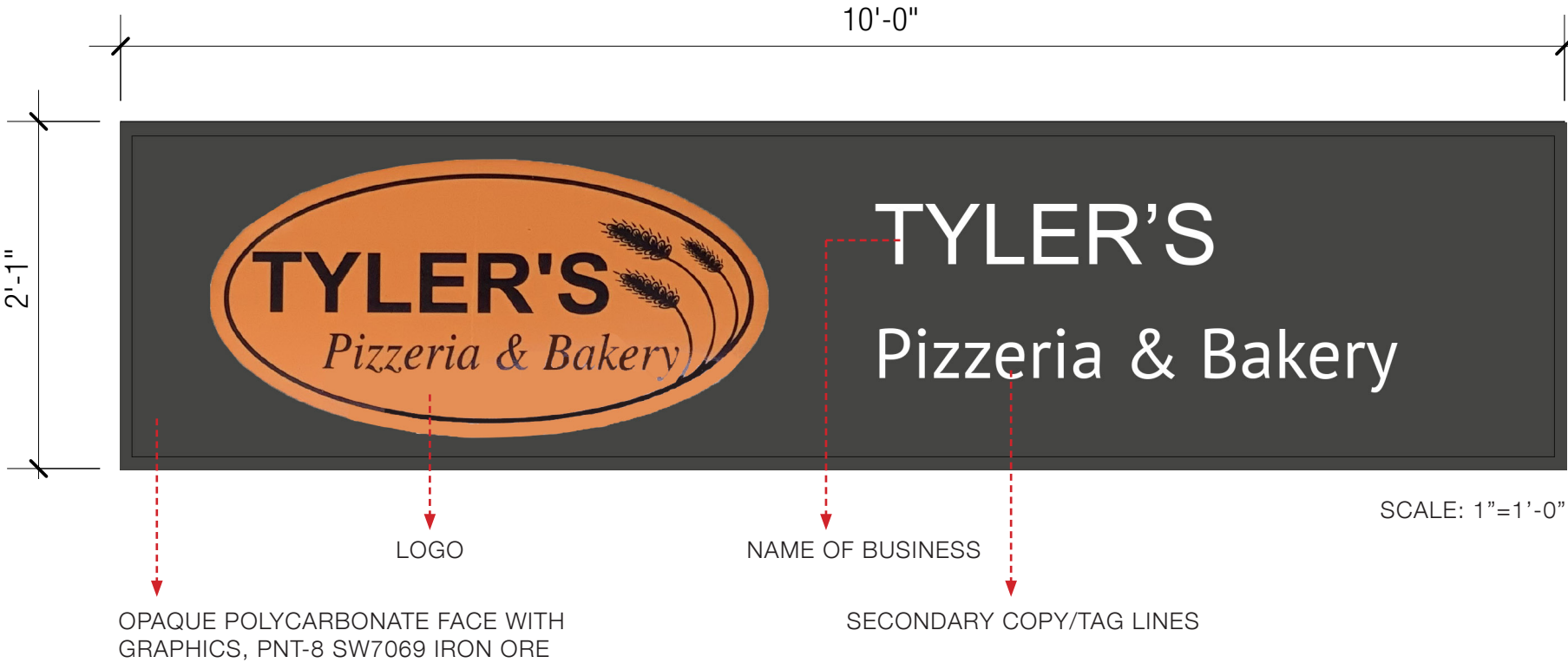
PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
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PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069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

PROPOSED TENANT SIGN STANDARDS

EXISTING



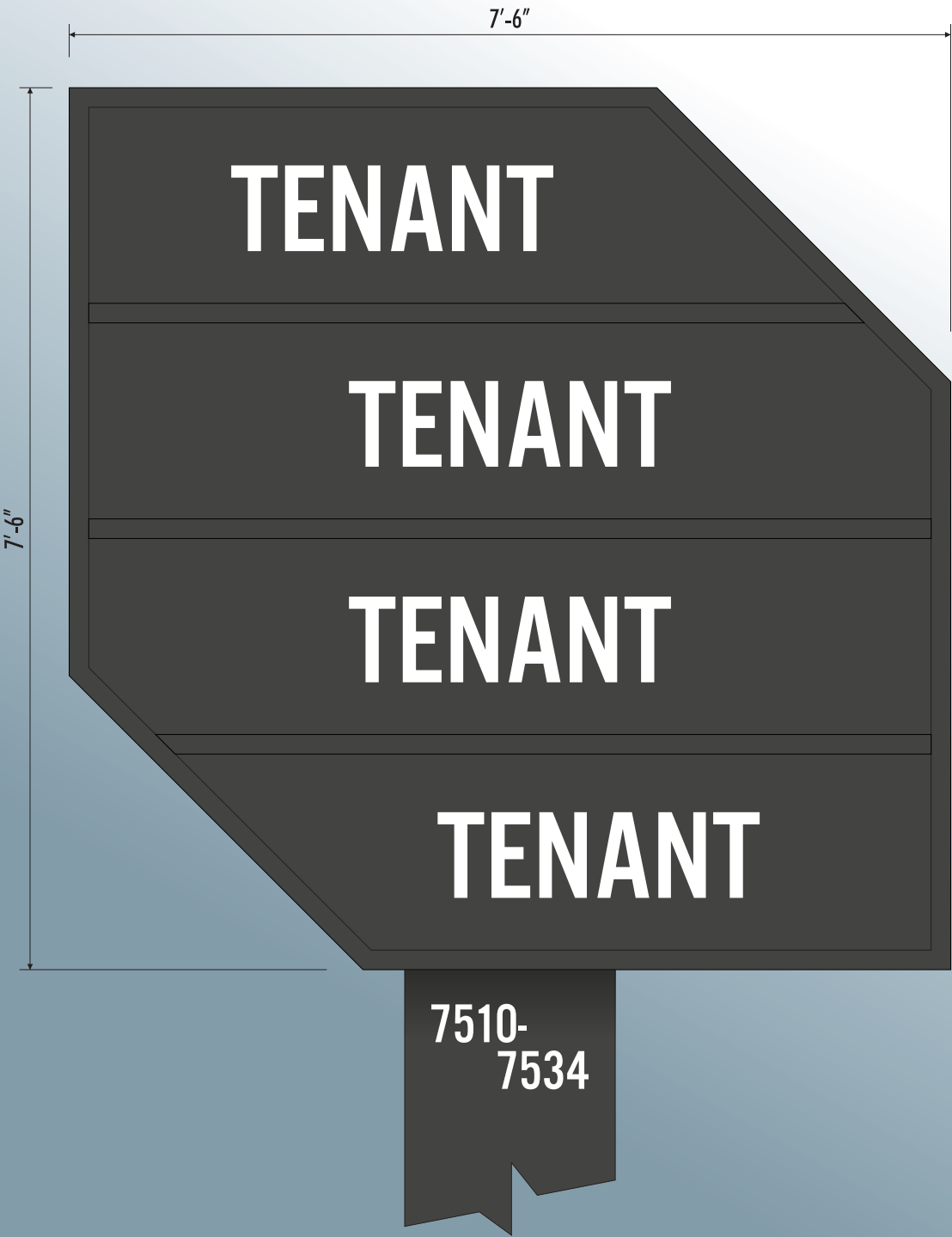
NEW TENANT GRAPHIC STANDARD



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"



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

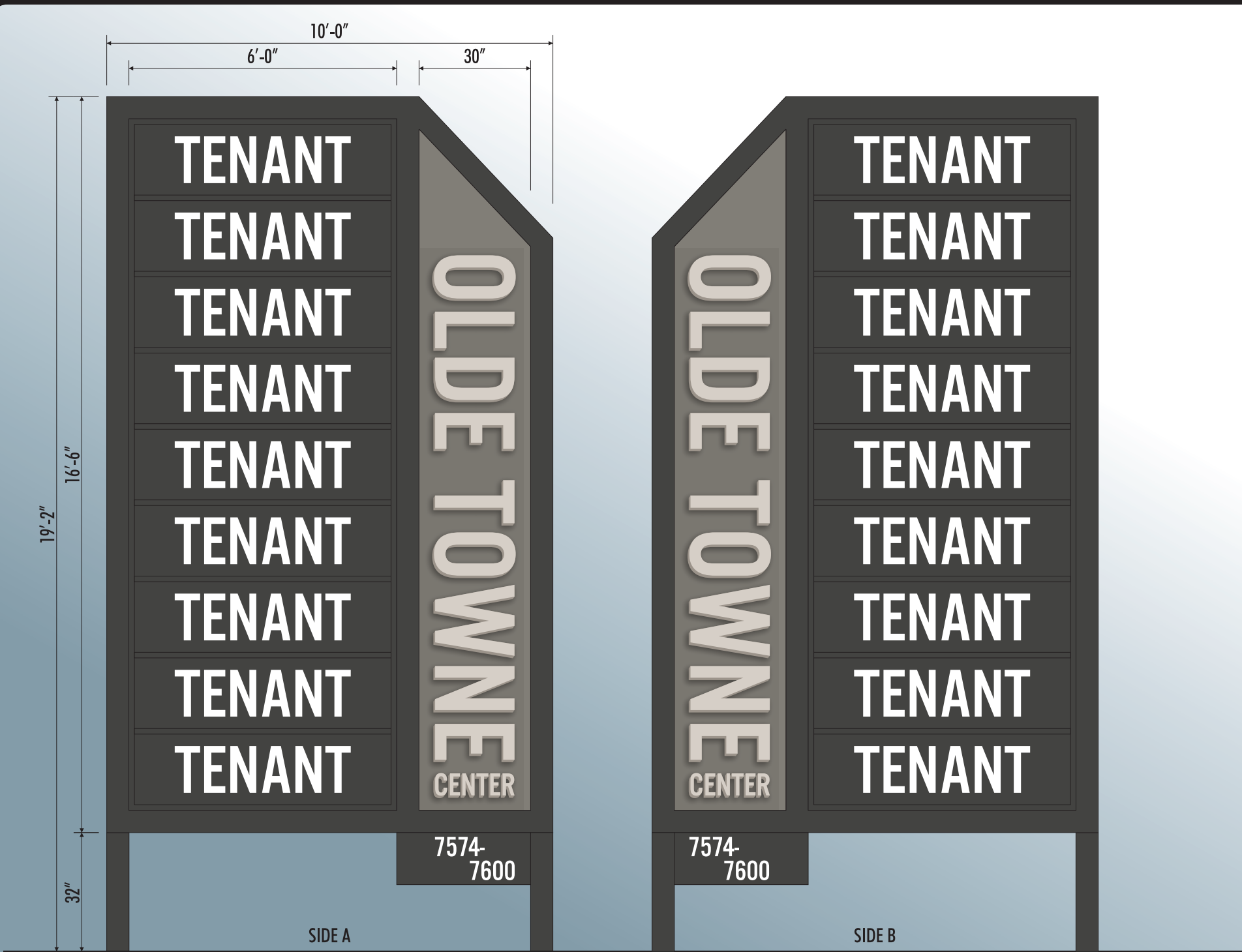
SCALE AS NOTED SALE SC DESIGNER AG

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#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.



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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	

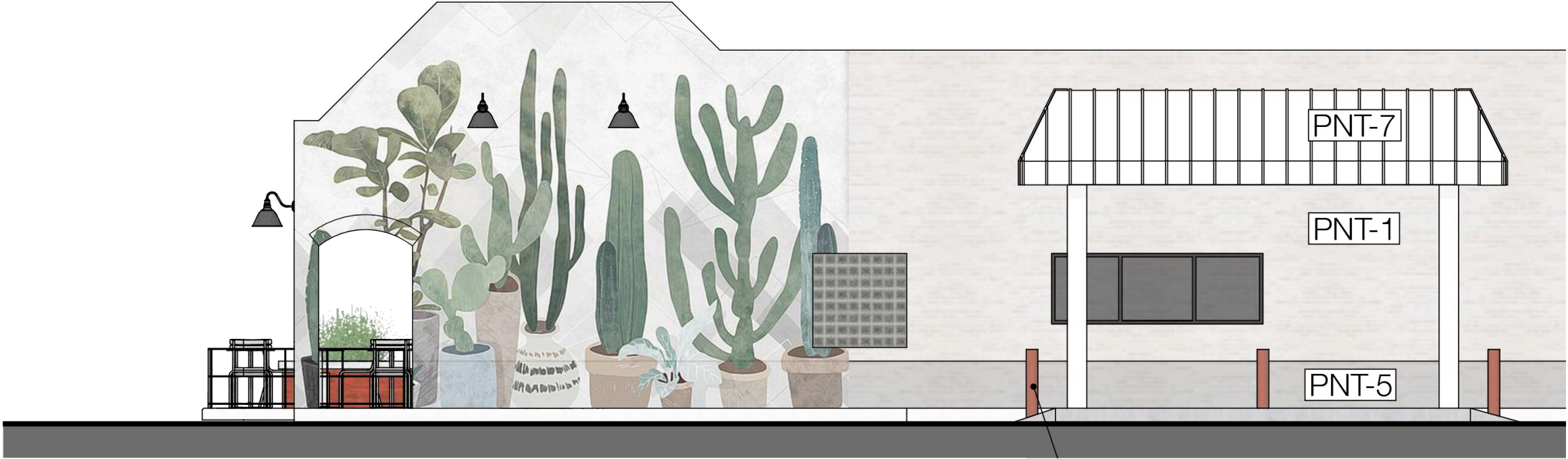
DATE	7/17/19	REV. DATE: 8/27/19
FILE NAME	OLDE TOWNE.CDR	
DIRECTORY	ANYA > 2019 > 0	

SCALE AS NOTED SALE SC DESIGNER AG

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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

September 26, 2023

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

RE: Branham Sign Company for Asian Grocery Mart; 7582 E. Main Street: Variance
Application - Signage

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 7582 E. Main Street. The 3.2 acres contains a shopping center with multiple tenants, one of which is the Asian Grocery Mart. The subject site is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the west and south of the subject site, ORD-C, Olde Reynoldsburg Commercial District and EMD, East Main Street Insight District to the east, and RM, Residential Medium to the north. The surrounding land uses consist of retail, to the west, retail and financial services and banking to the south, financial services and banking and retail – convenience store with gasoline to the east and dwelling – multi unit building complex to the north.
- c. The applicant is requesting a variance to allow the proposed wall sign to be internally illuminated. The existing cabinet was internally illuminated and the new cabinet they intend to install for the wall sign would also be internally illuminated. The existing cabinet was previously damaged by a delivery truck, causing it to be unfixable. The Asian Grocery Mart has been an existing business in the community since 2019.
- d. The applicant has submitted a site plan showing the location of the existing business and the intended location of the wall sign. The applicant has also provided a sign plan, showing the dimensions of the proposed monument sign, along with an image of the damaged cabinet.
- e. The applicant's statement of hardship indicates that this new sign cabinet is due to a delivery truck damaging their existing cabinet. After speaking with the applicant, they attempted to use and fix the existing cabinet, however a new cabinet is needed for their sign to be replaced. The applicant also states that without this variance, the shopping centers signage will not be consistent throughout the sites development, and would like to be consistent with the other businesses.
- f. 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 based colors shown with white lettering and individual logos.

2. Project Review

- a. The applicant is seeking a variance to Section 1105.03.C.iii. Sign Lighting “The following types of lighting shall be permitted in the ORD-C: exterior illuminated, gooseneck lighting, shadow lit, bulb surround – non-flashing or blinking, and bulb surround – flashing or blinking.”
 - i. The applicants sign plan indicates the proposed new cabinet will be internally illuminated, which is the same as illumination as the existing cabinet.
 - ii. The applicants sign plan indicates the cabinet and wall sign that will be replacing the existing one, will be the same dimensions in the same location.
 - iii. The applicant is requesting a variance from the required lighting, which only permits exterior illumination of signage in the ORD-C, Olde Reynoldsburg Commercial District, which was implemented with the new Zoning Code re-write in October of 2020.
- b. The 2019 Comprehensive Sign Plan done for Olde Town Center, where this business is located, was done with the assumption that the existing cabinets/light boxes would be painted a black/dark gray, and all signage would be made of polycarbonate with white lettering, a black or dark gray background and their logo on all wall signage. The current standards do not allow for internal illumination, however the sign plan passed prior to the code changes identifies internal illumination for the Comprehensive Sign Plan. Due to the unique nature of the 2019 Comprehensive Sign Plan for the Olde Town Center and the current Zoning Code Sign regulations not aligning, staff would recommend that the existing Comprehensive Sign Plan be followed and that the variance be granted to permit internal illumination.
- c. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 1. Granting the variance would not be detrimental to the public welfare. The 2019 Comprehensive Sign Plan for the site met the previous zoning code sign regulations at the time that the sign plan was adopted.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. The retail establishment, Asian Grocery Mart has been an establishment since 2019 and meets the current permitted land use within the Olde Reynoldsburg Commercial District of Food Sales - Small Format Grocery.
 - iii. There exist special circumstances or conditions, fully described in the

findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.

1. The variance is sought due to a delivery truck backing into the existing sign cabinet. Without an outside factor ruining the sign cabinet, there would be no need to request the variance. The applicant is also held to the 2019 Comprehensive Sign Plan for this shopping center, which all other establishments in the shopping center meet. If the applicant is not granted the variance, then they will be out of compliance with the 2019 Comprehensive sign plan, which will then affect all surrounding properties in the shopping center that meet the 2019 Comprehensive Sign Plan regulations.
- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. The hardship was not created by the applicant, but rather a delivery truck that ruined their existing sign cabinet that is internally illuminated. The applicant is looking to replace the cabinet with the same size/internally illuminated cabinet as the existing one, and meet the 2019 Comprehensive Sign Plan regulations for this shopping center.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 1. The applicant has requested the minimum variance possible, to allow the sign to be internally illuminated. All other zoning code sign regulations have been met.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 1. The previous cabinet/wall sign was internally illuminated, and granting the variance will continue the same type of signage with no impairment to the surrounding properties or adjacent areas.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 1. The existing wall cabinet/wall sign is currently internally

illuminated, all other wall signs within the shopping center are internally illuminated. The applicant would have the same type of signage throughout the shopping center if the variance was granted.

- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. Granting the variance would not allow other neighboring lands to have internally illuminated wall signs, since this shopping center is held to unique requirements due to a previous sign plan being adopted.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant did not damage their current internally illuminated wall sign; it was done by an outside factor, a delivery truck. The applicant is also trying to meet the 2019 Comprehensive Sign Plan which shows signage internally illuminated. The applicant is trying to meet the existing standards of the shopping center.

3. Recommendations

- a. The applicant is required to meet two sets of standards, the current Zoning Code Sign regulations and the adopted 2019 Comprehensive Sign Plan that was adopted for the Olde Town Center. The zoning code regulations and the comprehensive sign plan are not consistent with each other. The sign plan shows internally illuminated signs, while the zoning code does not allow internally illuminated signage in the ORD-C, Olde Reynoldsburg Commercial District. The applicant has also not created this hardship, but has been placed in this hardship, due to extenuating circumstances that they did not cause, a delivery truck backing into their wall sign. Based on these reasons and the reasons outlined above in the project review of the staff report, staff recommends approval of the variance to Section 1105.03.C.iii to permit an internally illuminated wall sign at this location.

Reynoldsburg

Department of Development
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2023-5513

Date Submitted: 9-11-2023

Fee Amount: 450

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CK 29048

Property Address: <u>7582 E. MAIN STREET</u>	Parcel ID#(s): <u>060-006876-00</u>
---	--

I. PROPERTY OWNER OF RECORD

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

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>ASIAN GROCERY MART</u>	Contact Name: <u>CHANDRA BISTA</u>
Contact Email: <u>ASIANGROCMART@GMAIL.COM</u>	Contact Phone Number: <u>614-957-6867</u>
Description of Use: <u>425 - NEIGHBORHOOD SHOPPING CENTER</u>	

III. APPLICANT INFORMATION

Applicant Name: <u>BRANHAM SIGN COMPANY</u>	Applicant Address: <u>127 CYPRESS G. SW REYNOLDSBURG, OH, 43068</u>
Applicant Phone Number: <u>740-964-9550</u>	Applicant Email: <u>TBRANHAM@BRANHAMSIGN.COM</u>
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):

INSTALLATION OF NEW 36.75 SQ. FT. INTERNALLY
ILLUMINATED SIGN CABINET TO REPLACE EXISTING CABINET

Section 1105.03.C.iii

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.

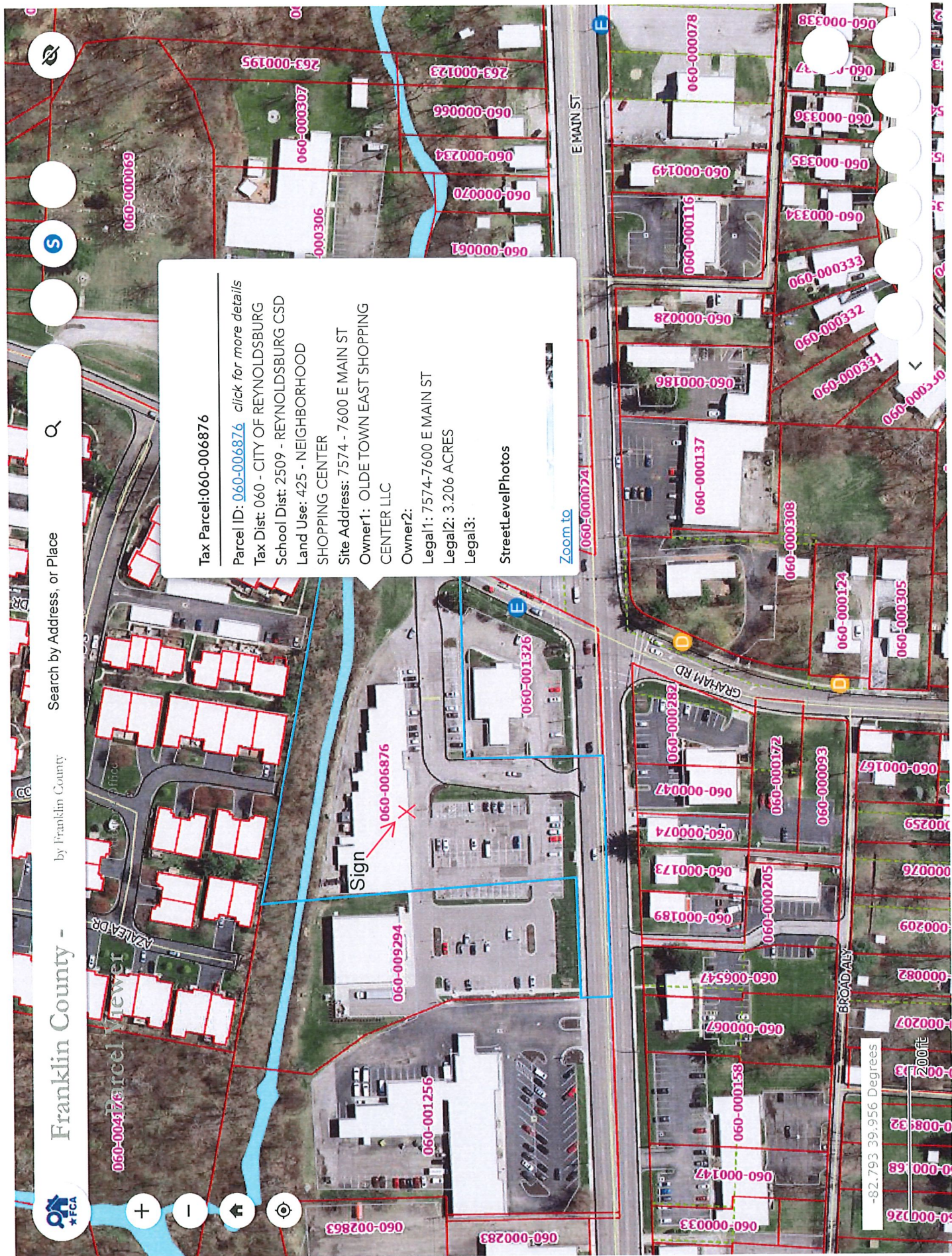
Applicant Signature: [Signature] Date: 9/8/23

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:

Zoning Information	Additional Approval Required	PZB Meeting
Zoning District: <u>OD-C</u>	☐ Major/Minor Site Plan	Date: <u>10/5/23</u>
☒ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
		☐ Approved w/ Conditions
		☐ Tabled
		☐ Denied
P&Z Administrator: _____		Date: _____



To Whom It May Concern,

We respectfully request a variance for the following sign:

The subject property is located at 7582 E. Main St., which falls into Reynoldsburg's "Olde Reynoldsburg Commercial District." Reynoldsburg Zoning Code specifies that the Olde district has its own set of standards, including restrictions on internal illumination. We would like to request to have a sign cabinet that is internally illuminated.

Attached in this package, you will have a copy of our print that we're proposing to fabricate and install. This will replicate the existing cabinet that hangs on the wall currently. Due to damage from the delivery truck, the existing cabinet is unfixable. We are asking to mirror the same cabinet on the building, including the internal illumination, and only changing the face that was in it prior to the damage.

We understand that section 1105.03.C.iii of the Reynoldsburg Zoning Code states that internal illumination is not permitted as a means of illuminating the sign, but we believe that the sign being the only cabinet being externally illuminated, or not illuminated at all, will cause a hardship as the looks of the center will be different from us to everyone else.

We thank you for your time and willingness to hear our case.

Stephen Butsko

From: Stephen Butsko <sbutsko@branhamsign.com>
Sent: Friday, September 8, 2023 7:40 AM
To: sbutsko@branhamsign.com
Subject: FW: Certificate of Appropriateness Application - 7582 E. Main Street - New Wall Sign

From: Phoenix Buathier [<mailto:pbuathier@reynoldsborg.gov>]
Sent: Friday, August 4, 2023 11:05 AM
To: sbutsko@branhamsign.com
Subject: FW: Certificate of Appropriateness Application - 7582 E. Main Street - New Wall Sign

From: Phoenix Buathier
Sent: Monday, July 17, 2023 3:21 PM
To: 'chandrabista15@gmail.com' <chandrabista15@gmail.com>; 'asiangrocmart@gmail.com' <asiangrocmart@gmail.com>
Subject: Certificate of Appropriateness Application - 7582 E. Main Street - New Wall Sign

Mr. Bista,

I am contacting you regarding Permit 2023-5393 for 7582 E. Main Street regarding CERTIFICATE OF APPROPRIATENESS APPLICATION and have the following comments:

1. Provide a color image of the intended new wall cabinet. The Planning and Zoning Board will review the image of the sign and the wall cabinet, to ensure that it meets the Olde Reynoldsburg Commercial District standards.
2. The proposed wall sign is 36.75 square feet. To determine the permitted square footage of a wall sign for this site, staff will need an image of the tenant space, with the building frontage in feet provided.
 - a. Please know that the allowable wall sign area is 2 square feet per lineal foot of building facade for this tenant's space. Section 1105.03.C.v.1
 - i. Please provide an image of the front of the building, and indicate the tenant's building frontage.
 1. The Planning and Zoning Board will need this information to ensure that all sign regulations are met, while reviewing this application.
3. After speaking with business, the applicant is intending to replace the entire wall sign including the cabinet, and have the sign internally illuminated. The subject site is located in the ORD-C, Olde Reynoldsburg Commercial District.
 - a. Section 1105.03.C.iii does not list internally illumination as one of the permitted sign lighting types.
 - i. A variance from Section 1105.03.C.iii will be needed to permit an internally illuminated sign.
 1. A variance application has been attached to this email.
 - a. Please know that a Certificate of Appropriateness Application cannot be approved by the Planning and Zoning Board, until the Variance Application is approved for internal illuminated wall signage.
4. Since additional information is needed for this application, the application is currently incomplete and cannot go before the board until a complete application is received. A variance application, with the supporting materials would also need to be turned in with this application to be a complete. Both the variance and the Certificate of Appropriateness could go before the Planning and Zoning Board at the same time. However the Certificate of Appropriateness cannot go before the Planning and Zoning Board without first having variance approval.

Stephen Butsko

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Friday, August 4, 2023 11:07 AM
To: sbutsko@branhamsign.com
Subject: FW: Zoning Sign Permit Application - 7582 E. Main Street - Wall Sign
Attachments: ConditionalUses_VariANCES_Updated2023_final (1).pdf

From: Phoenix Buathier
Sent: Monday, July 17, 2023 3:21 PM
To: 'tbranham@branhamsign.com' <tbranham@branhamsign.com>; 'asiangrocmart@gmail.com' <asiangrocmart@gmail.com>
Subject: Zoning Sign Permit Application - 7582 E. Main Street - Wall Sign

Mr. Branham,

I am contacting you regarding Permit 2023-5393 for 7582 E. Main Street regarding SIGN PERMIT and have the following comments:

1. The proposed wall sign is 36.75 square feet. To determine the permitted square footage of a wall sign for this site, staff will need an image of the tenant space, with the building frontage in feet provided.
 - a. Please know that the allowable wall sign area is 2 square feet pre lineal foot of building facade for this tenants space. Section 1105.03.C.v.1
 - i. Please provide an image of the front of the building, and indicate the tenants building frontage.
2. After speaking with business, the applicant is intending to replace the entire wall sign including the cabinet, and have the sign internally illuminated. The subject site is located in the ORD-C, Olde Reynoldsburg Commercial District.
 - a. Section 1105.03.C.iii does not list internally illumination as one of the permitted sign lighting types.
 - i. A variance from Section 1105.03.C.iii will be needed to permit an internally illuminated sign.
 1. A variance application has been attached to this email.
3. The subject site is located in the Olde Reynoldsburg District, which means any exterior changes to the building will need approval by the Planning and Zoning Board through the Certificate of Appropriateness application process.
 - a. The owner has turned in an application, however the sign permit cannot be approved until the Certificate of Appropriateness application is approved by the Planning and Zoning Board.

If you have any questions, please feel free to email or call.

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

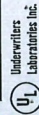
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

S/F Wall Sign

Qty: 1

E71326



- S/F Wall Sign
- 8"-deep Extruded Aluminum
- 3/16" White Polycarbonate Face
- Existing by Client
- Cabinet and Retainers Painted Black
- Internally LED Illuminated

144" Cabinet
143 7/8" Cut Size
140 3/4" v.o.



36 3/4" Cabinet
36 3/8" Cut Size
33 1/2" v.o.

Scale:
1" = 1' 0"



Approval:

Approved _____ Date _____

Job Path G:\Jobs\Sales\Asian Grocery Mart Chandra\Wall Sign Print1

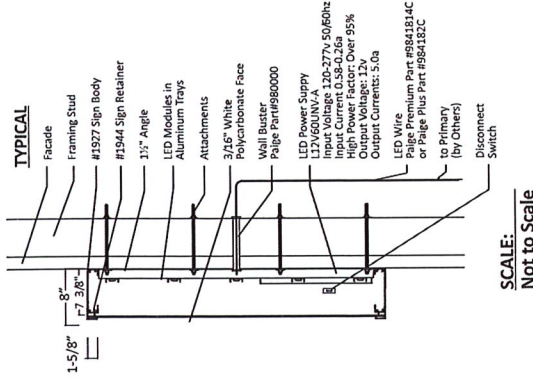
Order #: 000000 Proj. Location: 7582 E. Main St., Reynoldsburg, OH 43068
Date: 06.27.23 Designer: jgreenlee@branhamsign.com
Page Rev: 001 Sales Rep: bmcollum@branhamsign.com

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NOTE

STRUCTURE HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 DBC TABLE 1609.6.2.1(2) WITH 30' MAX. OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 DBC.

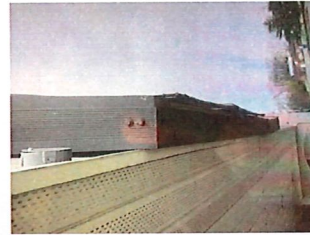
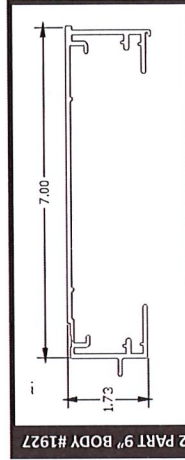


SCALE:
Not to Scale

Underwriters Laboratories Inc.
ELECTRIC SIGN
COMPLIES TO UL 48
THE APPLICABLE LISTING TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LISTING. APPROVED FOR THE SIGN COMPANY INC. BY THE SIGN COMPANY INC.

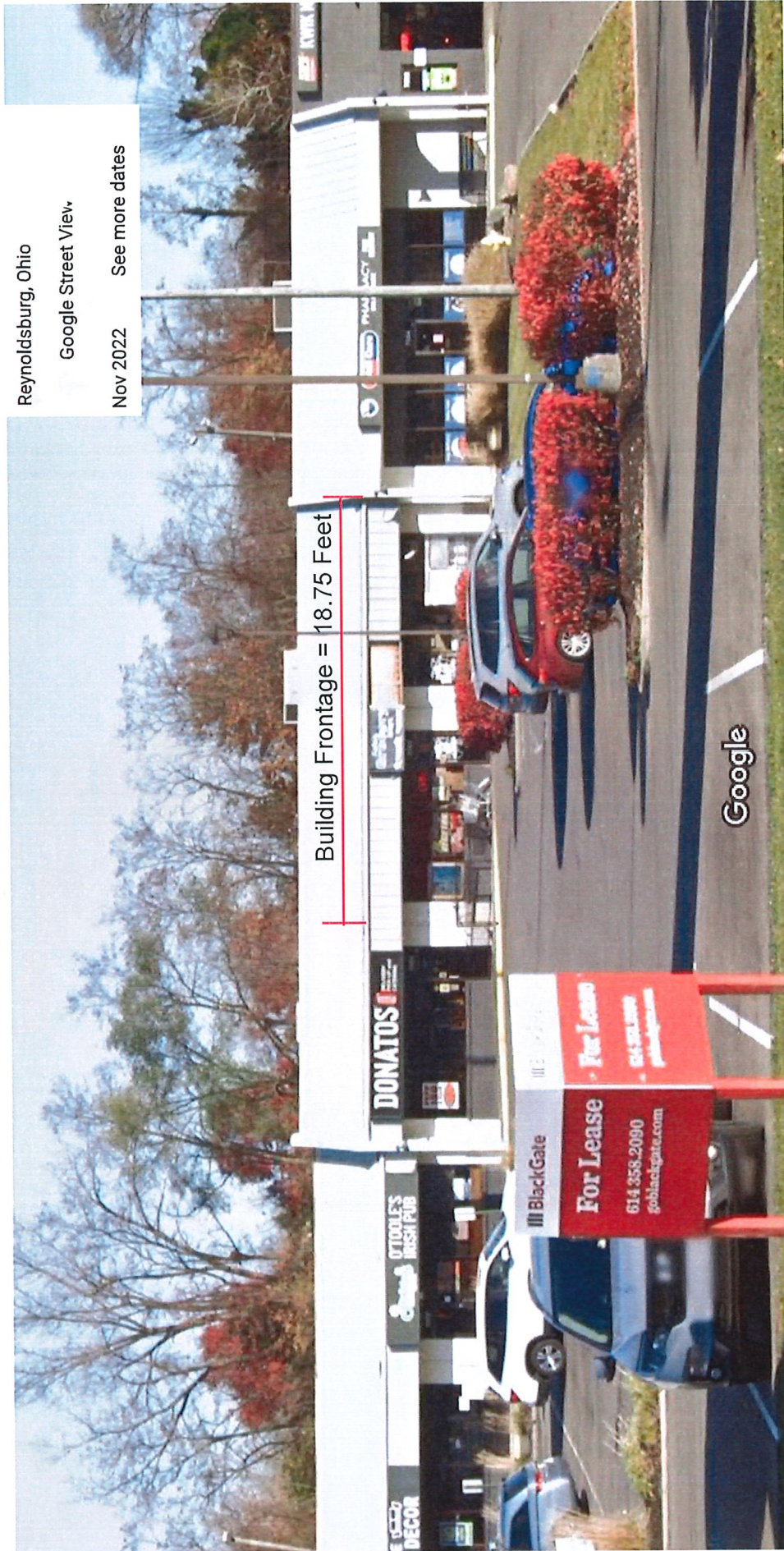
ELECTRICAL REQUIREMENT:
ONE 20 AMP CIRCUIT @ 120V

ELECTRICAL DATA
VOLTAGE 120
AMPERAGE 0.00



Existing Sign





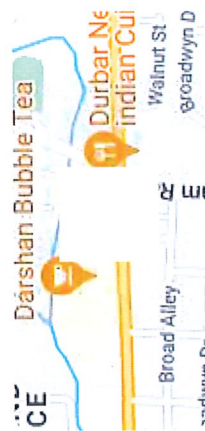
Reynoldsburg, Ohio

Google Street View

Nov 2022

See more dates

Image capture: Nov 2022 © 2023 Google



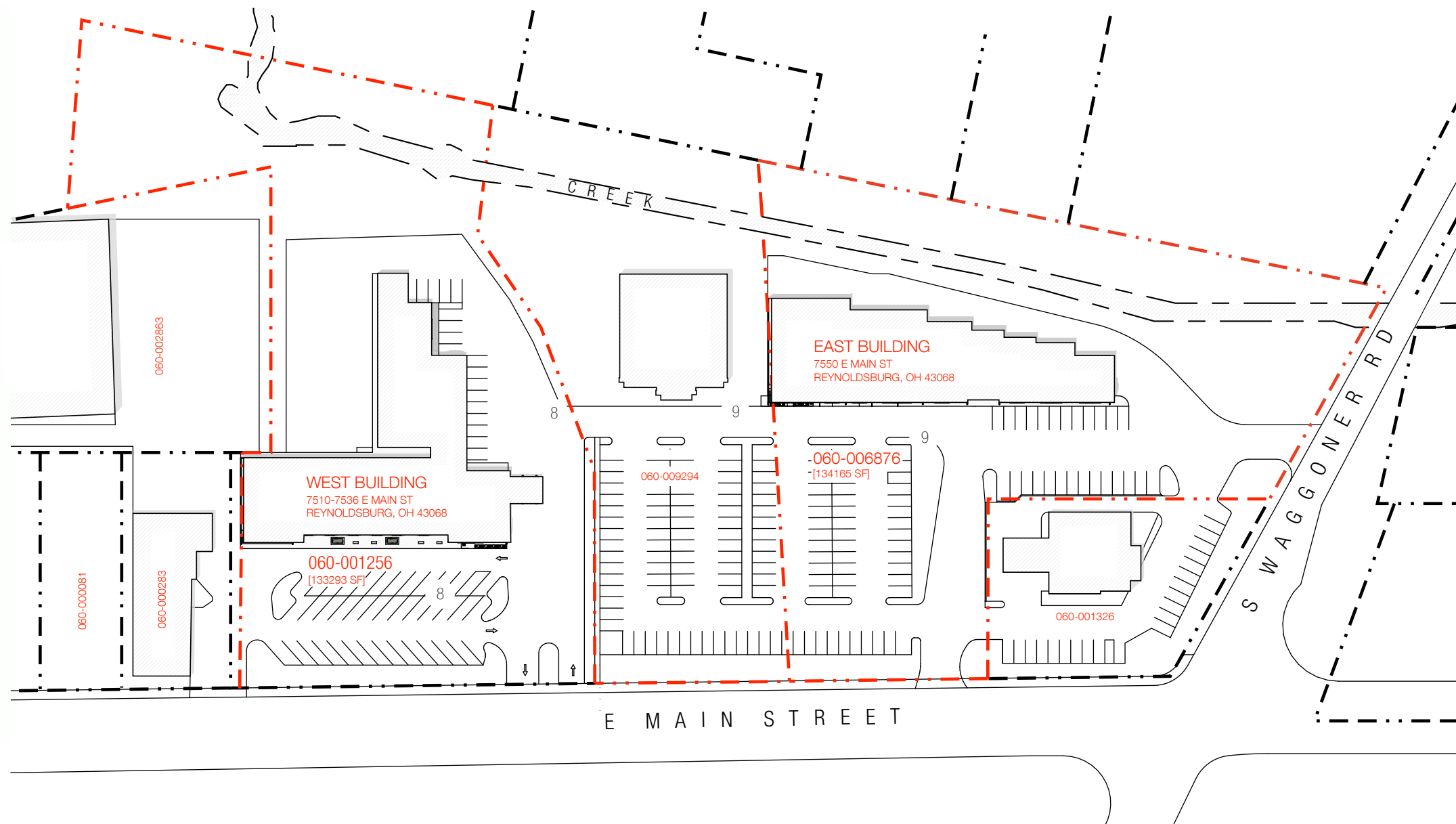




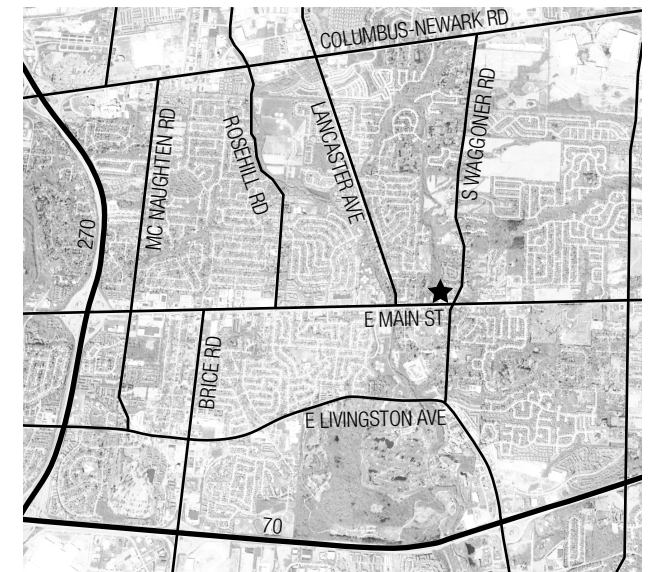
CITY OF REYNOLDSBURG
CERTIFICATE OF APPROPRIATENESS
COMPREHENSIVE SIGN PLAN APPLICATION

7510-7550 E MAIN STREET
REYNOLDSBURG, OH 43068

8.29.2019
© Tim Lai ArchitecT

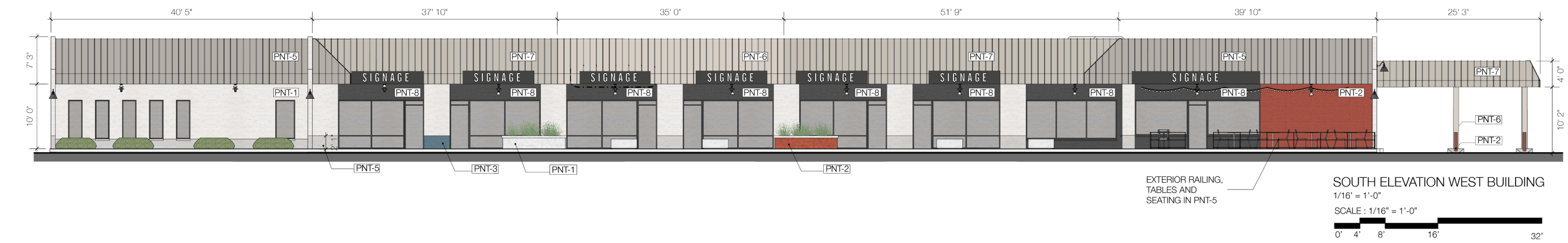


2 SITE PLAN
 100' = 1'-0"
 SCALE : 1" = 100'-0"
 0' 25' 50' 100' 200'



1 SITE MAP
 SCALE: NTS

PROPOSED UNIFIED TENANT SIGN: WEST BUILDING



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

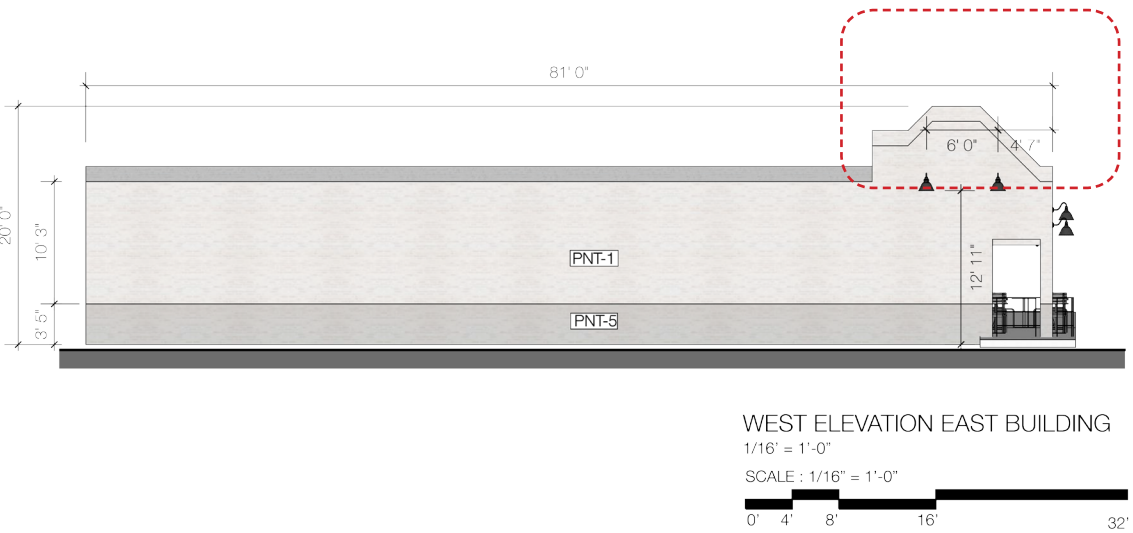
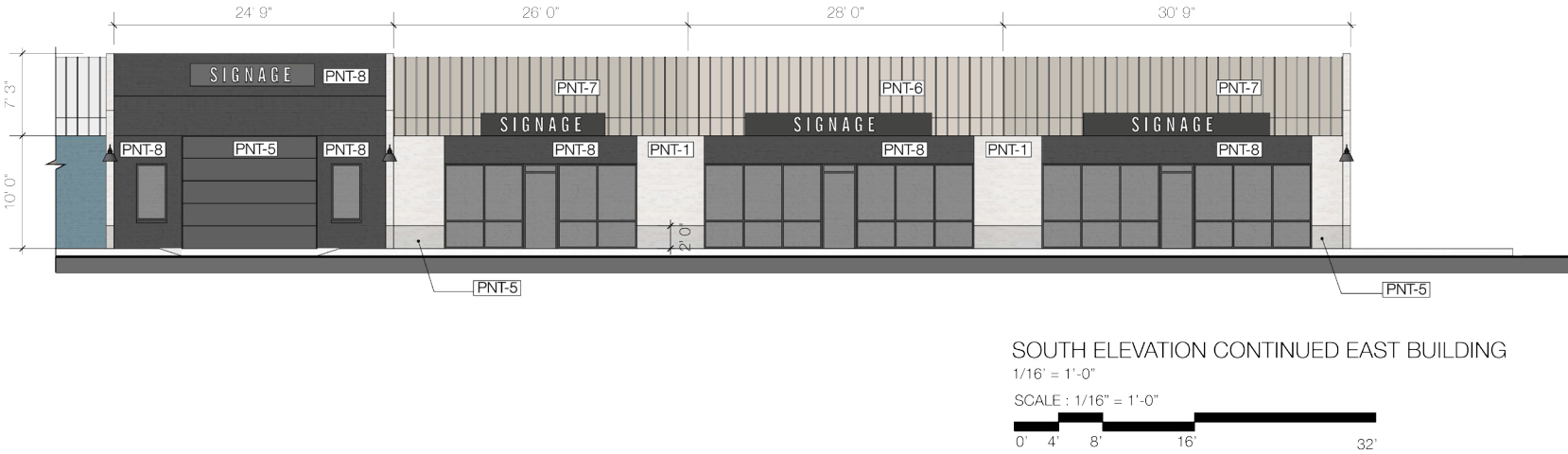
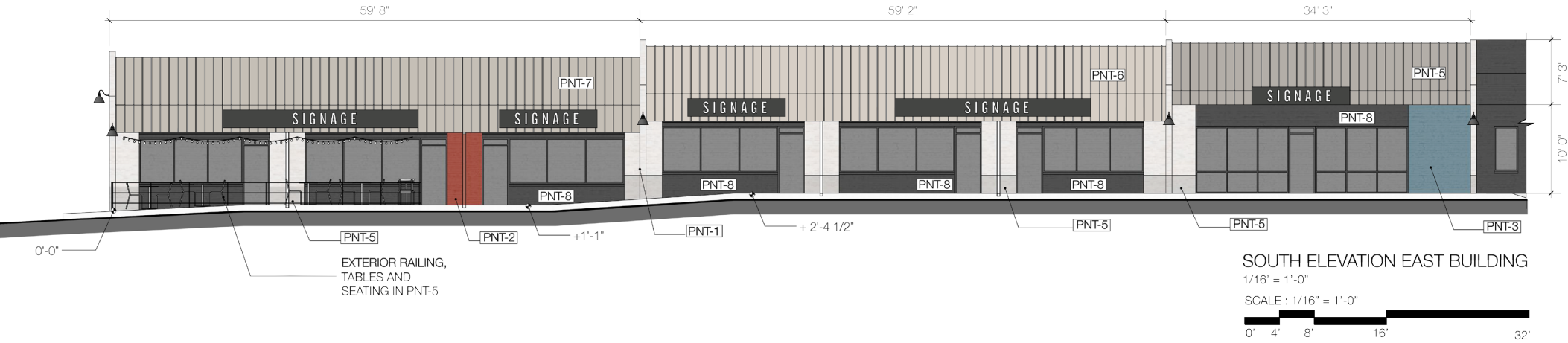
PAINT ALL EXISTING LIGHT BOXES TO DARK GRAY, PNT-8, SW7069 IRON ORE

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

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



PROPOSED UNIFIED TENANT SIGN: EAST BUILDING



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

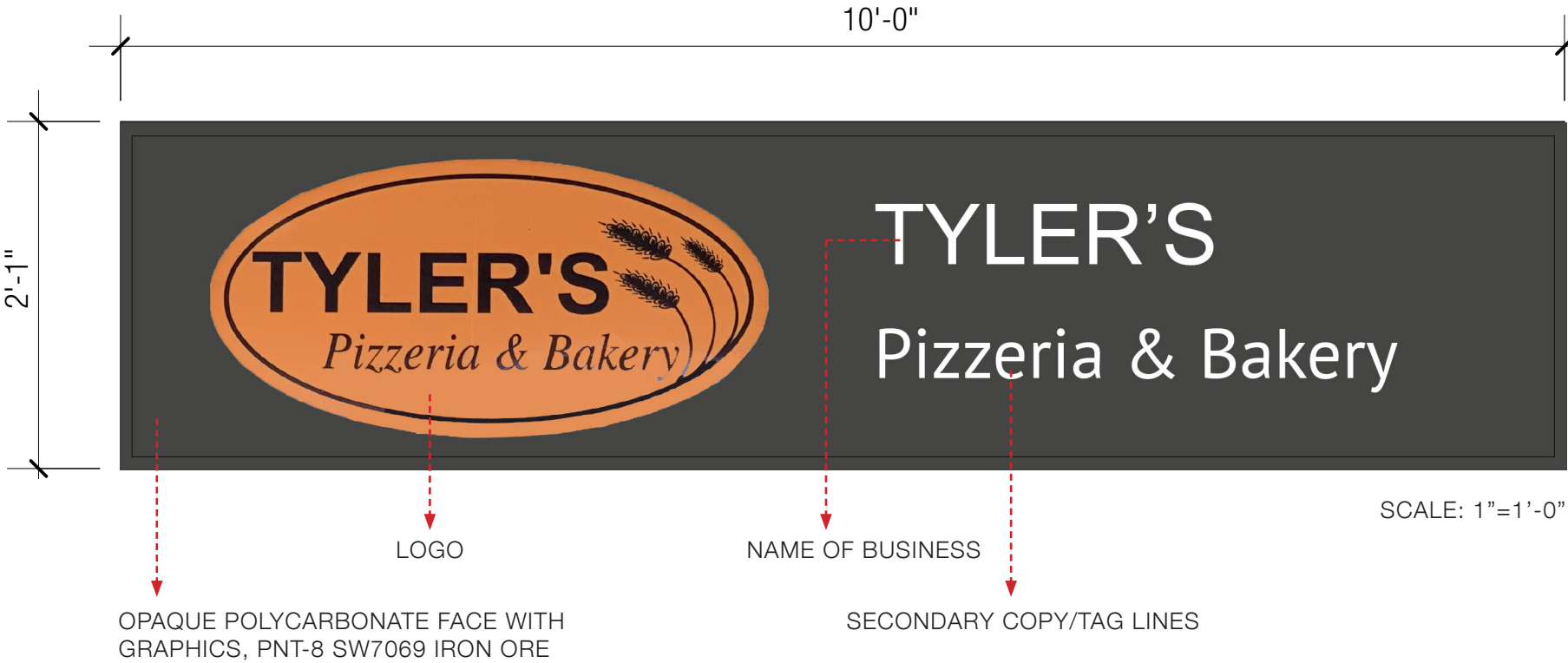
PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
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PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069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

PROPOSED TENANT SIGN STANDARDS

EXISTING



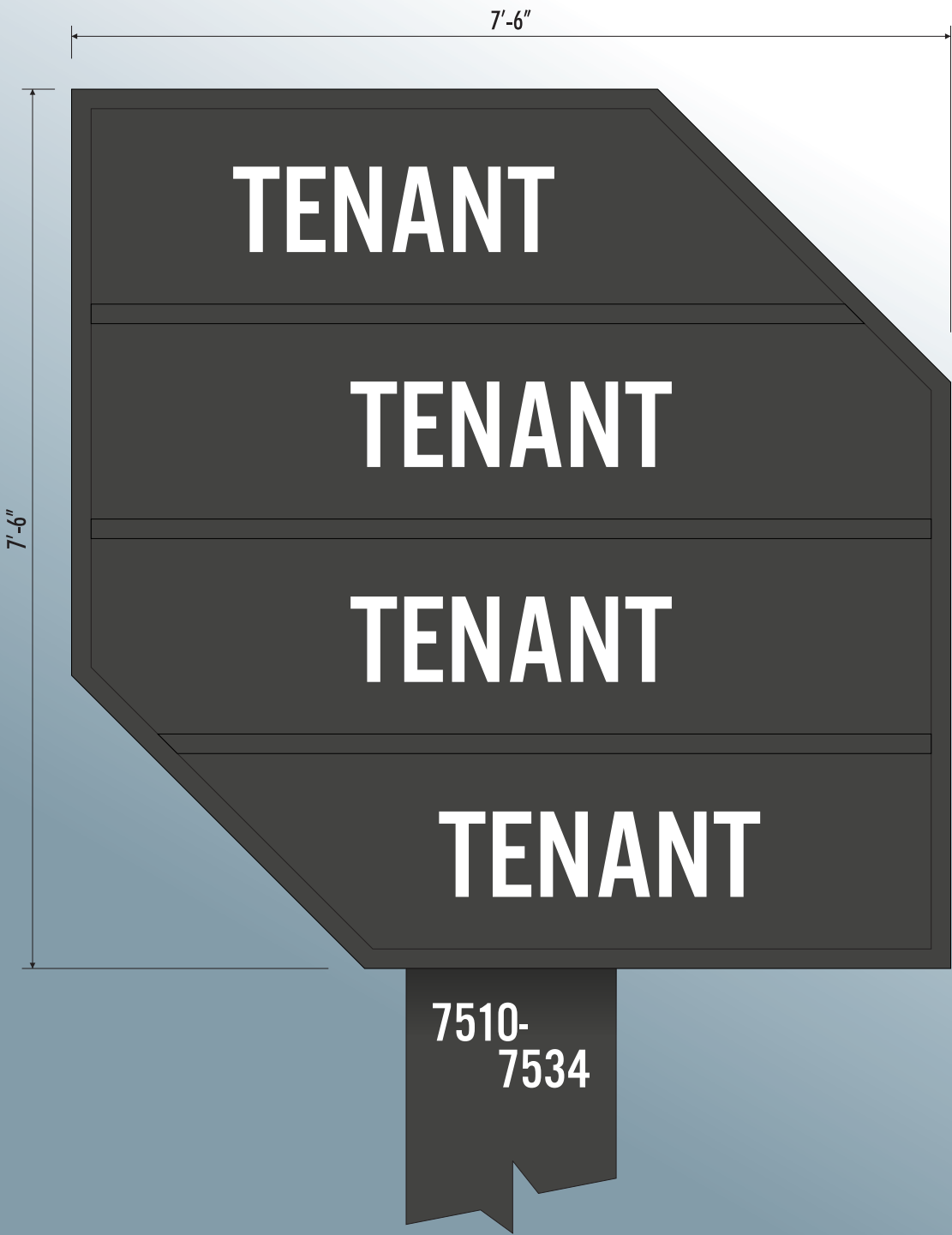
NEW TENANT GRAPHIC STANDARD



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"



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



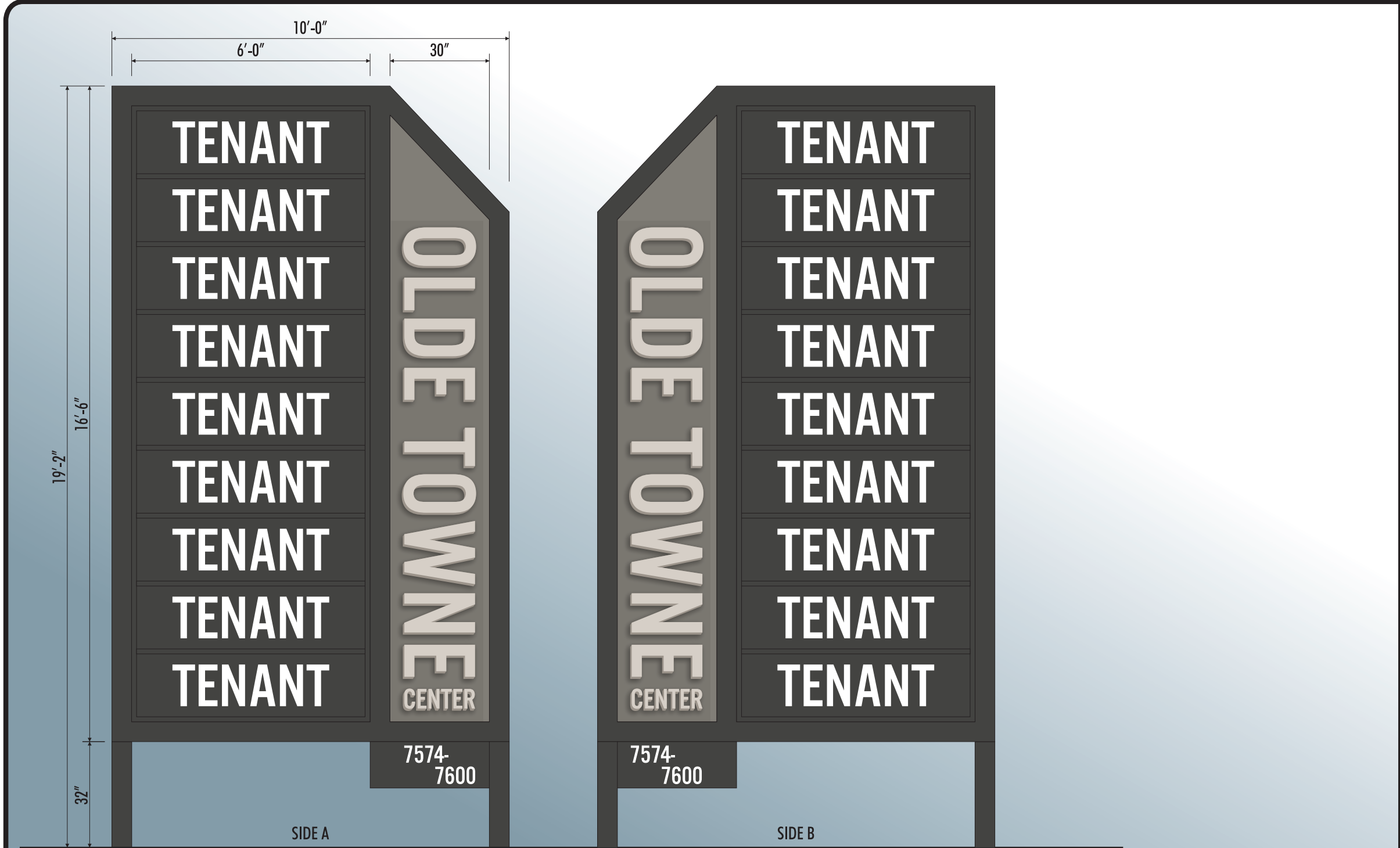
JOB NAME	OLDE TOWNE	#S1-35805-R2
STREET	7510-7600 E. MAIN STREET	
CITY, STATE	REYNOLDSBURG, OH	
SIGN TYPE	REPLACEMENT FACES	

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

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#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.



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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

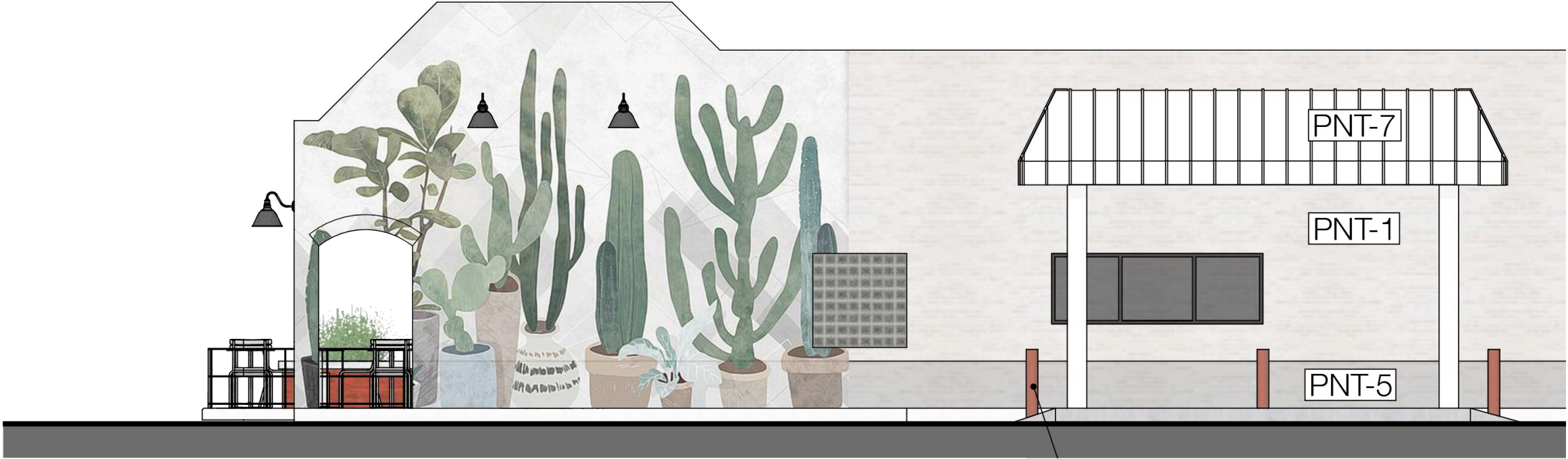
DATE 7/17/19 REV. DATE: 8/27/19
FILE NAME OLDE TOWNE.CDR
DIRECTORY ANYA > 2019 > 0

SCALE AS NOTED SALE SC DESIGNER AG

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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

September 26, 2023

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

RE: Asian Grocery Mart; 7582 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. The proposed project involves a new wall sign on the 3.2-acre site located at 7582 East Main Street in the Olde Reynoldsburg Commercial District (ORD-C). The wall sign is 36.75 inches tall by 144 inches wide, located along the southern building elevation facing East Main Street. The background color of the sign appears to be black, based on the sign plan provided. The proposed new wall sign will be replacing the existing wall sign that was previously damaged earlier this year by a delivery truck. The Asian Grocery Mart has been a tenant in this building, at this location since 2019. Due to the existing cabinet box being damaged and unusable, the applicant is replacing the entire sign, including the cabinet box and new internally illuminated wall sign.
- b. 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 based colors shown with white lettering and individual logos (Page 8 of minutes).

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 sign must also comply with Section 1105.03.C.ii, Signs for the ORD-C.
- b. The applications appears to meet the following criterial established in Section 1109.21, 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.C.v.1 states, “One wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive”. The proposed sign reface is facing East Main Street. The code continues to state, “The total permitted area for any wall sign is two (2) square feet per lineal foot of building facade or tenant facade, as applicable. The proposed wall sign is 144 inches by 36.75 inches, for a total of 36.75 square feet. The proposed sign is a new sign and cabinet that will be placed where the previous wall sign and cabinet existed on the building. The proposed sign will be comprised of polycarbonate material, which is an approved material.
 - d. The proposed sign does have a black background; however, it does not have the required white lettering from the adopted Comprehensive Sign Plan. The lettering is shown as white and blue on the sign plan.
3. Recommendations
- a. Staff recommends approval of the signage, with the following conditions:
 - i. To revise the wall sign image to have the business name in white lettering while permitting their logo, and maintaining the black background.
 - 1. To submit the revised design to staff for administrative approval, meeting the above requirements.
 - ii. The proposed signage is going before the Planning and Zoning Board for a variance prior to this application. Staff recommends the following based on if the variance is passed:
 - 1. If internal illumination is granted through the variance process, staff recommends approval of the signage to be internally illuminate.
 - 2. If internal illumination is not granted through the variance process, staff recommends approval of the signage without illumination.
 - a. That a revised sign plan be provided by the applicant for the sign application, stating that the signage will not be illuminated to staff.

Reynoldsburg

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2023-5392

Date Submitted: 7-11-2023

Fee Amount: - 75

☒ Paid: OK

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: <u>7582 E Main St</u>	Parcel ID#(s):
--	----------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Capitol Equities</u>	
Contact Email: <u>tsniprey@capitalequities.com</u>	Contact Phone Number: <u>614-760-5660, Ext 102</u>

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Asian grocery Mart</u>	Contact Name: <u>Chandra Bista</u>
Contact Email: <u>Asiangrocmart@gmail.com</u>	Contact Phone Number: <u>614-957-6867</u>

IV. APPLICANT INFORMATION

Applicant Name: <u>Chandra Bista</u>	Applicant Address: <u>8460 Arlen Dr Blacklick, OH 43004</u>
Applicant Phone Number: <u>614-957-6867</u>	Applicant Email: <u>chandrabistas@gmail.com</u>
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ 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: <u>Changing New Facing Sign and Sign board holder is crack or broken and that also changing New.</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: [Signature] Date: 07/01/2023

*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: _____
	☐ Olde Reynoldsburg District	<u>Meeting Results</u>
	<u>Additional Approval Required</u>	☐ Approved as Submitted ☐ Tabled
	☐ PZB	☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____		

Section 1103.05

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.



NOTE

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.2.(12) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Page 61 of 83

- S/F Wall Sign
- 8"-deep Extruded Aluminum
- 3/16" White Polycarbonate Face
- Existing by Client
- Cabinet and Retainers Painted Black
- Internally LED Illuminated

—144" Cabinet—
—143 7/8" Cut Size
—140 3/4" v.o.—

Asian Grocery Mart

SCALE:
Not to Scale

Not to Scale

TYPICAL

8" (203mm)

7 3/8" (188mm)

Face

Framing Stud

#1937 Sign Body

#1943 Sign Retainer

1 1/2" Angle

LED Module in Aluminum Tray

Attachments

3/16" White Polycarbonate Face

Wall Mount

Piggle Part#890000

LED Power Supply
 Input Voltage: 120, 277, 50/60Hz
 Input Current: 0.58A/0.26A
 High Power Factor: Over 95%
 Output Voltage: 12V
 Output Current: 3.0A

LED Wire

Piggle Premium Part #89A1214Q or Piggle Plus Part #89A121C (to Primary) (to Other)

Disconnect Switch

Underwriters Laboratory

Upon request, this sign is intended to be fabricated & installed in accordance to UL standards and the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

Electrical

Primary electrical by others. Signs will be wired for 120 VAC. Branham Signs Co. MUST be notified of other voltages prior to manufacturing. A clean, dedicated 20 amp circuit consisting of primary (10kV), neutral (WMT), & ground (gn) are to be provided by customer's licensed electrician to be placed within the 15 feet of center of sign. Timer & photo-cell (installed by others).



Date _____

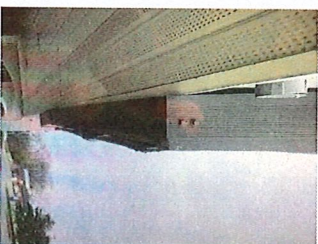
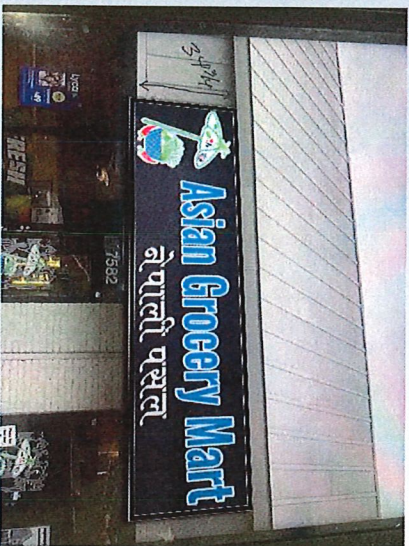
Job Path	g:\Jobs\Sales\Asian Grocery Mart Chandra\Wall s	
Order #:	000000	Proj. Location: 7582 E. Main St., Reynoldsburg, OH 43068
Date:	06.27.23	Designer: jgreenlee@branhamsign.com
Page Rev:	001	Sales Rep: hmcoculum@branhamsign.com

Job Path
G:\Jobs\Sales\Asian Grocery Mart Chandra\Wall Sign Print1

PROJECT

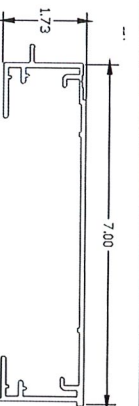

Asian Grocery Mart
नेपाली पसल

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Existing
Sign

2 PART 9" BODY #1927



ELECTRICAL REQUIREMENT:
ONE 20 Amp CIRCUIT @ 120V

UL
Underwriters
Laboratories Inc.
LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.00

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.00

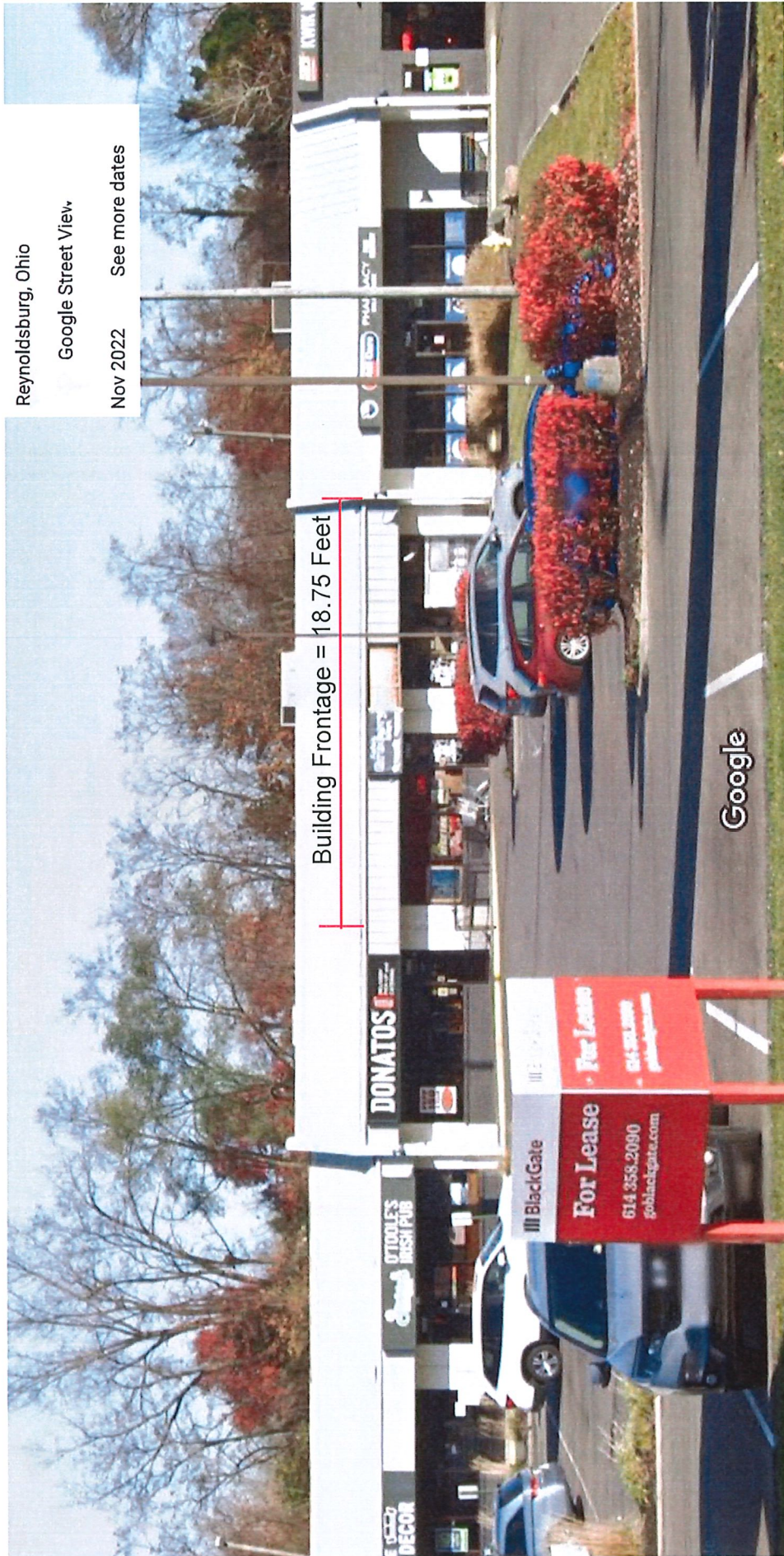
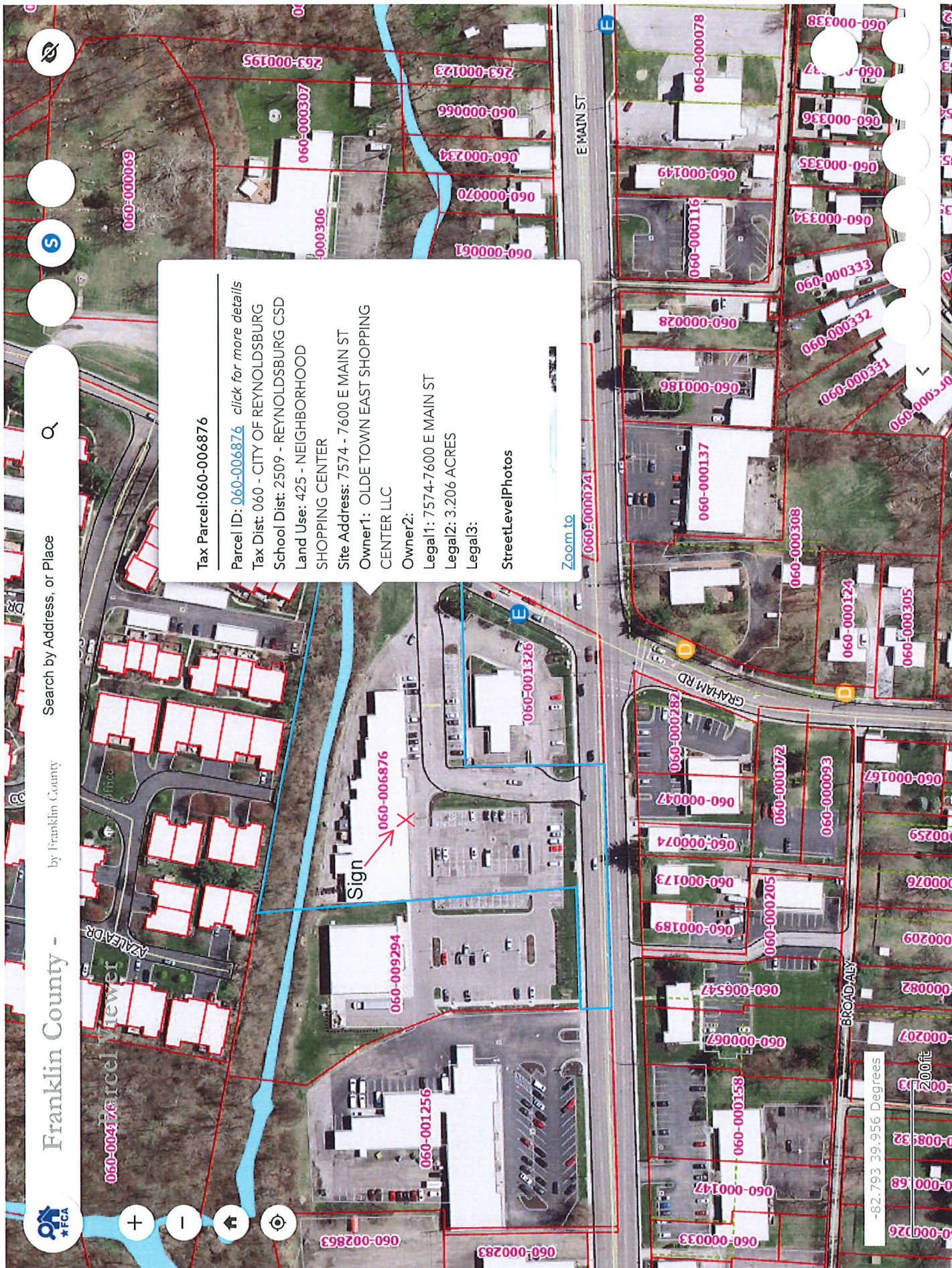


Image capture: Nov 2022 © 2023 Google





Franklin County -
by Franklin County

Search by Address, or Place



Tax Parcel: 060-006876

Parcel ID: [060-006876](#) *click for more details*

Tax Dist: 060 - CITY OF REYNOLDSBURG

School Dist: 2509 - REYNOLDSBURG CSD

Land Use: 425 - NEIGHBORHOOD

SHOPPING CENTER

Site Address: 7574 - 7600 E MAIN ST

Owner1: OLDE TOWN EAST SHOPPING

CENTER LLC

Owner2:

Legal1: 7574-7600 E MAIN ST

Legal2: 3.206 ACRES

Legal3:

StreetLevelPhotos

[Zoom to](#)

Sign



060-006876

-82.793 39.956 Degrees

200ft

CITY OF REYNOLDSBURG

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.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	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.

RESULT:	TABLED [UNANIMOUS]	Next: 10/3/2019 6:00 PM
AYES:	Cullinan, Zollars, Hicks, Furst	
ABSENT:	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. Taggert 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. Taggert 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. Taggert 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.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

E. OTHER BUSINESS

F. ADJOURNMENT

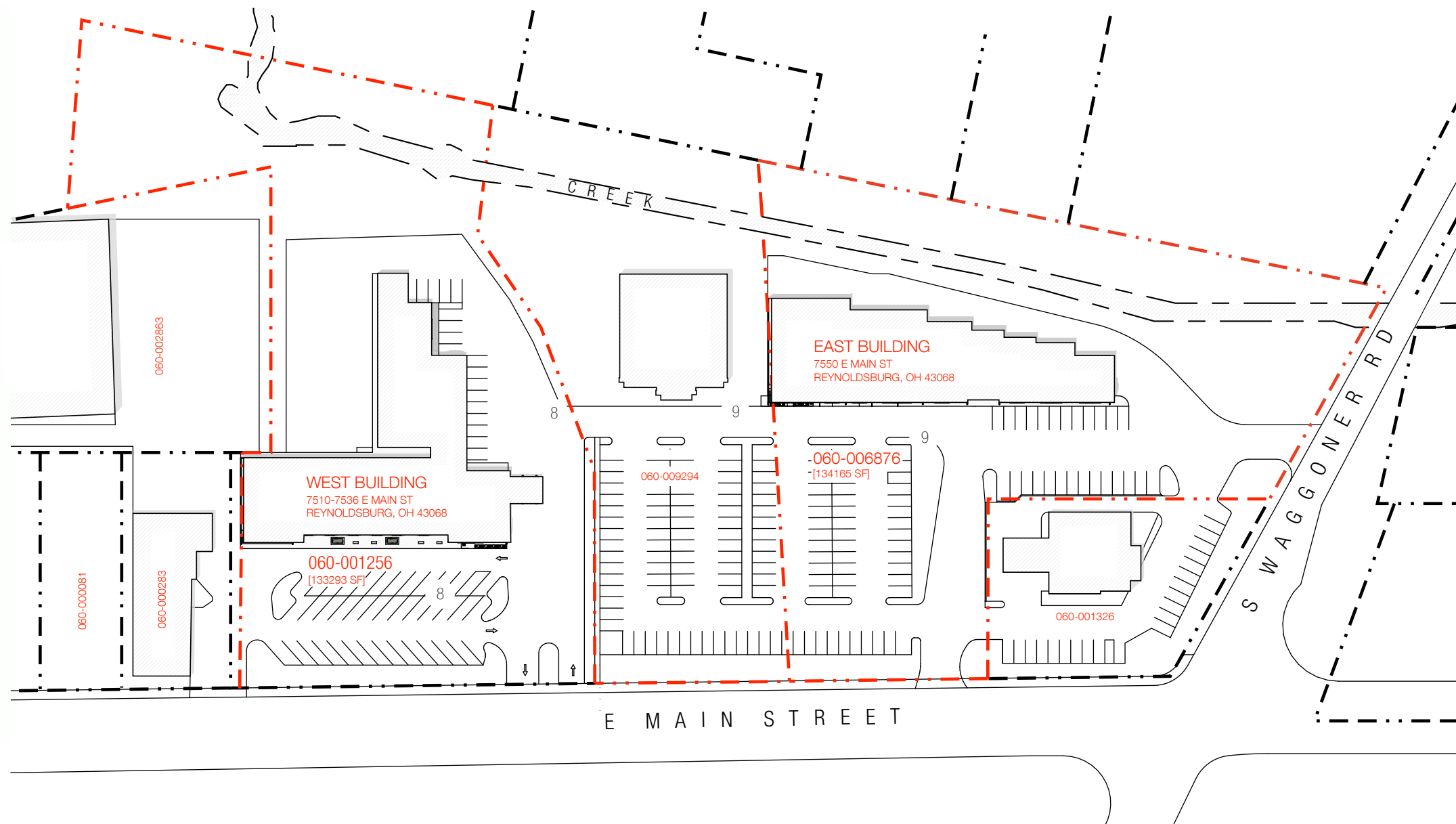
Chairman

Planning and Zoning Administrator

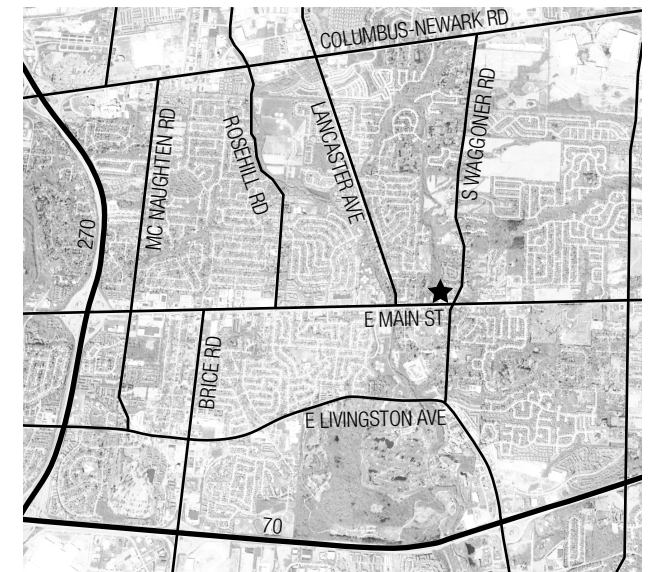
CITY OF REYNOLDSBURG
CERTIFICATE OF APPROPRIATENESS
COMPREHENSIVE SIGN PLAN APPLICATION

7510-7550 E MAIN STREET
REYNOLDSBURG, OH 43068

8.29.2019
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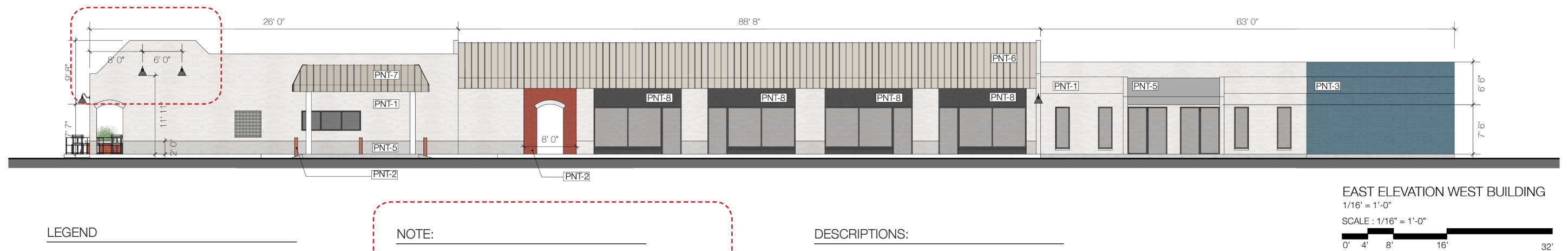
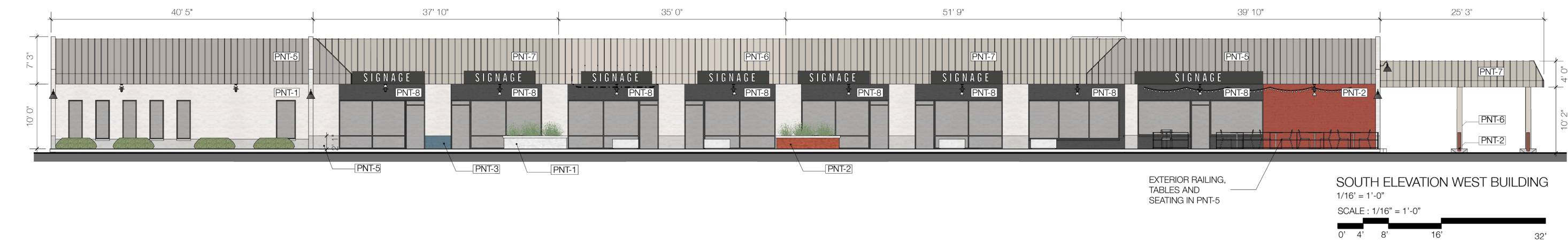


2 SITE PLAN
 100' = 1'-0"
 SCALE : 1" = 100'-0"
 0' 25' 50' 100' 200'



1 SITE MAP
 SCALE: NTS

PROPOSED UNIFIED TENANT SIGN: WEST BUILDING



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:

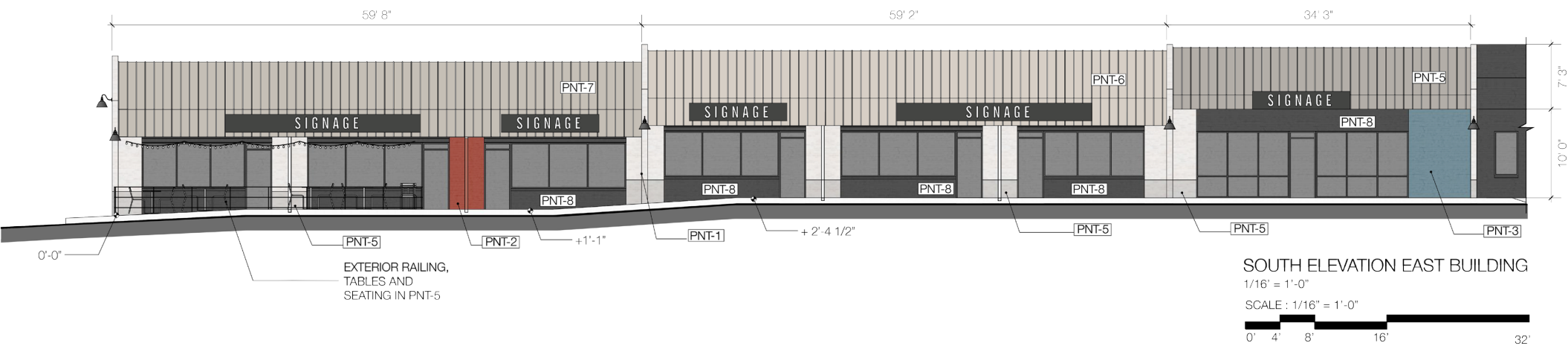
THE EXISTING LIGHT BOXES WILL BE RELOCATED TO THE FRONT OF BUILDING AND INSTALL ON FASCIA FOR BETTER VISIBILITY

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

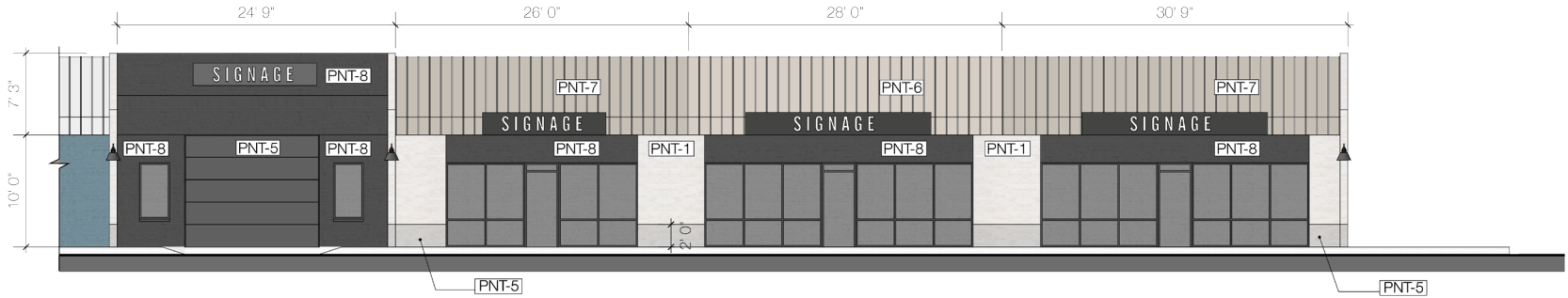
NEW TENANT SIGN WILL MATCH THE COLOR OF THE LIGHT BOX, PNT-8, SW7069 IRON ORE



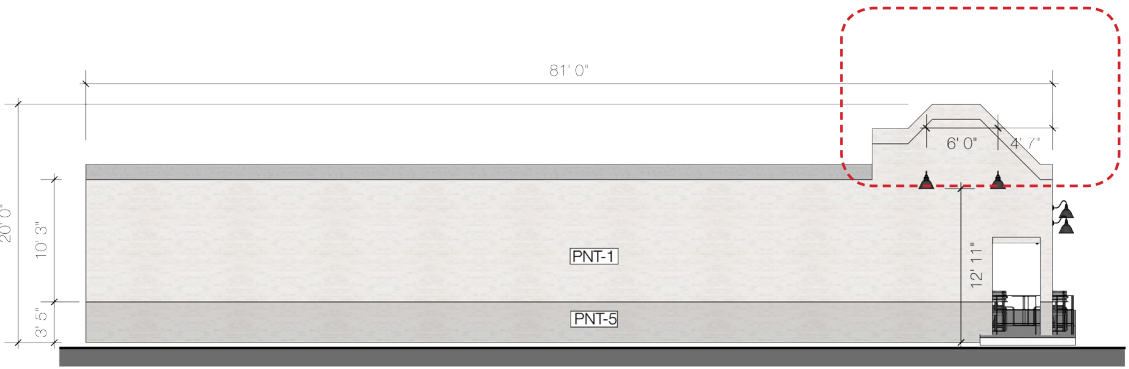
PROPOSED UNIFIED TENANT SIGN: EAST BUILDING



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



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



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

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

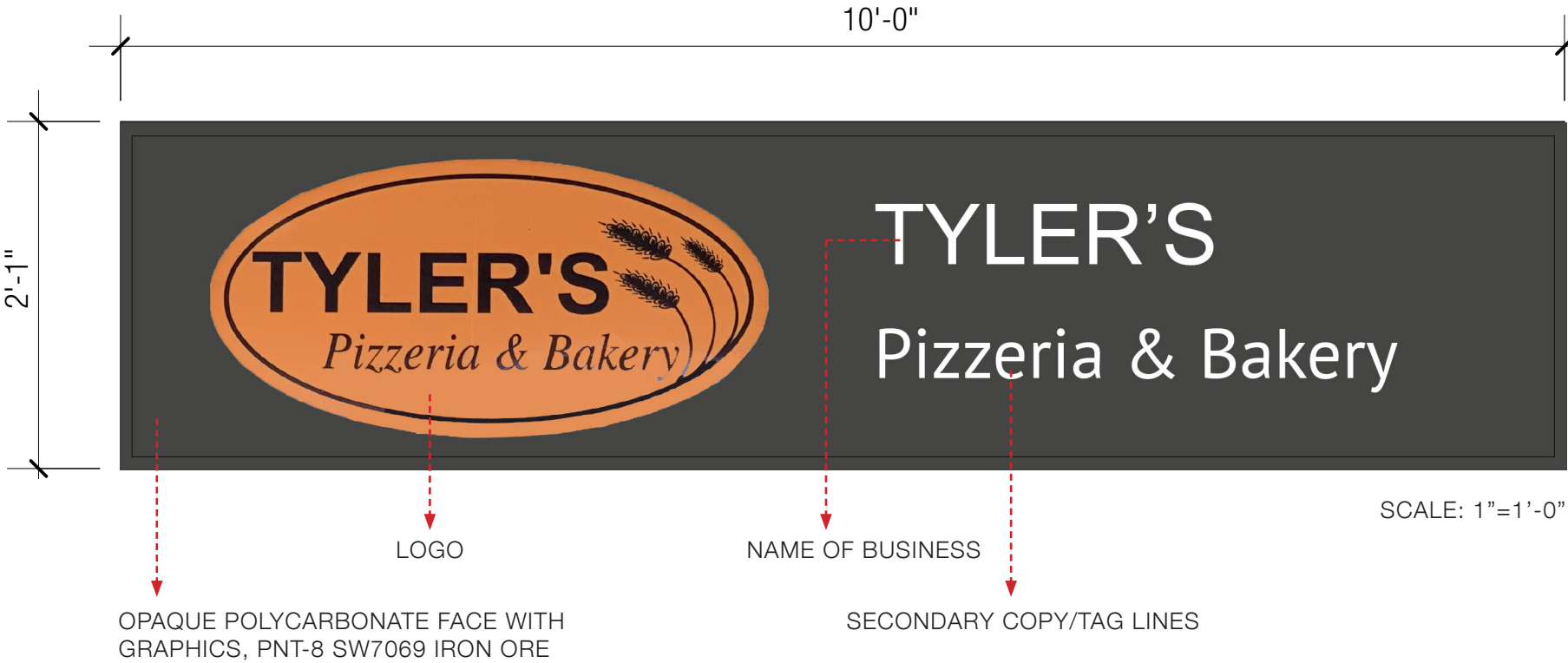
PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
PNT-5	SW 7643	PUSSYWILLOW	ON BRICK, METAL PANEL
PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON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

PROPOSED TENANT SIGN STANDARDS

EXISTING



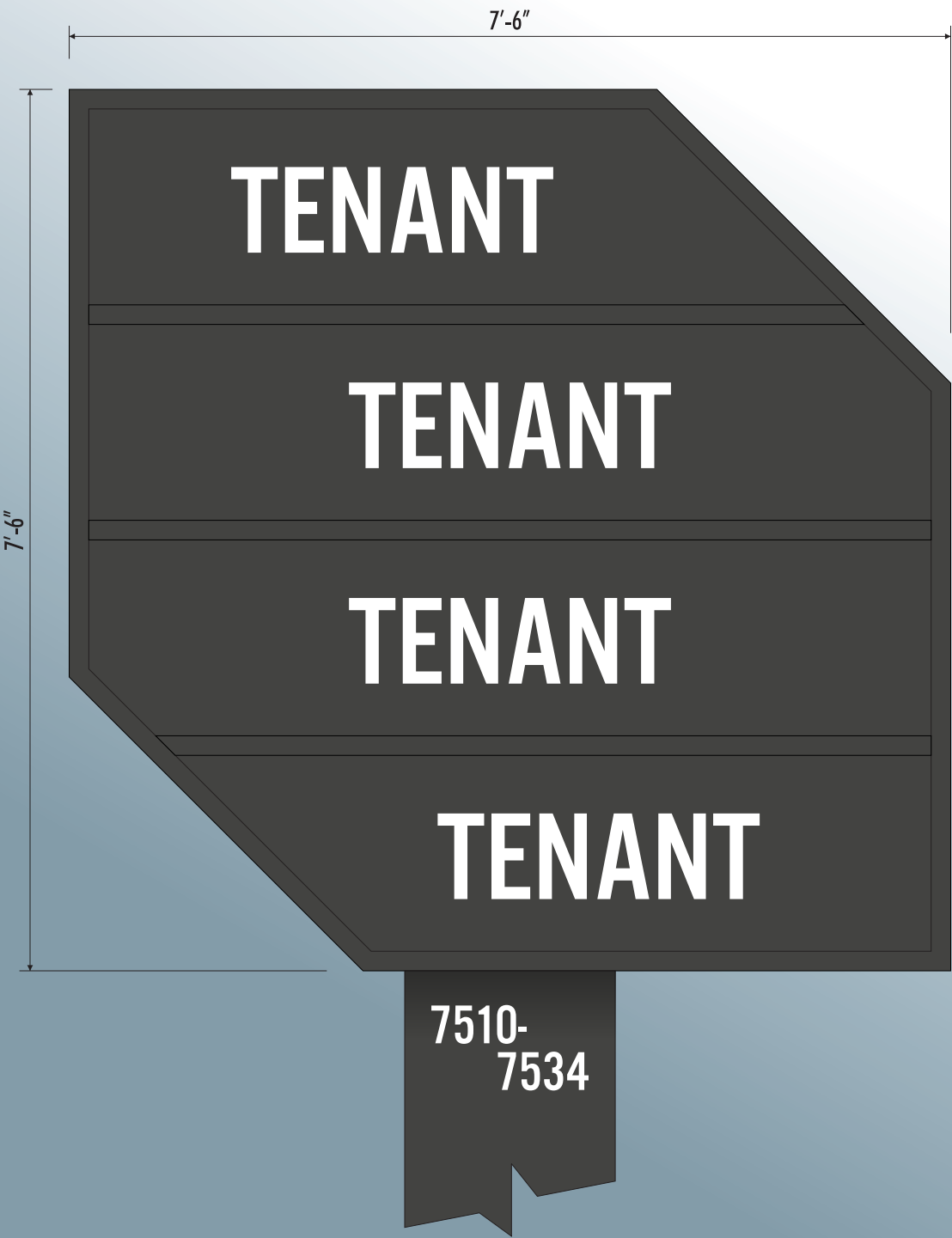
NEW TENANT GRAPHIC STANDARD



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"



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



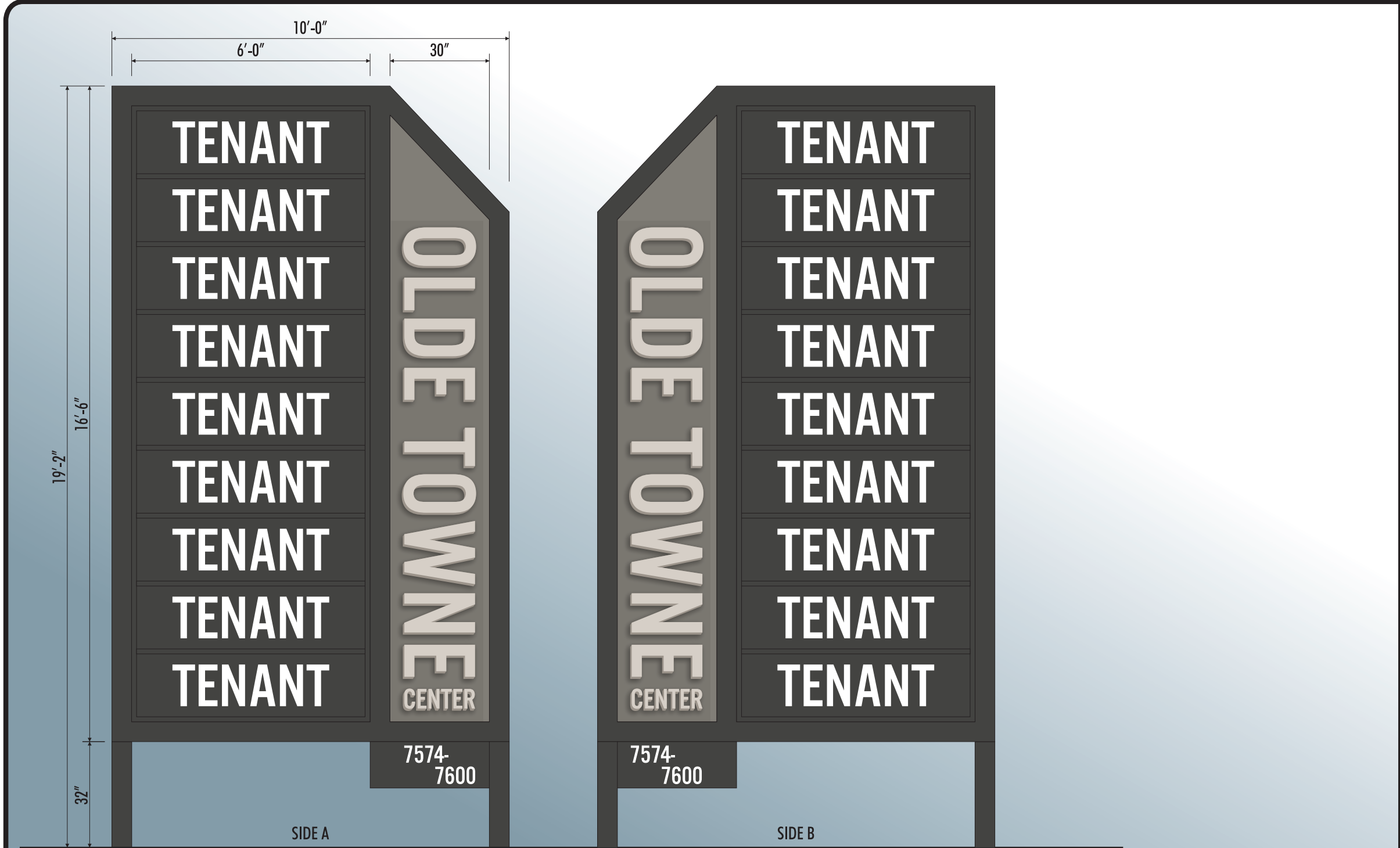
JOB NAME OLDE TOWNE #S1-35805-R2
STREET 7510-7600 E. MAIN STREET
CITY, STATE REYNOLDSBURG, OH
SIGN TYPE REPLACEMENT FACES

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

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#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.



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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

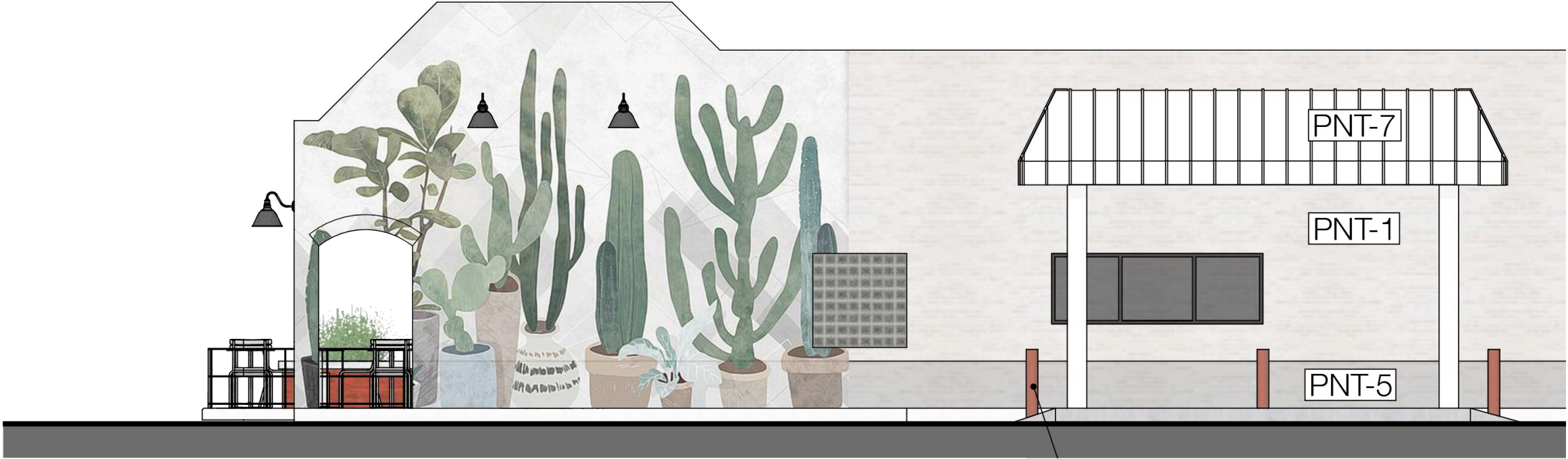
DATE 7/17/19 REV. DATE: 8/27/19
FILE NAME OLDE TOWNE.CDR
DIRECTORY ANYA > 2019 > 0

SCALE AS NOTED SALE SC DESIGNER AG

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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