



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

Eric Meyer, Development Director  
Melissa Butler, Administrative  
Assistant

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**Thursday, October 19, 2023**

**6:00 PM**

**Council Chambers**

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### **A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
  1. Planning & Zoning Board - Regular Meeting - 10-5-2023
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

### **B. PUBLIC COMMENT**

### **C. UNFINISHED BUSINESS**

### **D. NEW BUSINESS**

1. App# 2023-5546; 806 Monarda Place; Michael Ramos for Rebecca Garcia; Variance
2. App# 2023-5560; 7512 E. Main Street; Branham Sign for Serenity Home Health Agency; Certificate of Appropriateness

### **E. OTHER BUSINESS**

1. 2024 Calendar

### **F. ADJOURNMENT**

\*\*\*\*\*

ADJOURNMENT



**MINUTES REGULAR MEETING  
REYNOLDSBURG PLANNING & ZONING BOARD  
October 5, 2023**

**CALL TO ORDER**

**ROLL CALL**

PRESENT: Barnhart, Benner, Bivens, Furst, Kleckley, Zollars

ABSENT: Alabi

**APPROVAL OF MINUTES**

**Planning & Zoning Board - Regular Meeting - 9/21/2023**

Minutes stand approved

**APPROVAL OF AGENDA**

Agenda stands approved

**SWEARING IN OF SPEAKERS**

Speakers sworn in by Mr. Zollars

**PUBLIC COMMENT**

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**App# 2023-5509; 7574 E.Main Street; Karna Lamichhane for Mega Mobile Tech; Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

Mr. Furst asked about the background color of the original signage and said he preferred that if the existing sign was dark gray to keep it the same color. Ms. Buathier said that, based on the image, it looks like it was black, but over time the sun may have faded it to look like a dark gray.

Mr. Furst: I love that we approve this application with the conditions listed in the staff report.

Ms. Kleckley: Second.

|                  |                                   |
|------------------|-----------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                   |
| <b>MOVER:</b>    | Furst                             |
| <b>SECONDER:</b> | Kleckley                          |
| <b>AYES:</b>     | Barnhart, Benner, Bivens, Zollars |

**App# 2023-5513; 7582 E. Main Street; Branham Sign Company for Asian Grocery Mart; Varaince**

Ms. Buathier read the staff report into the record.

Mr. Furst asked if there was any objection to changing the lettering to white versus blue.

Mr. McCollum of Branham Sign Company explained that he was called when sign-a-rama wasn't able to insert the face due to damage to the frame. He explained that the blue lettering sign had already been made, so he preferred not to change it. Mr. Zollars asked the board if blue was allowed. Ms. Buathier said the comprehensive sign package for the property says the lettering should be white with the logo allowing up to four colors.

Mr. Furst explained that the variance for the internally illuminated sign is clearly not a hardship that the applicant created and that the purpose of a variance is to resolve issues like this and the applicant has met the standards for variances in 1109.13.

Mr. Furst: I move that we accept the application for the variance based on our analysis of the factors in 1109.13D with the condition that the sign lettering be white to match the existing sign plan adopted in 2019 for the property.

Mr. Bivens: I'll second.

**RESULT: Approved**

**MOVER:** Furst

**SECONDER:** Bivens

**AYES:** Barnhart, Benner, Kleckley, Zollars

**App# 2023-5392; 7582 E. Main Street; Chandra Bista for Asian Grocery Mart;  
Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

Mr. Furst: Given that we have just discussed this related matter, I do recommend approval with the conditions recommended by staff.

Ms. Barnhart: I'll second.

**RESULT: Approved**

**MOVER:**Furst

**SECONDER:** Barnhart

**AYES:** Benner, Bivens, Kleckley, Zollars

**OTHER BUSINESS**

None

**ADJOURNMENT**

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Planning and Zoning Administrator

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Chairman



October 11, 2023

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

RE: Michael Ramos for Rebecca Garcia; 806 Monarda Place: Variance Application

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 806 Monarda Place. The 0.64 acres single-family lot is zoned SR, Suburban Residential.
- b. The surrounding zoning and land uses consist of SR, Suburban Residential with single-family dwellings surrounding the subject site.
- c. The applicant is requesting a variance to allow an existing unenclosed concrete patio to be located 3 inches from the side property line, instead of the required 3 feet from the property line.
- d. The applicant has submitted an image of their property, and pictures of the existing patio, showing that it is 3 inches from the side property line. Based on the City's records, there does not appear to be a permit pulled for the existing concrete that is not on the site. It appears that the patio was poured sometime between 2021 and present day, based on GIS aerials of the property.
- e. The applicant's statement of hardship indicates that they would not like to have to remove the part of the patio that encroaches into the setback, due to the cost, privacy and safety. The applicant states that their safety concern is due to the their grandmother and not wanting her to trip, along with trying to keep their dog out of their neighbors yard, who also has a dog. The applicant states that not having the patio would make their property not look prim and proper with the existing fence.

2. Project Review

- a. The applicant is seeking a variance to Section 1101.13.G.vi, "Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line".
  - i. The applicant is proposing to have the concrete unenclosed patio be 3 inches from his side property line.
  - ii. The applicant was originally made aware of this issue earlier this year by the City of Reynoldsburg Code Enforcement Division regarding Section 1101.13.G.vi due to a neighboring properties complaint. The applicant then applied for a variance based on Code Enforcements information regarding the Zoning Code requirements.
- b. 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.
- 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. Granting this variance would not permit the establishment of any use which is not permitted. This variance is for a patio, which is a permitted accessory land use in SR, Suburban Residential zoning district.
- 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. There does not appear to be existing special circumstances or conditions with regards to this particular piece of land that would deprive the property owner of the reasonable use of land. The required setback for patios is 3 feet for all residential properties within the City of Reynoldsburg.
- 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 appears to be created by the applicant. The applicant did not turn in the required permit application for a patio. If the applicant had turned in a patio permit, for the exact location of where the patio currently is, they would have been informed of the setback requirement before the patio existed.
- 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 is requesting the minimum variance, however the land can still be used reasonably if the variance is not granted.
- 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. Granting the variance would not impair the surrounding properties in any manner.
- 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. Granting the variance would allow this property owner to have a concrete patio that is 3 inches from the property line, while other properties within the City of Reynoldsburg would have to meet the required 3 foot setback. Granting the variance would allow the owner to have special privileges.
- 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. An unenclosed patio is not a principle land use or structure; it is an accessory land use to the existing dwelling. Granting the variance would not cause the property's land use to become legal-nonconforming, since the principle land use of the site is a dwelling, which is permitted.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
  1. The variance request appears to be a matter of convenience, since the patio is currently existing, and would the applicant would like to not have to remove the portion that already exists, instead of meeting the required Zoning Code.
3. Recommendations
  - a. Staff recommends denial based on the following reasons:
    - i. Section 1101.13.G.vi does not permit unenclosed patios into the side yard unless they are setback 3 feet from the side and rear property lines.
    - ii. If this variance is granted, this would set a precedent for future residential patios to be permitted closer than 3 feet to the side property line.
    - iii. Based on the applicants statement of hardship, it appears to be a matter of convenience and cost.
    - iv. Granting the variance would confer the property owner special privileges that are unduly denied by this Code to other land, structure or buildings in this same district.
    - v. This variance could have been avoided, had the applicant submitted the required permitting applications, prior to placing a patio on the site.

# Reynoldsburg

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

Grand  
Molner  
614-322-6851

App./Case#: 2023-5546  
Date Submitted: 9/28/23  
Fee Amount: 200-

SEP 28 2023

## PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: cash

|                                                   |                |
|---------------------------------------------------|----------------|
| Property Address:<br>806 Monarda Place Rey. 43068 | Parcel ID#(s): |
|---------------------------------------------------|----------------|

### I. PROPERTY OWNER OF RECORD

|                                                  |                                       |
|--------------------------------------------------|---------------------------------------|
| Property Owner Name(s):<br>Rebecca Elvira Garcia | Contact Phone Number:<br>614-329-6403 |
| Contact Email:                                   |                                       |

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

|                     |                       |
|---------------------|-----------------------|
| Business Name:      | Contact Name:         |
| Contact Email:      | Contact Phone Number: |
| Description of Use: |                       |

### III. APPLICANT INFORMATION

|                                                                                                                                                                        |                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Applicant Name:<br>Michael Ramos                                                                                                                                       | Applicant Address:<br>806 Monarda Place            |
| Applicant Phone Number:<br>614-622-4479                                                                                                                                | Applicant Email:                                   |
| <input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer | <input type="checkbox"/> Owner's Consent Attached. |

### PROJECT INFORMATION

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

I would like to not touch or cut the concrete because the fence I am having put up will look funny if the concrete is cut. I want it to look prime & proper, and not more like hillbillyish.

Section 11d.13.G.vi

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: 9/27/23

\*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\*\*

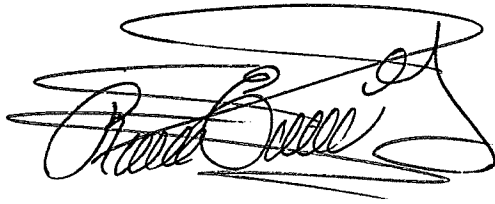
|                   |                                                     |                                                |                                                 |
|-------------------|-----------------------------------------------------|------------------------------------------------|-------------------------------------------------|
| Additional Notes: | <u>Zoning Information</u>                           | <u>Additional Approval Required</u>            | <u>PZB Meeting</u>                              |
|                   | Zoning District: SR                                 | <input type="checkbox"/> Major/Minor Site Plan | Date: 10/19/2023                                |
|                   | <input type="checkbox"/> Olde Reynoldsburg District | <input type="checkbox"/> Other: _____          | <input type="checkbox"/> Approved as Submitted  |
|                   |                                                     |                                                | <input type="checkbox"/> Approved w/ Conditions |
|                   |                                                     |                                                | <input type="checkbox"/> Tabled                 |
|                   |                                                     |                                                | <input type="checkbox"/> Denied                 |

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

To Whom It May Concern:

9/27/2023

I would like to not cut the concrete, because it cost \$7000 in materials. Another reason is, my grandma that is with me. I have the fear that she could fall. She is 85 years old and doesn't see well. A third reason is because I don't want (Zoey) my dog, escaping and bothering this neighbor. If the fence was cut, she would possible escape under and be barking and bothering the neighbor and her dog. Right now, where the concrete is, it looks prim & proper with our fence. If it was cut, it would look funny & improper. Safety, privacy, and cost are the reasons I would like to not have to touch the concrete.

A handwritten signature in black ink, appearing to read "David Brown", with a large, loopy flourish above it.

SEP 28 2023



SEP 28 2023







SEP 28 2023





SEP 28 2023







Printed Date: 10/2/2023

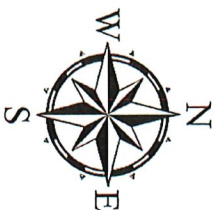
# Reynoldsburg GIS

Map Title

1" = 94'



**Reynoldsburg**  
OHIO • 1839





I HEREBY CERTIFY THAT THIS SURETY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2021 MADE UNDER MY SUPERVISION AND THAT I AM THE INSURANCE AGENT, AGENT-IN-CHARGE, OR AGENT SHOWN AND CORRECTED TO THE BEST OF MY KNOWLEDGE.

*[Signature]*

\_\_\_\_\_  
DANIEL C. LOSONCZY, P.S.  
REGISTERED SURVEYOR NO. 7712

8/26/21

A circular professional seal for Daniel G. Losoncy, a Registered Professional Surveyor in the State of Ohio. The seal features the text "STATE OF OHIO" at the top, "DANIEL G. LOSONCY" in the center, "S-7712" below the name, and "REGISTERED PROFESSIONAL SURVEYOR" around the bottom. The seal is blue and white.



SURVEY OF  
LOT 277  
LYING IN  
TAYLOR WOODS SECTION 6  
PLAT BOOK 15, PAGE 187  
CITY OF REYNOLDSBURG  
COUNTY OF LACKING  
STATE OF OHIO

| CURE CHARI   |        |        |             |                    |
|--------------|--------|--------|-------------|--------------------|
| CURVE/RADIUS | LENGTH | DELTA  | BEARING     | CHORD              |
| C1           | 50.00' | 44.44' | 50°55'34" N | 06°46'08" W 42.99' |

**LS  
GI**

**LANDMARK SURVEY  
GROUP, INCORPORATED**

690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON OH 43085  
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM  
DATE: 8/26/21 FILE NO. 2107.4172

DATE: 8/26/21

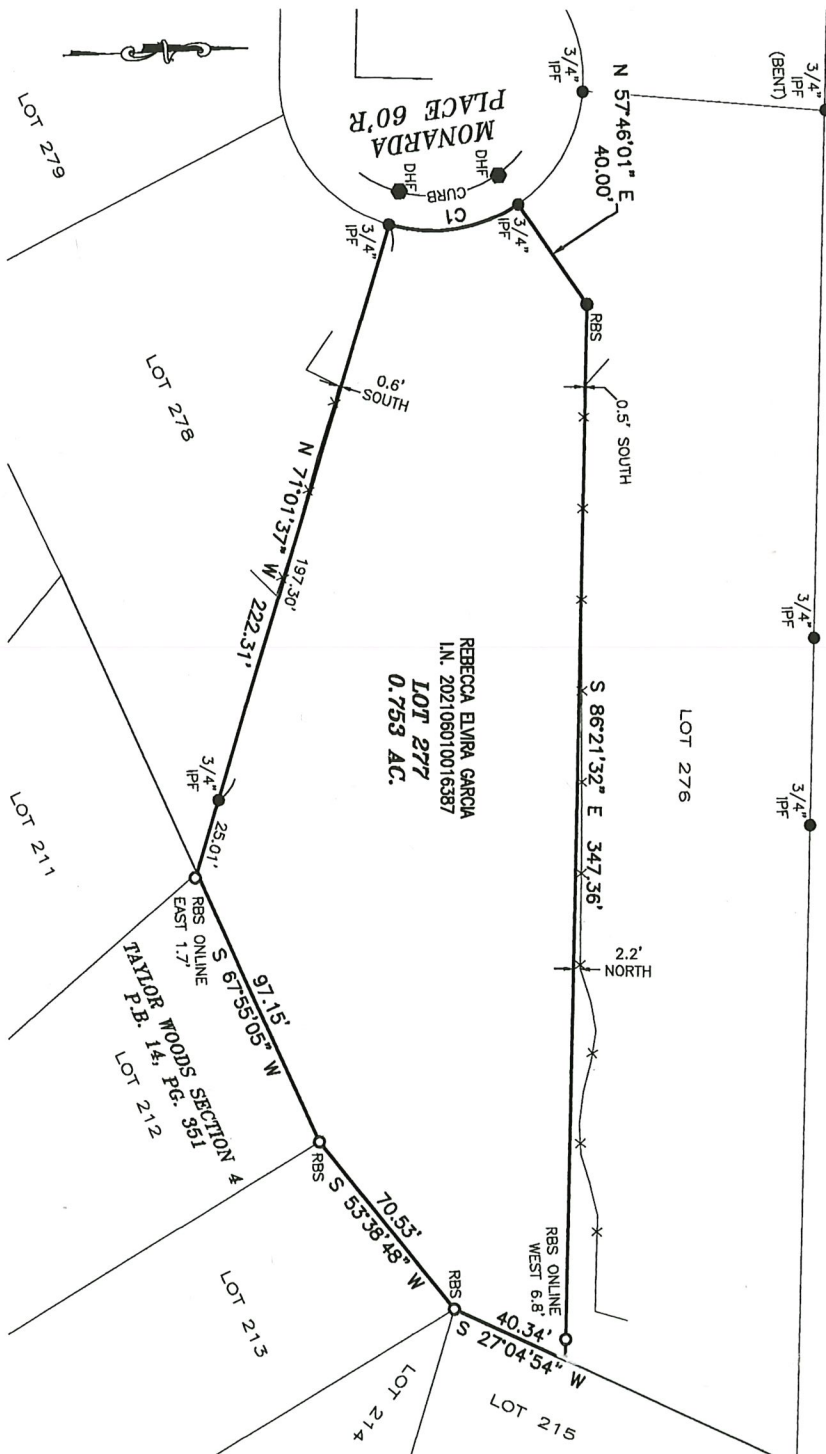
FILE NO. 2107.4172

**BASIS OF BEARINGS:**

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CONS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS MEASUREMENTS. THE BEARINGS ARE THE SAME AS THE BEARINGS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

## NOTES

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"



### LEGEND

-  IPF IRON PIN FOUND  
 RBF REBAR FOUND  
 DHF DRILL HOLE FOUND  
 RBS IN TOP OF CURB  
 REBAR SET  
 EXISTING FENCE LINE



October 11, 2023

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

RE: Branham Sign for Serenity Home Health Agency; 7512 E. Main Street: Certificate of Appropriateness

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 polycarbonate wall sign and a existing double sided monument sign on the 3.06 acre site located at 7512 East Main Street in the Olde Reynoldsburg Commercial District (ORD-C). The wall sign is 25 inches tall by 120 inches wide, located along the southern building elevation facing East Main Street. The monument signs are 24 inches tall by 96 inches wide, located near the E. Main Street entrance. The background color of the signs appears to be black, based on the sign plan provided. The proposed wall sign and monument sign panels will be replacing the existing wall sign face and existing monument sign panels.
- 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, 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 120 inches by 24 inches, for a total of 20 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 polycarbonate material, which is an approved material.
- d. Section 1105.03.C.vi.5 states, “One (1) monument sign with a base constructed of brick may be installed in the ORD-C. The monument sign may be a maximum of six feet (6’) in height in accordance with this subsection shall be setback a minimum of ten feet (10’) from the front property line or easement line, as applicable.” The proposed monument sign reface is of an existing monument sign that will be 16 square feet in size at 24 inches tall by 96 inches wide. Due to the monument sign being existing, the monuments material, height and setback are legal non-conforming.

### 3. Recommendations

- a. The proposed wall sign and monument sign face replacements both meet the requirements of the Olde Reynoldsburg Commercial District for sign face replacements, along with meeting the 2019 Comprehensive Sign Plan. Based on these reasons, staff recommends approval of the Certificate of Appropriateness for all three face replacement signs.



App./Case#: 2023-5560

Date Submitted: 10/0/23

Fee Amount: 75

☒ Paid: ck 29/109

## PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

|                                                 |                                        |
|-------------------------------------------------|----------------------------------------|
| Property Address:<br><b>7512 E. Main Street</b> | Parcel ID#(s):<br><b>060-001256-00</b> |
|-------------------------------------------------|----------------------------------------|

### II. PROPERTY OWNER OF RECORD

|                                                                  |                       |
|------------------------------------------------------------------|-----------------------|
| Property Owner Name(s):<br><b>Olde Town East Shopping Center</b> |                       |
| Contact Email:                                                   | Contact Phone Number: |

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

|                                                      |                                              |
|------------------------------------------------------|----------------------------------------------|
| Business Name:<br><b>Serenity Home Health Agency</b> | Contact Name:<br><b>Uday Mishra</b>          |
| Contact Email:<br><b>misharday0546@gmail.com</b>     | Contact Phone Number:<br><b>716-816-5955</b> |

### IV. APPLICANT INFORMATION

|                                                                                                                                                                                                                           |                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Applicant Name:<br><b>Branham Sign (Bob McCollum salesman)</b>                                                                                                                                                            | Applicant Address:<br><b>127 Cypress Street SW Reynoldsburg, Oh 43068</b> |
| Applicant Phone Number:<br><b>614-374-2616 (cell)</b>                                                                                                                                                                     | Applicant Email:<br><b>bmccollum@branhamsign.com</b>                      |
| <input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Owner's Consent Attached. |                                                                           |

### PROJECT INFORMATION

|                                                    |                                                                                 |                                                          |                                                    |
|----------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> New Main Building (\$400) | <input type="checkbox"/> Exterior Modifications/ New Accessory Building (\$200) | <input type="checkbox"/> Comprehensive Sign Plan (\$150) | <input checked="" type="checkbox"/> Signage (\$75) |
|----------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------|

Description of Project: Replacement Faces for existing store front wall sign and 2 faces for tenant sign near street frontage

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: BOB McCOLLUM

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

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

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

|                   |
|-------------------|
| Additional Notes: |
|-------------------|

#### Zoning Information

Zoning District: ORD

☒ Olde Reynoldsburg District

#### Additional Approval Required

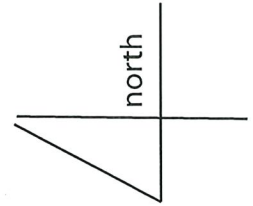
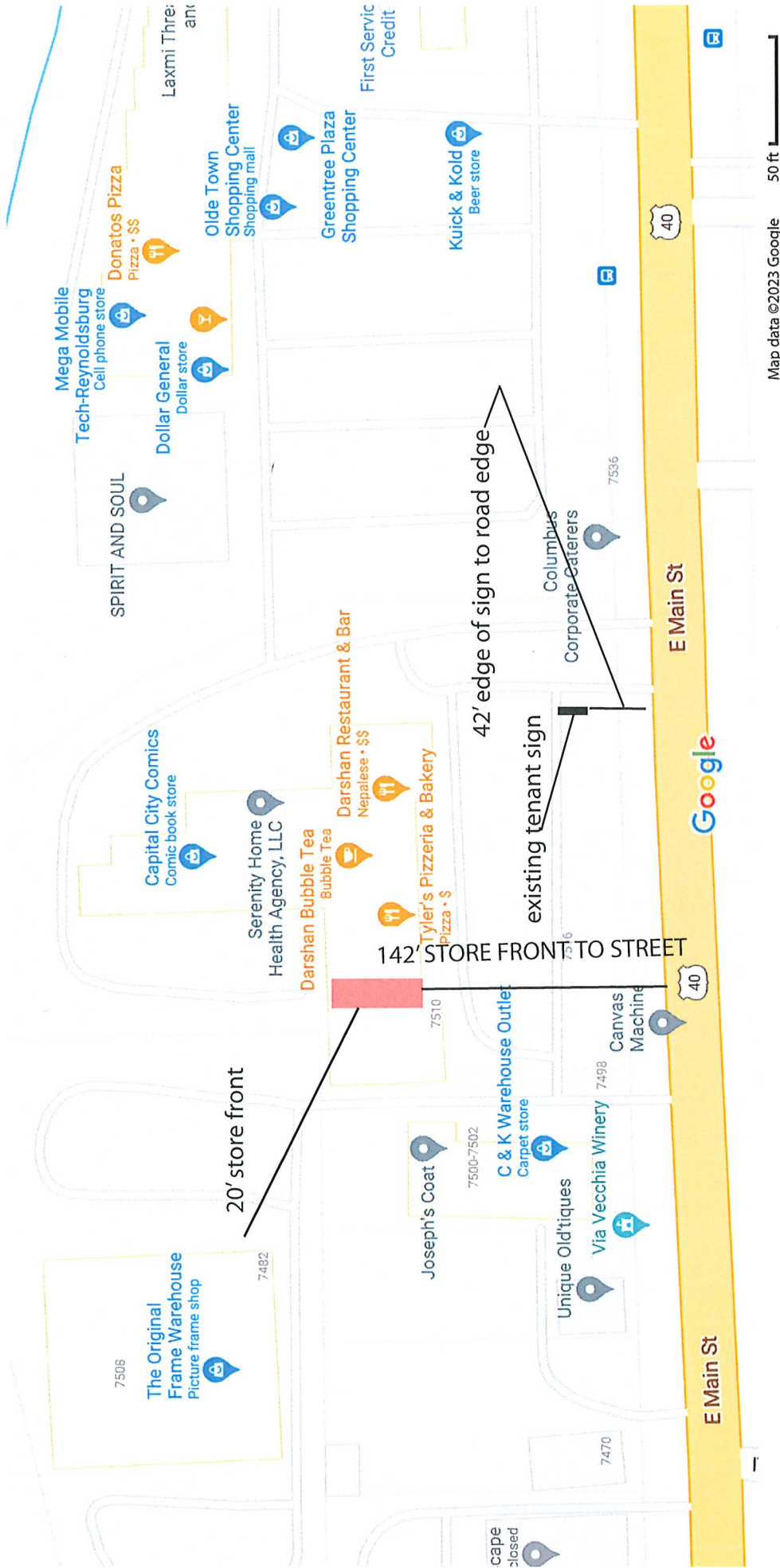
☐ PZB

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

#### Meeting Results

|                                                 |                                 |
|-------------------------------------------------|---------------------------------|
| <input type="checkbox"/> Approved as Submitted  | <input type="checkbox"/> Tabled |
| <input type="checkbox"/> Approved w/ Conditions | <input type="checkbox"/> Denied |

P&Z Admin.: \_\_\_\_\_ Date: \_\_\_\_\_





# Replacement Sign Faces

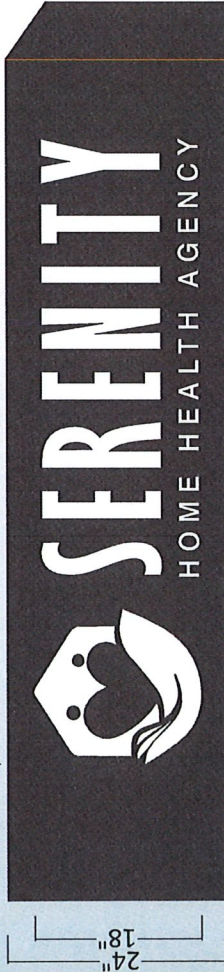
Wall Sign, Qty: 1

120"  
74 1/8"

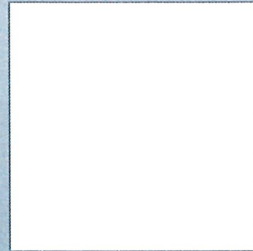


Tenant Signs, Qty: 2  
(1 ea.)

96"  
66 3/4"



NOTE:  
Logo has been  
recreated from low-  
quality image. If  
closer match is needed,  
please provide vector  
art file.



Approval:

Approved \_\_\_\_\_ Date \_\_\_\_\_

Job Path G:\Jobs\Sales\BOB\Serenity\Replacement Sign Faces Print1

127 Cypress Street SW  
Reynoldsburg, OH 43068  
O: 740.964.9550  
F: 740.964.9558

Order #: 000000 Proj. Location: 7512 E. Main St., Reynoldsburg, OH 43068  
Date: 11.03.22 Designer: jgreenlee@branhamsign.com  
Page Rev: 001 Sales Rep: bmccollum@branhamsign.com

PROJECT

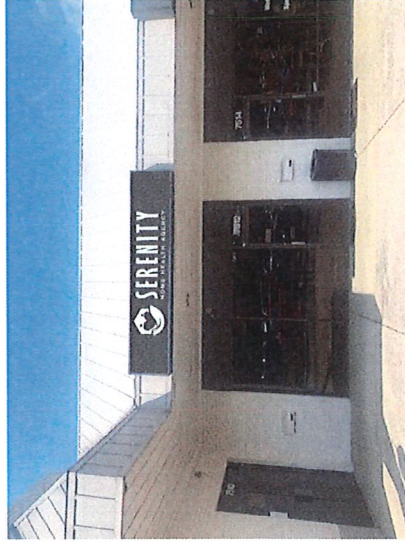


The designs, concepts, drawing and specifications  
provided are the exclusive property of Branham  
Sign Company Inc. and may not be reproduced in  
any way, shape or fashion without the express  
written permission of Branham Sign Company Inc.

**Branham Sign**  
COMPANY · INCORPORATED

3/16" White Polycarbonate  
- Decorated with 3630-69 Duranodic Bronze Vinyl

NOTE: All Sizes Estimated, Survey Needed

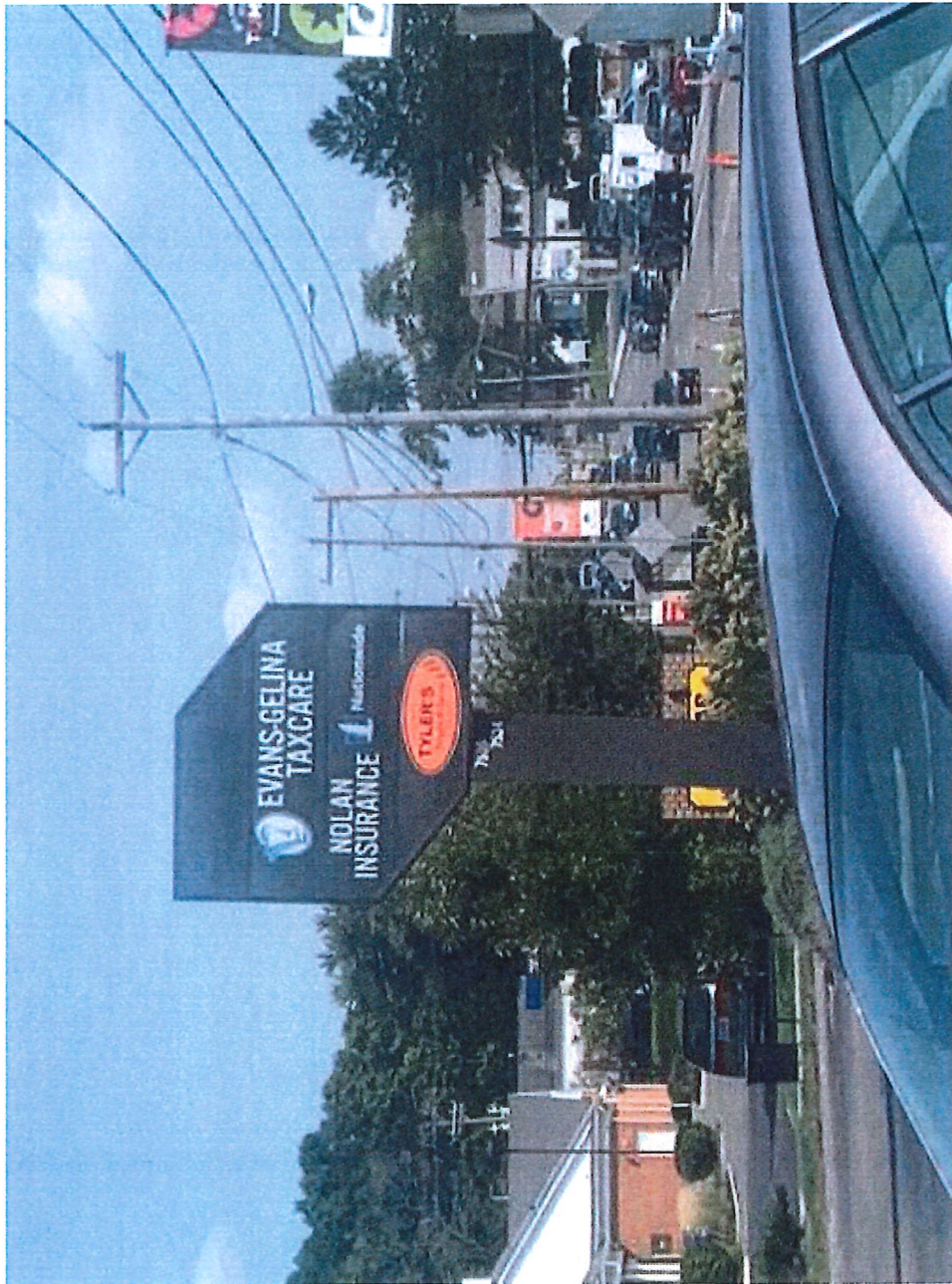


















## MINUTES

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

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

#### A. CALL TO ORDER

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

#### 2. APPROVAL OF MINUTES

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

Minutes Stand Approved

#### 3. APPROVAL OF AGENDA

Agenda Stands Approved

#### 4. SWEARING IN OF SPEAKERS

Speakers Sworn in by Mr. Zollars

#### B. PUBLIC COMMENT

None

#### C. UNFINISHED BUSINESS

None

#### D. NEW BUSINESS

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

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

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

**Mr. Zollars** Commissioner? Anything?

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

**Mr. Zollars** Okay.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Mr. Clark** Yes.

**Mr. Zollars** OK.

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

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

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

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

**Mr. Clark** Yeah.

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

**Mr. Clark** Correct.

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



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

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

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

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

**Mr. James** Yes.

**Mr. Zollars** Okay.

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

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

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

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



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

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

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

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

**Unknown** Inaudible

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

correct?

**Mr. Hicks** Yes.

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

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

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

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

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

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

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

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

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

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



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

**Mr. Taggart** I think so.

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

**Mr. Zollars** I agree.

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

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

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

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

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

**Mr. Furst** Understood.

**Mr. Zollars** Okay. Thanks.

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

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

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

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

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

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

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

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

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

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

E. OTHER BUSINESS

F. ADJOURNMENT

\_\_\_\_\_  
Chairman

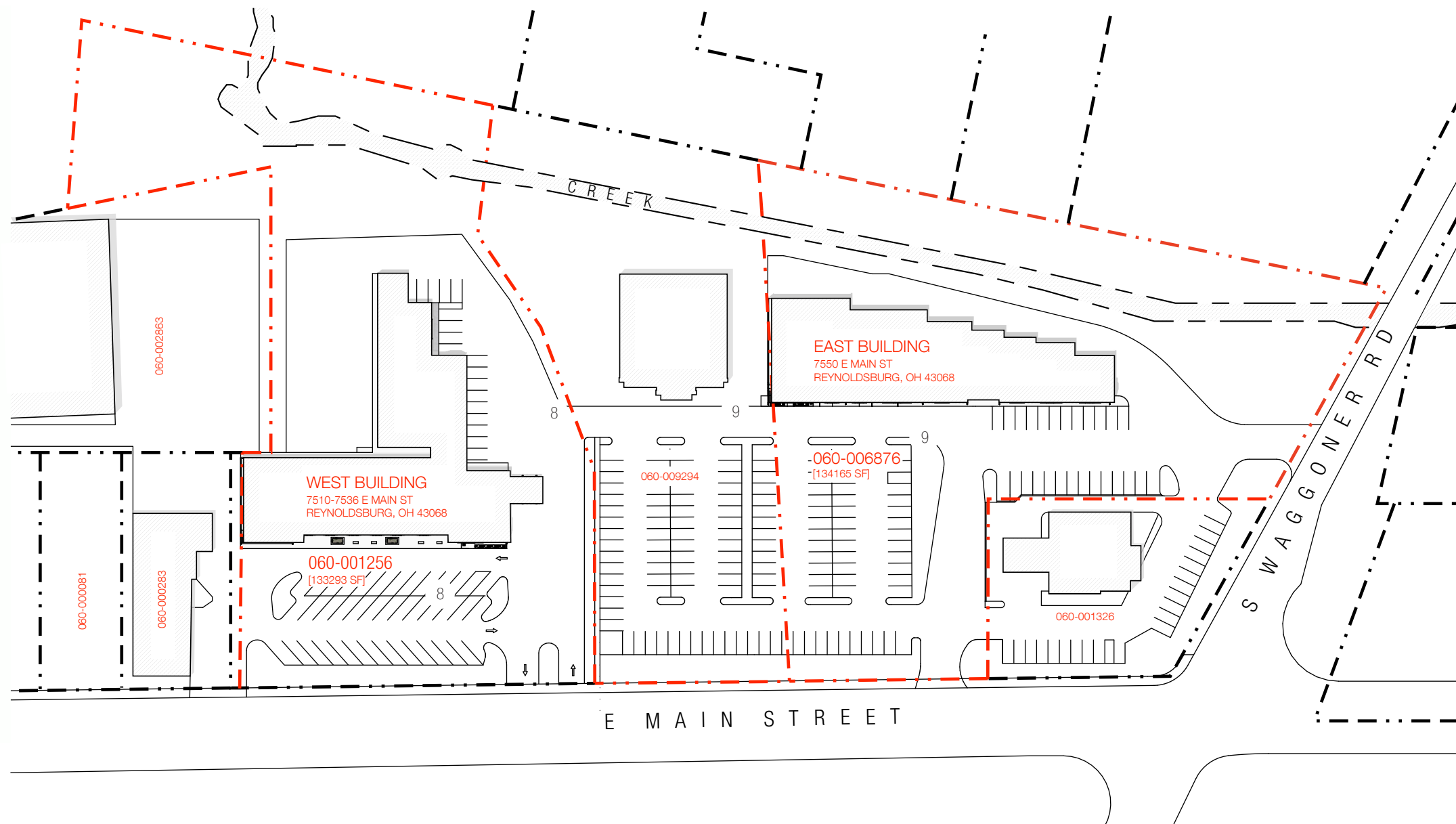
\_\_\_\_\_  
Planning and Zoning Administrator

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

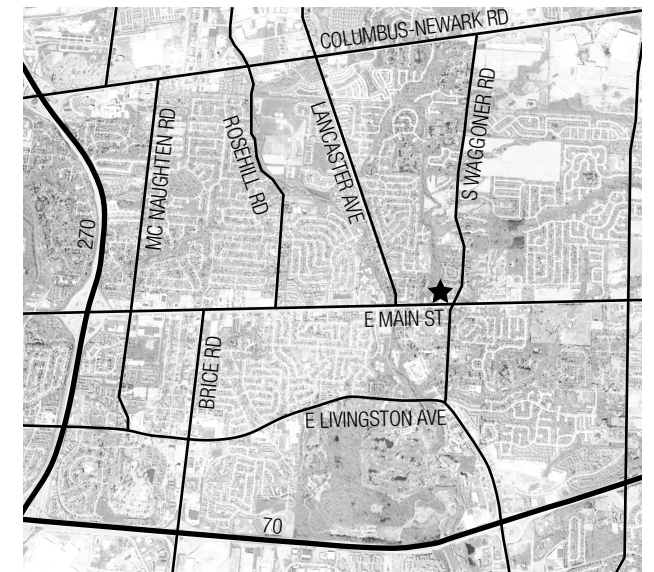
**7510-7550 E MAIN STREET**  
**REYNOLDSBURG, OH 43068**

**8.29.2019**  
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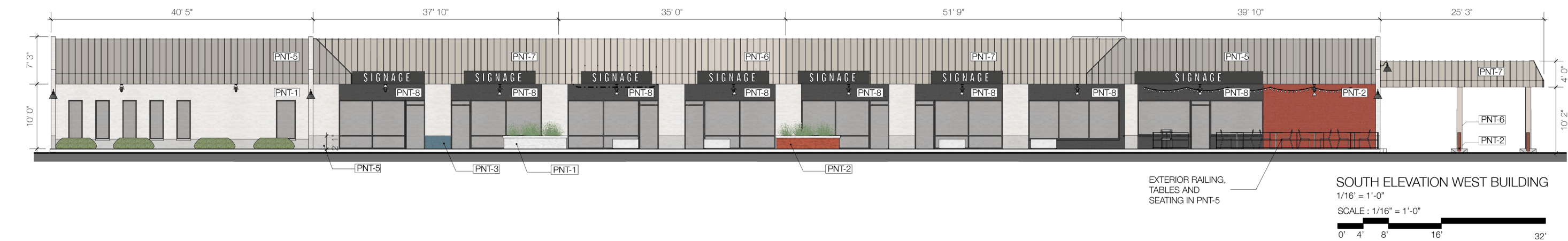


2 SITE PLAN  
100' = 1'-0"  
SCALE : 1" = 100'-0"



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

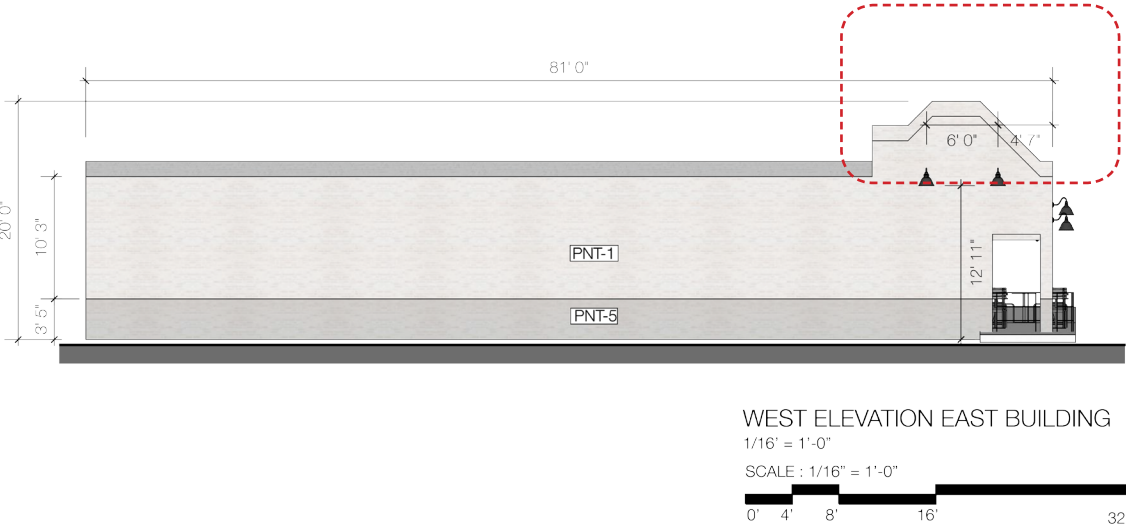
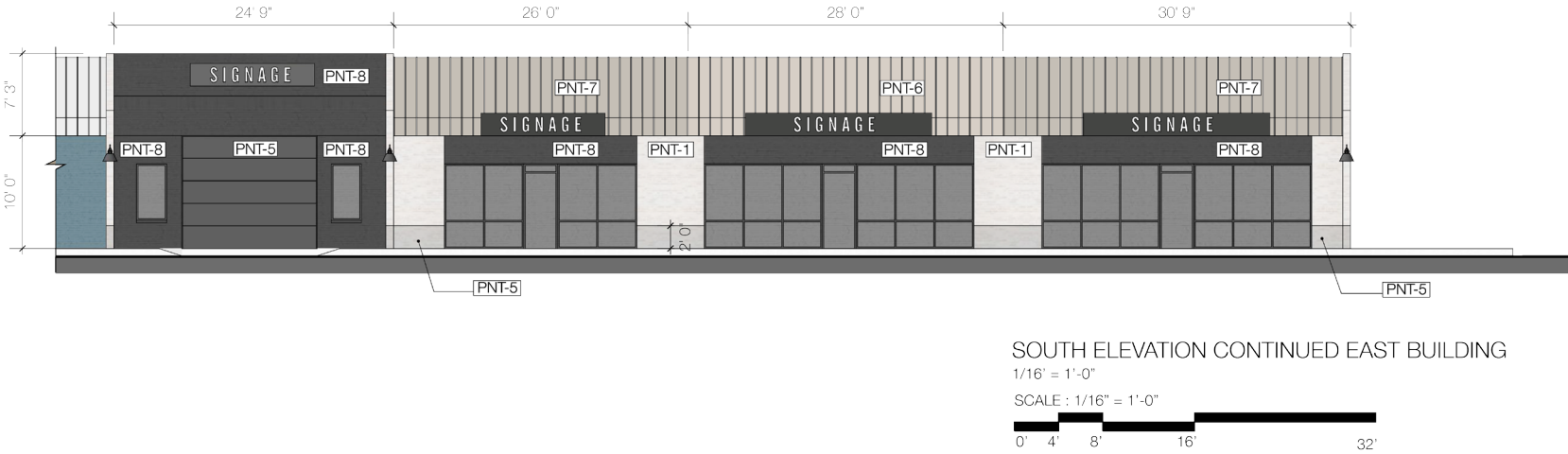
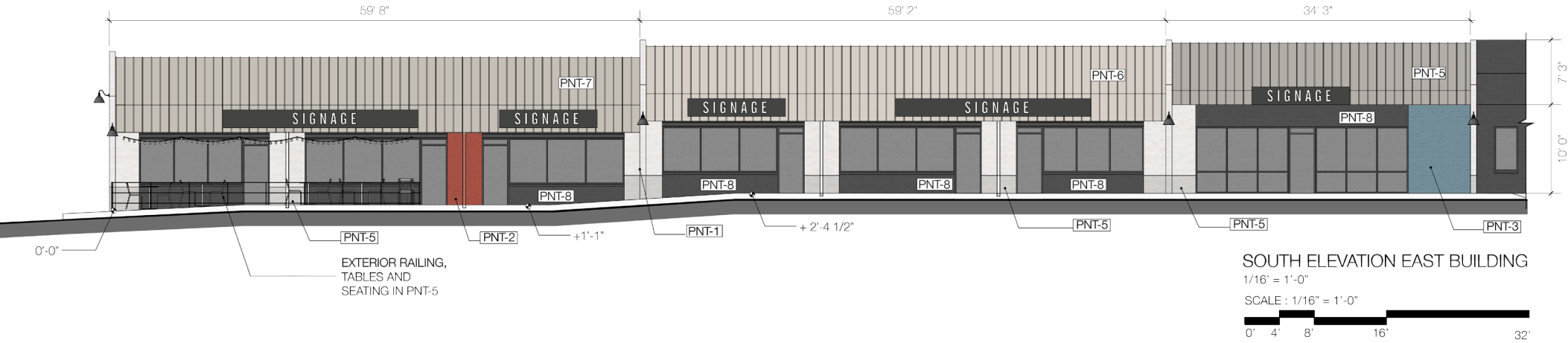
NEW TENANT SIGN WILL MATCH THE COLOR OF THE LIGHT BOX, PNT-8, SW7069 IRON ORE

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        |
| 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 |

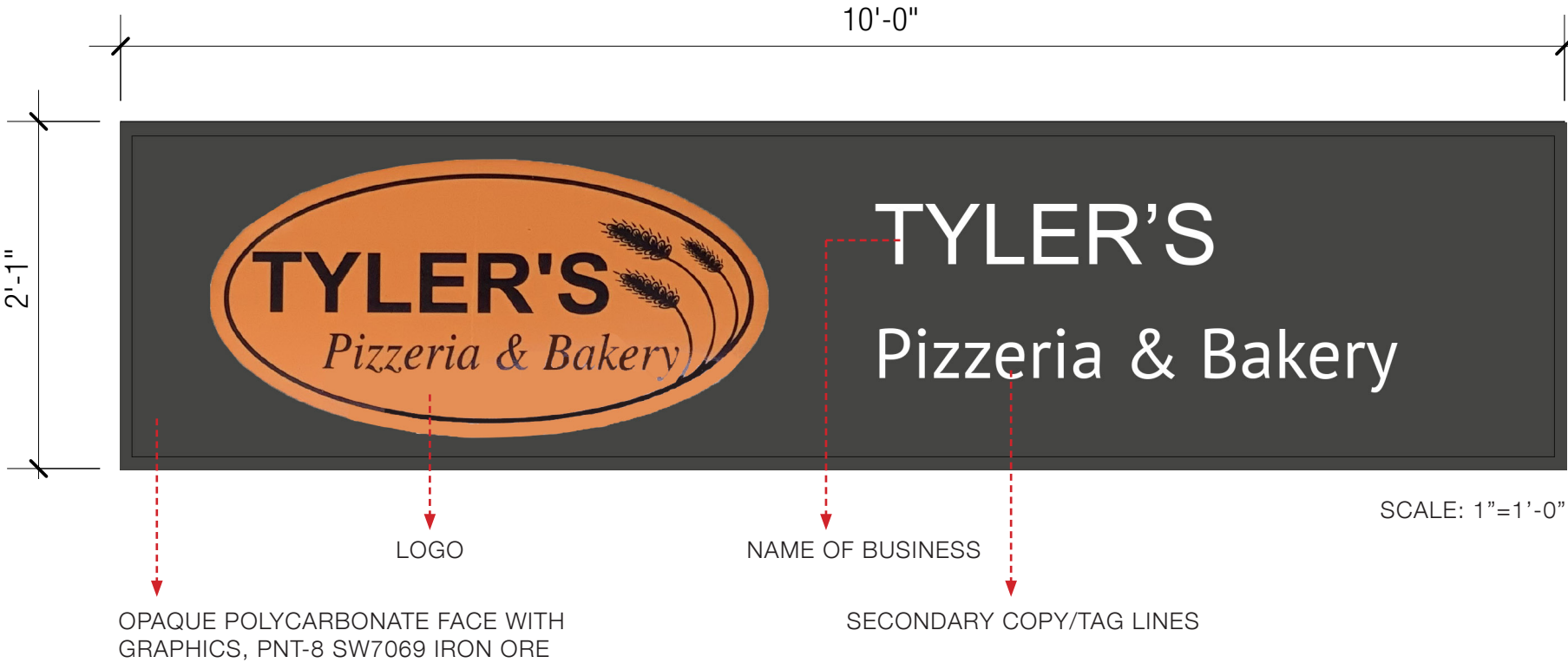


PROPOSED TENANT SIGN STANDARDS

EXISTING



NEW TENANT GRAPHIC STANDARD





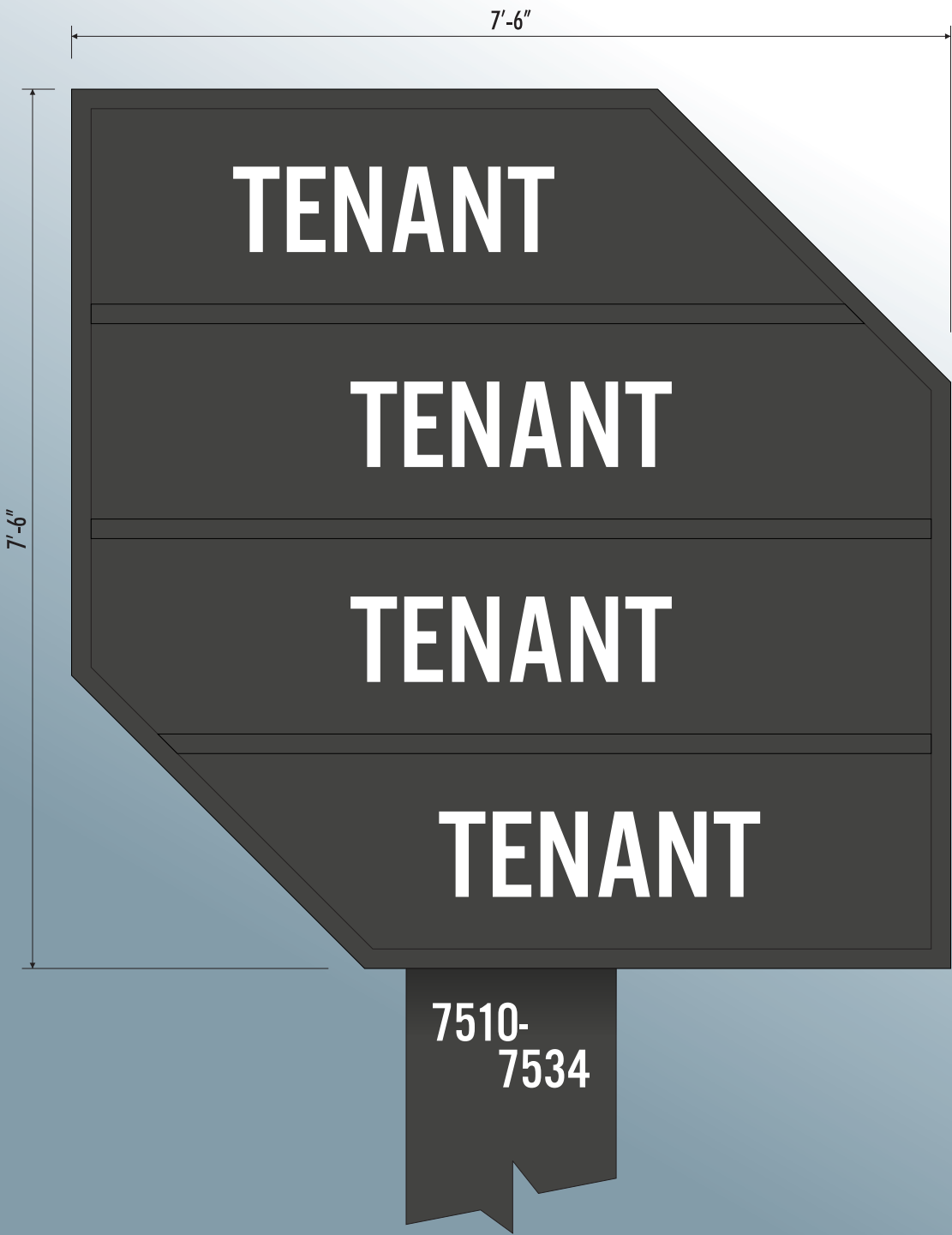


WEST BUILDING DETAIL MONTAGE



DaNite Sign Co.

DaNite Sign Co.



#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

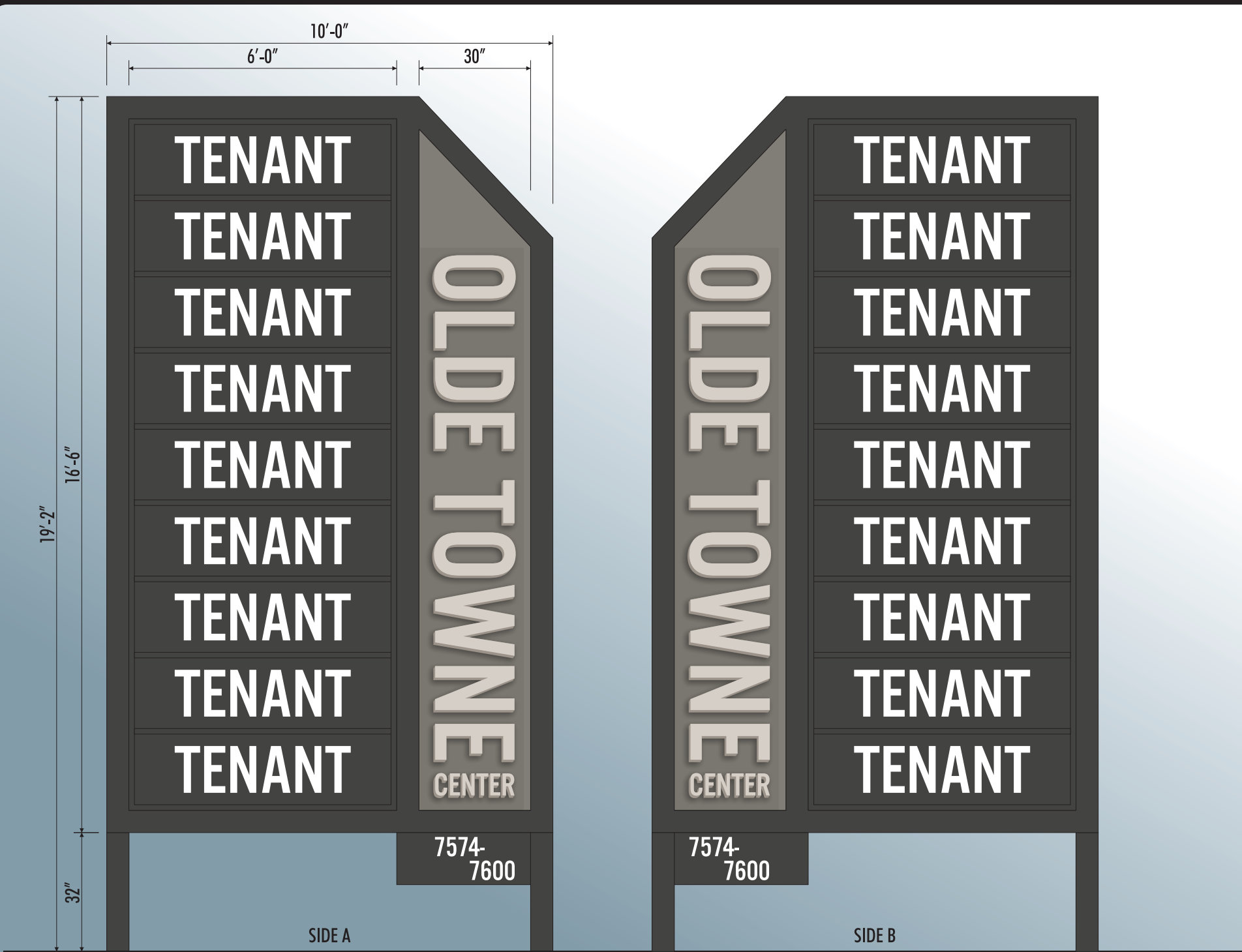
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DaNite Sign Co.

DaNite Sign Co.



#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        |              |

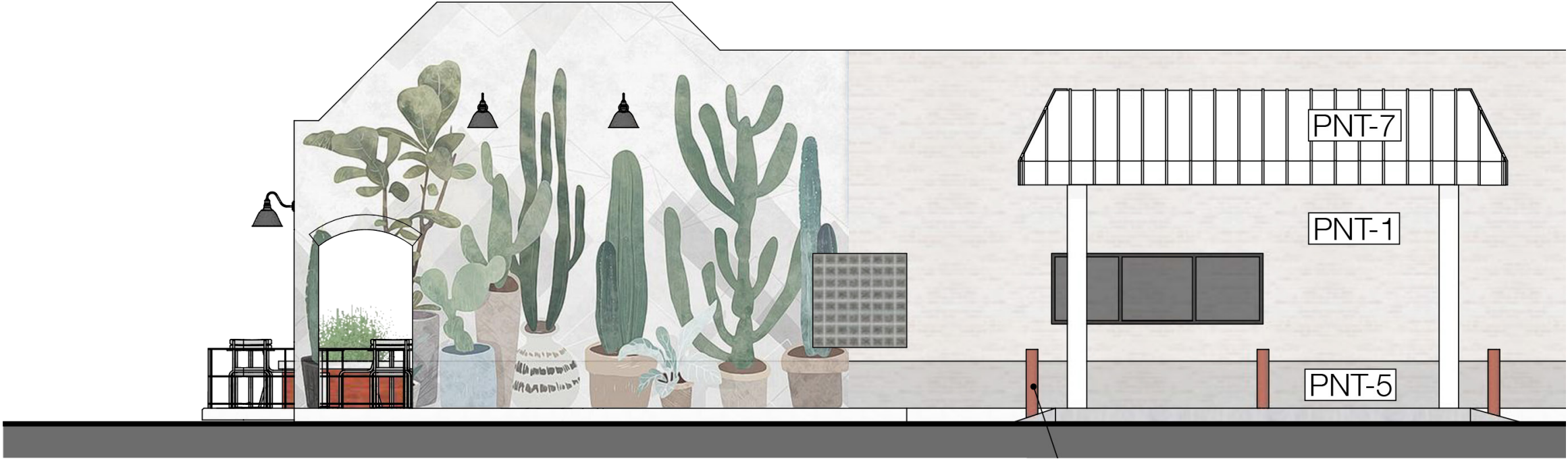
|           |                 |                    |
|-----------|-----------------|--------------------|
| DATE      | 7/17/19         | REV. DATE: 8/27/19 |
| FILE NAME | OLDE TOWNE.CDR  |                    |
| DIRECTORY | ANYA > 2019 > 0 |                    |

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

# 2024 Reynoldsburg Meetings

| January |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| S       | M  | T  | W  | T  | F  | S  |
|         | X  | 2  | 3  | 4  | 5  | 6  |
| 7       | 8  | 9  | 10 | 11 | 12 | 13 |
| 14      | X  | 16 | 17 | 18 | 19 | 20 |
| 21      | 22 | 23 | 24 | 25 | 26 | 27 |
| 28      | 29 | 30 | 31 |    |    |    |

| February |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | T  | F  | S  |
|          |    |    |    | 1  | 2  | 3  |
| 4        | 5  | 6  | 7  | 8  | 9  | 10 |
| 11       | 12 | 13 | 14 | 15 | 16 | 17 |
| 18       | X  | 20 | 21 | 22 | 23 | 24 |
| 25       | 26 | 27 | 28 | 29 |    |    |

| March |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| S     | M  | T  | W  | T  | F  | S  |
|       |    |    |    |    | 1  | 2  |
| 3     | 4  | 5  | 6  | 7  | 8  | 9  |
| 10    | 11 | 12 | 13 | 14 | 15 | 16 |
| 17    | 18 | 19 | 20 | 21 | 22 | 23 |
| 24    | 25 | 26 | 27 | 28 | 29 | 30 |
| 31    |    |    |    |    |    |    |

| April |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| S     | M  | T  | W  | T  | F  | S  |
|       | 1  | 2  | 3  | 4  | 5  | 6  |
| 7     | 8  | 9  | 10 | 11 | 12 | 13 |
| 14    | 15 | 16 | 17 | 18 | 19 | 20 |
| 21    | 22 | 23 | 24 | 25 | 26 | 27 |
| 28    | 29 | 30 |    |    |    |    |

| May |    |    |    |    |    |    |
|-----|----|----|----|----|----|----|
| S   | M  | T  | W  | T  | F  | S  |
|     |    |    | 1  | 2  | 3  | 4  |
| 5   | 6  | 7  | 8  | 9  | 10 | 11 |
| 12  | 13 | 14 | 15 | 16 | 17 | 18 |
| 19  | 20 | 21 | 22 | 23 | 24 | 25 |
| 26  | X  | 28 | 29 | 30 | 31 |    |

| June |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
| S    | M  | T  | W  | T  | F  | S  |
|      |    |    |    |    |    | 1  |
| 2    | 3  | 4  | 5  | 6  | 7  | 8  |
| 9    | 10 | 11 | 12 | 13 | 14 | 15 |
| 16   | 17 | 18 | X  | 20 | 21 | 22 |
| 23   | 24 | 25 | 26 | 27 | 28 | 29 |
| 30   |    |    |    |    |    |    |

| July |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
| S    | M  | T  | W  | T  | F  | S  |
|      | 1  | 2  | 3  | X  | 5  | 6  |
| 7    | 8  | 9  | 10 | 11 | 12 | 13 |
| 14   | 15 | 16 | 17 | 18 | 19 | 20 |
| 21   | 22 | 23 | 24 | 25 | 26 | 27 |
| 28   | 29 | 30 | 31 |    |    |    |

| August |    |    |    |    |    |    |
|--------|----|----|----|----|----|----|
| S      | M  | T  | W  | T  | F  | S  |
|        |    |    |    | 1  | 2  | 3  |
| 4      | 5  | 6  | 7  | 8  | 9  | 10 |
| 11     | 12 | 13 | 14 | 15 | 16 | 17 |
| 18     | 19 | 20 | 21 | 22 | 23 | 24 |
| 25     | 26 | 27 | 28 | 29 | 30 | 31 |

| September |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  |
| 1         | X  | 3  | 4  | 5  | 6  | 7  |
| 8         | 9  | 10 | 11 | 12 | 13 | 14 |
| 15        | 16 | 17 | 18 | 19 | 20 | 21 |
| 22        | 23 | 24 | 25 | 26 | 27 | 28 |
| 29        | 30 |    |    |    |    |    |

| October |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| S       | M  | T  | W  | T  | F  | S  |
|         |    | 1  | 2  | 3  | 4  | 5  |
| 6       | 7  | 8  | 9  | 10 | 11 | 12 |
| 13      | 14 | 15 | 16 | 17 | 18 | 19 |
| 20      | 21 | 22 | 23 | 24 | 25 | 26 |
| 27      | 28 | 29 | 30 | 31 |    |    |

| November |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | T  | F  | S  |
|          |    |    |    |    | 1  | 2  |
| 3        | 4  | 5  | 6  | 7  | 8  | 9  |
| 10       | X  | 12 | 13 | 14 | 15 | 16 |
| 17       | 18 | 19 | 20 | 21 | 22 | 23 |
| 24       | 25 | 26 | 27 | X  | X  | 30 |

| December |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | T  | F  | S  |
| 1        | 2  | 3  | 4  | 5  | 6  | 7  |
| 8        | 9  | 10 | 11 | 12 | 13 | 14 |
| 15       | 16 | 17 | 18 | 19 | 20 | 21 |
| 22       | 23 | X  | X  | 26 | 27 | 28 |
| 29       | 30 | X  |    |    |    |    |

|   |                                     |
|---|-------------------------------------|
|   | Planning and Zoning Board - 6:00 pm |
|   | Council/Committee Mtgs - 6:30 pm    |
| X | Holiday- City Offices Closed        |