

MEETING SUMMARY

DATE October 21, 2014
PLACE 50 W Gay St
TIME 3:00 pm – 3:41 pm

A CALL TO ORDER

Present: Matt Egner, William Fergus, Trent Smith, and Bart Overly
Staff Present: Jackie Yeoman and Christopher Lohr

B APPROVAL OF MINUTES

3:01 Meeting Summary- August 19, 2014.

Motion: To approve the August 19, 2014 Meeting Summary.
Motion By: Mr. Smith / second by Mr. Egner
Result: Approval (4-0)

C OLD BUSINESS

3:02-3:08 East Franklinton District: Graphic Design Guidelines

Staff Report by Jackie Yeoman:

- Mrs. Yeoman stated the Guidelines were originally presented to the Review Board in April 2014.
 - Comments and suggestions by Review Board in April were used to revise the Guidelines.
- Mrs. Yeoman presented the background and use of the Guidelines as outlined in the Staff Report.
 - The EFCCD Plan recommends more definitive signage standards be prepared for the EF District.
 - The Guidelines were presented and reviewed by the Franklinton Area Commission at their regular meeting on September 9, 2014. The FAC voted to approve the Guidelines.

Discussion:

- Mr. Fergus requested clarification that the concerns of the Review Board in April had been incorporated into latest draft. Mrs. Yeoman confirmed that to the best of her knowledge all the concerns were addressed.
- Mr. Overly stated it appears all the issues were addressed and the draft Guidelines look good.

Motion: To approve.
Motion By: Mr. Smith / second by Mr. Fergus
Result: Approval (4-0)

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:09-3:32	1.	Address:	610 Town Street
		Property Owner:	JTS Investment Properties LLC, Michael Joseph
		Applicant:	Blake Compton
		To be reviewed:	Graphics: two wall signs and blade sign

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and building elevations from Town and Grubb streets. She also described the relevant details of the proposal as noted in the Staff Report.
 - The applicant is proposing to install two (2) wall signs for tenant Glass Axis and one (1) blade sign and storefront vinyl graphics for tenant Café Brioso.
 - The blade sign will require approval from DPS as it projects into the ROW.
 - The Glass Axis sign on Town Street is auto-oriented in scale. Staff feels it is appropriate based on the size of the building.
 - The proposed graphics reinforce the creativity, craftsmanship, and industrial character of the East Franklinton District.
 - It is staff's opinion that it is appropriate for Glass Axis to install two wall signs based on the building's site plan and architecture.
 - There is concern that the three separate graphics (wall sign, blade, and storefront) on the south face of the building may not be viewed as cohesive. Effort should be made to ensure white lettering of all signs work together and are visually appealing as a whole.
 - The red wood of the blade sign and red material for the Grubb Street wall sign should relate to each other in design and appearance.
 - The blade sign for Brioso will need dimensions showing the actual location on the building prior to issuance of COA.

Discussion:

- Mr. Overly asked for clarification from staff on what is desired in requested elevations from applicant. Mrs. Yeoman responded the current elevation does not reflect vinyl storefront "flame" or address the relationship of the lettering of all the signage.
- Mr. Compton provided an updated handout of application materials. The new drawings provided dimensions and details of the Café Brioso blade sign. It was noted the color of white will be consistent among the Glass Axis signage.
- Mr. Brown (Glass Axis) pointed out that both the red wood in the Café Brioso sign and the red colored Sintra board used for the Glass Axis sign are branded colors and it is not their intent to change them.
- Mr. Overly asked if the vinyl graphic includes a dark tint on the storefront glass. Mr. Compton responded the dark colored tint is an existing condition.
- Mr. Overly suggested the two red signs will not be seen at the same time and are appropriate.
- Mr. Egner asked about the purpose of the wall sign facing Grubb Street. Mr. Brown stated it will be the main entrance for Glass Axis and is to help members and visitors find the building.
- The Board asked if the address will be displayed on the Grubb Street sign. Mr. Compton confirmed the address will be part of the design.
- Mr. Compton stated the Glass Axis wall sign on Town Street will now be manufactured with white Sintra board instead of white plexi-glass as it is a better material.
- Mr. Compton discussed plans to illuminate the Glass Axis sign on Grubb St. and the blade sign. The Glass Axis lettering will be cut out and the sign will be mounted over a glass window. They plan to backlight the sign with neon light in the window. The Café Brioso sign will have an LED accent around the black trim cap. Mr. Compton will provide lighting package for Board review.

Motion: To approve as presented with conditions:

1. Approval from Department of Public Service for one (1) blade sign which projects into the public right of way.
2. Sufficient elevations and details are provided to show cohesive "rhythm" of signage.
3. Dimensioned location of Brioso blade sign.

Motion By: Mr. Fergus / second by Mr. Overly

Result: Approval (4-0)

E APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

H OTHER BUSINESS

3:33-3:39 Update on demolition permit review

Staff Report by Jackie Yeoman:

- Mrs. Yeoman provided information on the Review Board's authority over demolition and the requirement of a COA prior to a demolition permit being issued.
 - CC 3323.11 (A) (3)
 - CC 3323.11 (H)
 - Prior to issuing a COA for demolition, the Review Board shall review and approve a replacement use or plan detailing the maintenance of the property.
 - The Review Board may ask for revisions to the replacement use or plan detailing maintenance of the property prior to issuing a COA for demolition.
 - CMHA has submitted an application for the maintenance plan for Sunshine Terrace to be heard at the regular EFRB November meeting.

Discussion:

- Board asked if any sites within East Franklinton have a historic designation. Mrs. Yeoman responded that 2 sites within East Franklinton have a historic designation. Staff will verify if they are on Columbus register.
- Board asked if the staff at Carolyn Avenue have been updated on East Franklinton demo process. Mrs. Yeoman confirmed the counter staff have been updated on the COA requirement for demolition permits in the East Franklinton District.

3:39-3:41 Update on DPU Infrastructure Master Plan

Staff Report by Jackie Yeoman:

- Mrs. Yeoman clarified a question from the EFRB August regular meeting about the contents of phase I and II of the Infrastructure Master Plan report.
 - The first (and current) phase will produce a master plan report that reviews the current condition of roads and sewers and locates existing utilities. It will also include general recommendations regarding infrastructure including roads, streetscape and utilities. The report will address East Franklinton from the railroad to 315 and will be completed by the end of this year.
 - The intent is to also provide a future design services phase to support redevelopment activities anticipated largely in the eastern portion of the study area (railroad to Gift St).
 - DPU will present the findings of the Master Plan Report (phase I) to the Review Board after its completion.

I NEXT MEETING

Tuesday- November 18, 2014 at 50 W Gay St at 3:00 pm.