

**NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, April 28th, 2014 at 6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: 14-005
APPLICANT: Triangle Sign Co. – First Financial Bank
OWNER: 2680 East Main, LLC & Giannopoulos Properties
LOCATION: 2680 E. Main Street & 2677 E. Main Street

REQUEST: The applicant is seeking sign review and approval, to allow a new wall sign, monument sign, and an awning sign at 2680 E. Main Street. The applicant would also like to replace an existing tenant panel sign at 2677 E. Main St. All signage is being requested to reflect the new business at “First Financial Bank” at the above noted locations.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.

Mailed by: 04-21-2014

CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2014

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL PLANNING COMMISSION Date: 2/24/14
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

- 1. This application is submitted for: (please check)
 - A. Rezoning Lot Split Plat Approval Special Permit
 - Variance Conditional Use Other _____
 - B. Exterior Design Review to include: Building Plans Site Development
 - Signage Fence Other _____

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2680 EAST MAIN ST
NAME OF BUSINESS: FIRST BEXLEY BANK

3. NAME OF APPLICANT: TIMOTHY HOSKINS, PARTNER TRIANGLE SIGN CO.
Address 221 N B ST HAMILTON, OHIO 45013
Telephone Number 513-863-2578 E-mail: THOSKINS@TRIANGLESIGNCOMPANY.COM

4. NAME OF OWNER: 2680 EAST MAIN, LLC
Address 2154 E. MAIN STREET SUITE 301
Telephone Number 614 237-3525 E-mail: _____

5. Narrative description of project / request. (Attach additional sheets, if necessary).
SEE ATTACHED

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).

7. What is the valuation on the project? [#] 20,000⁰⁰

10. SIGN INFORMATION

- A. TYPE: Monument Window Free Standing "A" frame
 Projecting Awning Wall Banner
- B. SIZE SEE ATTACHES Sq. Ft. Ft. Horizontal Ft. Vertical
- C. Sign Wording: FIRST FIRST FINANCIAL BANK
- D. What is the linear width of your tenant space? 64 FT

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT:  DATE: 3/14/14
(Signature)

Fee Due: \$ _____

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

City Council Ordinance reading schedule for: _____ as follows:
(Address)

Ordinance No. _____

1st Reading Date: _____ Time: _____ () Subcommittee: _____

2nd Reading Date: _____ Time: _____ () Sub-committee: _____

3rd Reading Date: _____ Time: _____ () Sub-Committee: _____

Results: () Approved () Tabled () Denied Date: _____

FEES: Payment of applicable fees:

<input type="checkbox"/> Requests for amendment to previously approved PUR or PUC plans	\$300.00
<input type="checkbox"/> Split of lot or existing parcel.	\$250.00
<input type="checkbox"/> Replatting or new plat.	\$250.00
<input type="checkbox"/> Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$ _____
<input type="checkbox"/> Sign Review and Environmental Review are based on the value of project:	
<u>Valuation of Project</u>	<u>Fee</u>
<input type="checkbox"/> \$0 - \$5,000	\$100.00
<input checked="" type="checkbox"/> \$5,001 - \$25,000	\$200.00
<input type="checkbox"/> \$25,001 - \$75,000	\$250.00
<input type="checkbox"/> \$75,001- \$200,000	\$350.00
<input type="checkbox"/> \$200,001 - \$750,000	\$600.00
<input type="checkbox"/> Over \$750,001	\$1,000.00
<input type="checkbox"/> Variance,	
<input type="checkbox"/> Fences and walls:	\$65.00
<input type="checkbox"/> Special Permit, Conditional Uses and All others:	\$90.00

(Re-submittal fee \$50)

Fee: Due: \$ 200⁰⁰

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

Appeals Procedures

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

***NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

2680 East Main, LLC
2154 E. Main Street, Suite 301
Bexley, OH 43209
(614) 237-3525

March 25, 2014

City of Bexley
2242 E. Main Street
Bexley Ohio 43209

Ref: Planning Commission Agent Authorization
2680 East Main Street
Bexley Ohio 43209

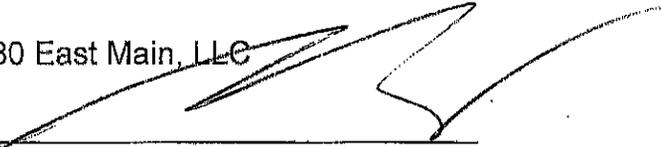
To Whom It May Concern;

I, Murray A. Davis, as Managing Member of 2680 East Main, LLC, the owner of the property located at 2680 East Main Street, Bexley, Ohio 43209, have reviewed the Planning Commission Application and drawings. I hereby authorize Triangle Sign Company, LLP 221 North B Street Hamilton, Ohio 45013, to make application for new the signage to be installed at 2680 East Main Street Bexley, Ohio relating to the First Bexley Bank/First Financial Bank merger and to represent 2680 East Main, LLC at the April 28, 2014 Planning Commission.

Sincerely

2680 East Main, LLC

By:


Murray A. Davis, Managing Member

STATE OF OHIO

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)SS:

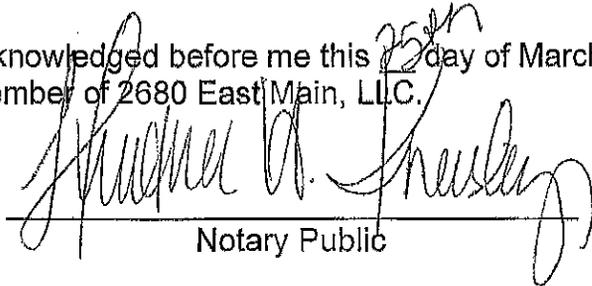
COUNTY OF FRANKLIN

)

The foregoing instrument was acknowledged before me this 25th day of March, 2014, by Murray A. Davis, Managing Member of 2680 East Main, LLC.



HEATHER A. KNEISLEY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 10, 2018


Notary Public



trianglesigncompany.com
sales@trianglesigncompany.com

221 North "B" Street • Hamilton, OH 45013 • 513-863-8740 fax • 513-863-2578 tel

April 1, 2014

City of Bexley
2242 E. Main Street
Bexley Ohio 43209
Ref: Review Application / Planning Commission

5. Narrative description of project / request.

The First Bexley Bank and the First Financial Bank will be merging operations in June of 2014. We plan to remove all First Bexley Bank signage consisting of (1) 14" x 130" x 3/4" etched glass panel, (1) 26.25" x 54" x 3/4" etched glass panel, (1) 30" x 280.5" x 2" Deep set of wall letters, (1) 12" x 114" sign panel on the rear entry awning and (1) 22.5" x 36" x 3/4" etched glass directional sign and install new First Financial Bank Signage using the FFB Brand and Brand Colors at the 2680 East Main St. Banking Center, as well as, remove the 13.8" x 59.68" tenant panel in the illuminated ground sign at the Commercial Loan Office at 2677 E. Main St and install a new FFB Branded panel.

2680 E Main St. E. Main Street Elevation:

Install one set of non illuminated fabricated stainless steel painted letters reading "FIRST first financial bank" on the masonry wall. The wall letters to be illuminated using the existing ground mounted fixtures. Install one fabricated aluminum monument sign with flat cut out painted aluminum letters reading "FIRST first financial bank" on each side of the sign cabinet, installed on a masonry base with brick to closely match the brick on the building. The monument sign is to be illuminated by two ground mounted fixtures.

2680 E Main St. Rear Elevation (Parking Lot)

Install one set of vinyl letters FFB Brand and Office Hours on the Glass door and Drive Thru Window. Install one non illuminated fabricated aluminum panel with acrylic letters reading "first financial bank" on the front of the existing awning to the entry to the banking center. Install one fabricated aluminum painted post and panel handicap parking and directional sign with applied vinyl copy reading "Drive Up ATM and Drive Thru Banking" at the east end of the parking lot.

2677 E Main St. Commercial Loan Center E Main St Elevation

Remove the existing plastic face on the double face illuminated monument sign and install two flat polycarbonate smooth painted copy on the inside of the faces reading "FIRST first financial bank"

10. SIGN INFORMATION

B. SIZE 2680 E Main St Elevation

Monument Sign 16 Sq Ft 68" x 32"
Wall Letters 47.6 Sq Ft 29.6" x 231.7"

SIZE Rear of Building Elevation 2680 E Main St

Awning Sign 9.5 Sq Ft 114" x 12"
Directional Sign 2.2 Sq Ft 24" x 13"
Handicap Parking 1.5 Sq Ft 12" x 18"
Office Hours Entry Door 1.9 Sq Ft 21" x 13"
Office Hours Drive Thru Window 1.9 Sq Ft 21" x 13"

SIZE 2677 E Main St Elevation

Change Faces in Monument Sign 5.7 Sq Ft 13.8" x 59.68"
Office Hours Entry Door 1.9 Sq Ft 21" x 13"

Proximity Report Results

3595580/5286559

The selection distance was **100 feet**.
The selected parcel was **020-000122**.

To view a table showing the **10 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

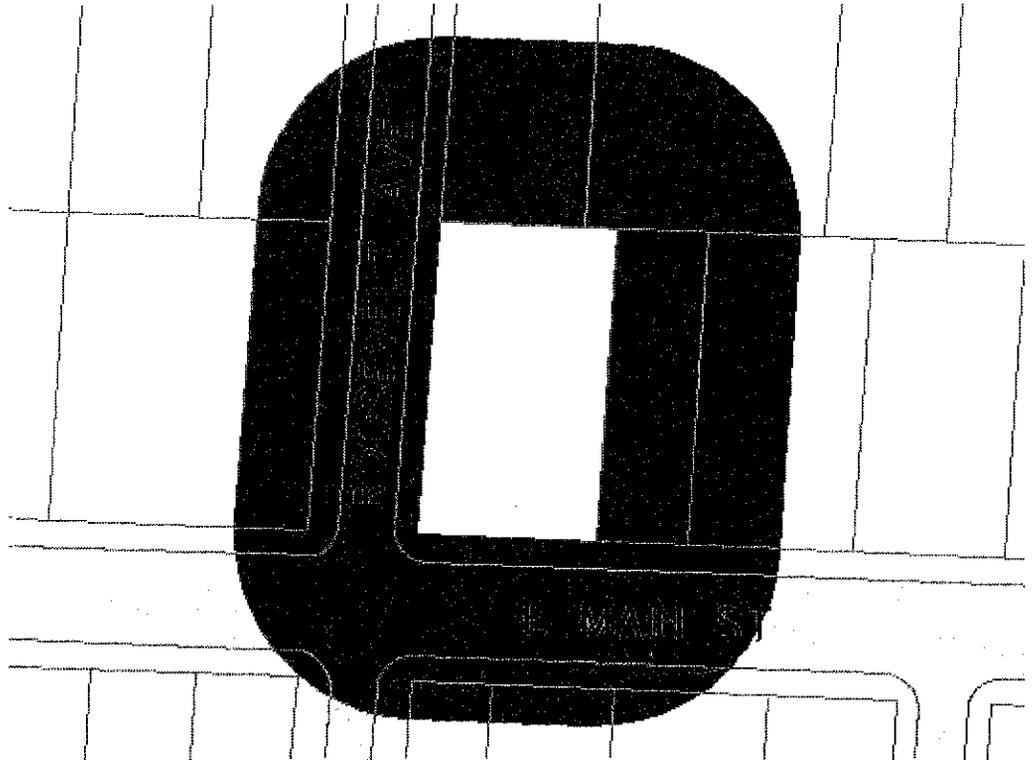


Image Date: Fri Apr 18 15:35:31 2014

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-000122	2680 E MAIN LLC	2680 E MAIN ST
020-000162	2700 PARTNERSHIP	2700 E MAIN ST
020-002920	ATBACH ENTERPRISES LLC	2671 -675E MAIN ST
020-003105	GELDIS NICKOLAS J & DEBORAH G	2703 SHERWOOD RD
020-004730	GIANNOPOULOS PROPERTIES LTD	2677 -681E MAIN ST
020-000160	GRAHAM JAMES S ET AL	2690 E MAIN ST
020-002011	HENLEY SPECIAL ACCOUNT LP	2691 E MAIN ST
020-003107	NUSKEN MATTHEW K TR NUSKEN SARAH J	2685 SHERWOOD RD
020-000084	SPIWAK OAK PARK BEXLEY LLC	2660 -660E MAIN ST
020-003108	WEISMAN TAMMY P	2667 SHERWOOD RD

