



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, DECEMBER 20, 2018 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Darling, Armstead
ABSENT:

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – October 18, 2018

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers Sworn in by Mr. Rettke

B. PUBLIC COMMENT

No Public Comment

C. NEW BUSINESS

1. 2923-2973 and 2891-2913 Taylor Rd; Application #2018-11; Applicant Taylor Square Owner LLC (Starbucks); Special Exception Use Permit

Ms. Wheeler: The applicant for this case is requesting a BZBA approval for what will be a freestanding Starbucks with a drive thru component. This is at the out personal at the Taylor Square shopping center between the current Fifth Third Bank and Walgreens. As a project with the drive through it does require a special exception use Permit. Hence the reason for the meeting this evening. I'm happy to answer any questions you have. Then I believe the applicants might have.... and I will say the projects already received Planning Commission approval for major site plan approval as well.

Mr. Rettke: You could state your name and address for the record please.

Mr. Fraas: Yes. Good evening. My name is Charlie Fraas. 250 Civic Center Drive Suite 500 Columbus 43215. I work at Casto, one of the owners of the shopping center. And over the last couple of years we've been trying to figure out ways to utilize unused parking space in shopping centers, because the parking standards that were set 20 years ago are really not realistic today. If they were requiring for that one day a year parking and realize that we all we do is collect dust and leaves and everything out there. So when we came in we work with

Starbucks to come up with a freestanding building we're actually going to build the building for them. And we've worked on probably. Oh I'm sorry I also have Andrew Gardener from Byrd and Bull. Architects are I mean injured civil engineers. He's here to answer any questions that may have with regard to the circulation traffic. So anyways we came in and got our major site plan approval design review, comprehensive sign plan read by the Planning Commission two weeks ago and as you know we're here to answer any questions with regard to the special exception in the drive through. This is a standard Starbucks type building with a formal drive through as well as a bypass lane. One of the things just that has come up that's made the need for a Starbucks drive through has actually been reducing their demand by adding a new app on their phones. Nowadays there are about 10 percent less traffic trips in a drive thru because people order their coffee ahead of time and go in and get it sort of like what they do a Panera now with where you can order your sandwich at a time and go and pick it up. So really because I'm not sure what questions or concerns you have I'll be happy to answer any questions so will Andrew. Oh and just a reminder all the stuff that we have in our application with that going through and rereading it is all part of our application.

Mr. Rettke: Any questions concerns discussion.

Mr. Donovan: I think my question would be your access and egress to the drive to the property. Is that going to be took totally from the parking lot area and not from Taylor?

Mr. Fraas: No. No curb cuts. No direct code cuts even off of the drive going in and the only way you'll access it is that we've actually closed we had four cuts up at the north part of the property. We've taken two of those and we're going to fill in two of those to allow for the drive through. So we only have those two access points plus well that will access point over to the right and right out.

Mr. Donovan: So when he backed up on your drive through traffic would be out into the parking lot?

Mr. Fraas: Yes, would be up to the north part of our parking lot.

Mr. Bowsher: What's on your screen is what it looks like currently.

Mr. Fraas: Actually I forgot about the one on the drive there. It's closed off too. So there's three points there.

Ms. Wheeler: This one is staying correct?

Mr. Fraas: Yes. And that realizing that that's all right and right out off on Taylor road to. It's not going to have any impact.

Mr. Linder: Just curious how many vehicles would there be from that starting point to the actual window if you had every.

Mr. Fraas: I think it's nine. I think it's nine. Yes. Nine was it. That's it honestly that's a spacious nine with about four to five feet between cars.

Mr. Linder: Oh yes. Okay, thank you.

Mr. Rettke: Staff has no opinions either way?

Mr. Bowsher: We recommend approval. As is.

Mr. Rettke: Any other discussion, comments, concerns?

Mr. Rettke: I'll make a motion that we approve. Application number 2018-11.

Mr. Donovan: I second it.

Mr. Rettke: Moved and seconded. Can we please have the roll call?

RESULT:	APPROVED [UNANIMOUS]
AYES:	Rettke, Linder, Donovan, Darling
ABSENT:	Armstead

D. OTHER BUSINESS

Mr. Bowsher: I did want to bring up other business real quick. I guess just some housekeeping items I apologize. I wanted to talk about next year's schedule. We were just going to continue as long as there is no objections to the third Thursday in the month, Planning Commission agreed to continue to do the first Thursday so without any objections we'll keep that the same. I know there was some conversation last BZBA about the potential of putting the two together. That is not going to happen this year we'll look further into it but it would take a charter amendment change to do so. So we're not looking to to do that and I do know that there are some appointments that will need to be renewed if we do keep this board. And if there isn't then we can discuss this after the meeting and so we can start to take a look to replace any members that may not want to continue on to the next year. But if there's no objections we'll keep this schedule continued the same.

Mr. Rettke: No It's it's it's a good schedule.

Mr. Bowsher: OK good.

Mr. Donovan: Third Thursday of the month. My Thursdays are pretty tight. The third Thursdays always.

Mr. Bowsher: Ok and we're happy with the 630?

Mr. Donovan: Yeah.

Mr. Bowsher: OK. OK. Well then that's all I had.

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator