CITY OF REYNOLDSBURG

MINUTES

PLANNING COMMISSION
THURSDAY, OCTOBER 3, 2019 6:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – September 5, 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

1. 7510-7550 E Main Street; Application #2019-5336; Applicant Tim Lai ArchitecT; Certificate of Appropriateness (Comprehensive Sign Plan) - Olde Town Center

Mr. Zollars Unfinished business to start there if you would please 7510 East Main Street.

Ms. Wheeler Thank you Mr. Chair. The first case for unfinished business from the last month was a comprehensive sign plan for the Old Town Center. If you recall everything was approved except for the mural on the side of the building. The applicants come back with the revised design which is up on your screen. The applicant is here as well to answer questions.

Mr. Zollars Any questions from the board?

Mr. Hicks Generally just like that. I just want to say I appreciate the applicant putting in the effort to hear our concerns and our comments and making revisions. I think this also, based upon the design concept that you described in the last meeting I feel like you're still achieving that. I think this is just a great compromise for everybody here to be able to have a beautiful mural inside the building. I think looks great.

Mr. Zollars Agree. Any other comments here?

Mr. Bowsher I said I have one question and this is unrelated to this, but previously what we've approved sort of with the condition. Emily and I we went out there to the site it's starting to look really well. We can already start to see all the work that you guys are doing. There seems to be a different elevation and I guess I didn't notice it until we were really out there staring at it from one building to the other building there's a different elevation so the one to the Far East closer to Waggoner. Those signs are already sort of on top or above the doorway sort of on the roof panel. This one where this mural will be this building they're already sort of underneath and it looks very neat and clean and just refresh my memory. Are you going to leave it that way or are you going to put those on the roof to make them match?

Ms. Ho According to plan all design will be on different elevations. They'll all decide we'll move to the fascia area.

Mr. Bowsher So yeah I think it's I think I cannot stress this enough. We really really have to do a really good job and I think this definitely falls on the administration and making sure that we get it right because we take a look at some of those signs some of them just stick out like a sore thumb that are over on the east building and it really takes away from I think the character and the charm that you're trying to build in there. I just really really want to stress that we don't allow so many colors or even some of them that just have like one color in the green. It totally throws everything off and it's very overpowering because the signs are so big and they're up on the front. I understand if they're underneath it it's kind of hard to see. I would really really like to take a look at that. I know we talked about the two colors and talking about the channel lettering but I think it would be really great to sort of have Whatever that future one is that first one that we really work with you and set that up because I think it's going to set it across because as it stands now it's not that appealing, but it can be.

Ms. Ho Yes that's the plan because there are some existing tenants and the owner is working with them you know to kind of convinced that man you know incentivize them to change the site.

Mr. Zollars Do we need a motion on this?

Mr. Bowsher Yeah. Motion to approve.

Mr. Hicks Would it be the motion to approve it as amended or are we just approving? Did we table the whole application?

Mr. Bowsher I don't think so. I think we approved with conditions on that first one and then we just tabled this section. So this would be just a motion to approve the second phase of the original submission.

Mr. Hicks As the condition?

Mr. Bowsher Yeah.

Mr. Zollars Mr. Hicks would take a stab at this?

Mr. Hicks Sure. I move that we approve the application. As submitted, as amended, with the previous conditions.

Mr. Furst I'll second.

Mr. Zollars We have a 1st and 2nd would you call the roll please?

Ms. Wheeler Mr. Bizjak. Yes. Mr. Cullinan yes. Mr. Furst. Yes. Mr. Hicks. Yes Mr. Zollars. Yes.

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

D. NEW BUSINESS

1. 6186 E Livingston Avenue; Application #2019-5356; Applicant Custom Sign Center, Inc.; Certificate of Appropriateness (Signage) - Tire Choice

Ms. Wheeler The applicant in this case. This is for 6186 East Livingston Avenue applicant is requesting Planning Commission approval to put up two channel letter wall signs on the front facades of the building. This is a corner lot. There's one on each side of the building.

Mr. Zollars What building is this?

Ms. Wheeler This is what is currently the Monroe.

Mr. Zollars Okay. Thank you.

Mr. Bowsher This is west of Brice north of Livingston area.

Mr. Bizjak Close to the old Arthur Treatures?

Mr. Bowsher Yes that kind of catty corner from the Donatos.

Mr. Zollars Any questions up here from the commission?

Mr. Bizjak I have a motion if there aren't any questions Mr. Chairman.

Mr. Zollars Mr. Bizjak go ahead.

Mr. Bizjak All right I move that we approve the application, and approve the design and signage as well.

Mr. Cullinan I'll second.

Mr. Zollars We have a first and second for that one. Can you get the roll call please?

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

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

2. 2000 Brice Road; Application #2019-5388; Applicant Kurt Lape; Certificate of Appropriateness (Exterior Modifications) - Buckeye Pediatric Dentistry

Ms. Wheeler Thank you Mr. Chair. Third application this evening is for 2000 Brice road applicants requesting a planning commission approval for exterior building modifications as would be for Buckeye Pediatric Dentistry. Scope of the work involves demoing the existing drive through an exterior A.T.M. machine. Also be keeping that existing parking and then adding 14 new spaces where the drive thru is being removed. I believe the applicant is here if you have any questions.

Mr. Walko John Walko, project manager for Connect.

Mr. Zollars Anything you like to share with us or add to?

Mr. Walko No, other than I did bring some samples for the peacock. I didn't know if you need those. A couple metal samples to P Tech units that are around the existing building will be in filled with an aluminum to match the existing facade, storefront areas.

Mr. Hicks I guess the biggest thing just ask a question here. I mean you've got it described in the drawings but you're removing that overhang for the old drive through and then where that's coming off the building you're going to replace those areas with similar material and color around right?

Mr. Walko Yeah.

Mr. Hicks So you won't be able to see that there was ever an overhang on the attached to the building?

Mr. Walko Right. Now the entire building will be then painted a Whitish, off white or white material. The area of the A.T.M. will be replaced. The upper portion of that is going to be replaced with that same light material. The lower portion of that will get

two pieces of granite stones to match that existing face on that side.

Mr. Hicks Then all the existing bollards and posts and all that stuff too all that's going to be removed is part of the demolition?

Mr. Walko Right, through that drive-thru area. Yes that will all be removed and then they'll basically be 14 spaces to park basically for employee parking facing into the building at that portion. So that will be disappearing.

Mr. Bowsher We'll be handling the inside work as well?

Mr. Walko Correct.

Mr. Bowsher Not that it has anything to do with this application but I think it's good just for context for them. I know because we spoke to the doctor but I think would be good to put it on the record and say what's going in there and sort of the excitement that's kind of taking over a building that's been vacant now for several years.

Mr. Walko Yes. We'll be a pediatric dentist office. Basically we're going inside and basically gutting the majority of the first floor area of the bank. T basically we're going to create that high arch area in the center. We're going to create a nice look that will be there open bay for all the children to come into. Install new ceilings so forth heating and cooling we'll go in there to get rid of those old P tach. I believe the second floor of the building is just going to remain as is. So that at this point time they'd had no use for that.

Mr. Hicks Putting a waiting room in the old safe?

Mr. Walko That's actually going to be the children's play area. We've had experiences with banks in the past and it's best to leave them as some type of office. You don't have to demo.

Mr. Bowsher It will be a cool element though.

Mr. Walko Yes.

Mr. Zollars Any other questions from the commission?

Mr. Bizjak If there are no questions, I got a motion.

Mr. Zollars Go ahead.

Mr. Bizjak I move that we approved the application.

Mr. Hicks I'll second.

Mr. Zollars Very good, we got a first and second. Will you call you roll please?

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

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

3. 6523 E Main Street; Application #2019-5389; Applicant Dave Fisher; Major Site Plan - Wright Patt Credit Union

Ms. Wheeler Our next application is for the property at sixty five twenty three East Main Street. The applicant is requesting Planning Commission approval of a major site plan for the construction of a new freestanding 2800 square foot bank with automated teller kiosks. Just be a right pad. Credit Union. The current structure is vacant and will be demo' d as part of the development proposal. Applicants met the parking requirements. There are a couple of couple things to note as far as the access to the site. The proposal calls for closing the site's existing curb cut along Main Street adding a new curb cut that will align with the new Kroger traffic light. Additionally an access drive along the rear of the property is being planned that will connect four surrounding businesses as well.

Unknown Did you say this is across the street from Kroger's?

Mr. Bowsher Yeah. The drive in. If you look on the vicinity map which is the second page of the application you can see that with the entrance way for the Kroger's, the city later this year early next year we'll be putting in the traffic light to coincide with the new Kroger. This will benefit from that. The access drive will be pushed into the back instead of into the front to allow the buildings to be closer to Main Street and then further development off to the west east and south are underway with other various developers. But this would be the first piece and then the access drive would build off of that into the back.

Mr. Hicks Question the eastern property edge along Main Street. There's. It looks like the existing entrance is kind of half of it as far as this proposal is that removing that entrance as well?

Mr. Bowsher Yes it is 86ing all of the curb cuts I think there's two or three that will be removed and then this.

Mr. Hicks Bring it down to one that's lining up with the new Kroger?

Mr. Bowsher Correct and the traffic light so that signal so all of those businesses. The goal as we continue to grow outward. East and west and south will be to 86 all of those additional ones and only leaving about three and then having that main one being where the traffic light is and then having that service drive continue off of the back for access.

Mr. Furst Yeah so to be clear the intention is that the new curb cut will serve the businesses as does adjacent parcels are redeveloped.

Mr. Bowsher Correct.

Mr. Zollars Nice. Any other questions from up here?

Mr. Hicks I mean it just point out the kiosk is kind of cool. It's not connect to the building. It's different. Huntington's done that and some of these locations where it's like some of his face comes up like talking. That's just a little different setup.

Mr. Bowsher I think from what I was getting told from the developer a lot of their Wright Patt individuals would be at their corporate headquarters talking to them via Skype sort of version.

Mr. Hicks Yeah well I think it's a great opportunity for us to fill another vacant retail type building over there that's kind of turned into an eyesore and it certainly sounds like staff's on the right track and reducing curb cuts along Main Street which is important and planning for future traffic. So I think this is fantastic. Really excited about that.

Mr. Bowsher If you haven't already noticed I've already started demo already in the final stages of demoing the buildings and it's exciting.

Mr. Bizjak Well I've got a motion if there aren't any questions Mr. Chairman. All right. Thank you Mr. Chairman. Mr. Bizjak check here. I move that we approve the application.

Mr. Furst I second.

Mr. Zollars We have a first and second what's called a roll please.

Mr. Bowsher Sorry. We've got one more comment.

Mr. Stonerock Hi my name is Tim Stonerock property owner at 6436 Lexleigh road. If you could go back to that original picture there plan. That one right there. We have two easements that went across the property before the split which are not included on there, which is on the far left side of that property which is a 20 foot easement on the left side which is where that curb cut. You can see that if you go back to the one it's the real live picture. Like the actual real picture. That one right there. So where you see the driveway is now. That's actually our easement from the back property we live behind it. We have an easement with a shared driveway through there. There wasn't continued through on the plan. I just wanted to make that aware and the easement still there so that curb cut is our access to Main Street right there. Which could alter the plan of the people. I know we are in some discussions possibly

with them.

Mr. Bowsher They had been working with staff and we were aware of this. He just wanted to come tonight to put that on record. There is a civil easement between two property owners and that's being worked on.

Mr. Hicks I mean depending on; I'm not a lawyer and not giving any legal advice, but depending on the language of the easement that could either be some sort of blanket easement in which your ingress and egress rights would just move as the entrance.

Mr. Stonerock It's an actual exact footing on these and is all the exact coordinates.

Mr. Hicks OK.

Mr. Stonerock 20 foot line from the center point of the connecting property.

Mr. Hicks Is you're concerned that if this is approved tonight that it will in any way hinder your access to your property, or that...

Mr. Stonerock I was told by staff that it wouldn't change anything. But right now our easement is right there so it can't be blocked on the left side of the property, Right now. It might hinder the curb cuts depending, unless we come up with something , because that curb cut that they want to eliminate is actually ours driveway curb cut.

Mr. Furst So staff do I understand then that the site plan as shown in the application may not be a hundred percent accurate?

Mr. Bowsher Well for that site plan it is 100 percent accurate of what they're planning on building there. They're obviously leaving the west side if.... There's a little bit. It's kind of convoluted but if you go further south on the map there's two homes that are back there one of them are owned by the property owner that had sold to the developer that's building the Wright Patt. That one where Ms. Wheeler is hovering over. And then Mr. Stonerock's House is to the west of that. Now both of those homes both have easements to Lexleigh so they already have sort of driveways that access that, this was another easement that was a civil easement between; was it back in the thirties?

Mr. Stonerock The prior property owners.

Mr. Bowsher So a long time ago, so they utilize this access to the north. There is a three base property owners there is a property owner other owns that house and the property up. We have the new property owner that bought the parcel that they're building the Wright Patton and then you have. Mr. Stonerock. So this is sort of information as it's coming in and we just saw some of the documentation from the survey that it was being done. That has no bearing on sort of the site plan as the city

sees it. It's definitely a civil matter and we've been working with Mr. Stonerock and we're hoping that we can get the property owners together to come to some sort of agreement on how to proceed and maybe adjust that or have another access further south.

Mr. Hicks So this site plans we're looking at is what's going to be approved?

Mr. Bowsher Correct.

Mr. Hicks But if worst case scenario different owners are unable to make some sort of agreement there may be an interim period here where I don't believe the city would be able to have his curb cut removed because the property owner od Wright Patt is developing the Wright Patt still has that obligation. He has a right to that right away there.

Mr. Bowsher There is definitely an easement access. I think that where we and the city can't get involved is there. There's not a maintenance agreement. So if they were to 86 it they could hinder his right to go down that right away. But that doesn't mean they have to maintain and that doesn't mean they have to have a curb gun. It gets very competitive. I mean it wasn't written out to say that that individual owns a property is going to maintain it they're going to keep the curb cut they're going to do all this. They just have to allow for the access for that individual from the far property to still have access to Main Street along that corridor because it does call it out by pin. And then the whole survey from the middle line of Main Street back to his property.

Mr. Stonerock My question is if you remove the curb cut, you're eliminating my access you can't drive across the sidewalk.

Mr. Furst Yes. So I guess my question is on this site plan that we're looking at right now does that include where the present easement is or is that off of what would be our left of the plan.

Mr. Bowsher No it would actually be basically, right there.

Mr. Stonerock Yeah. Twenty feet from the pin. 20 feet from the pin 20 feet wide from the property.

Mr. Hicks I know the issues all related obviously. But solving this is also a private matter a private title issue between you and the developer that parcel. I think the right thing to do is to approve this plan making it permissible for this vision to be accomplished and get done. I'm hopeful that you guys would be able to work everything out to make sure that you're not losing egress and ingress to your property.

Mr. Stonerock Andrew told me that this would be the preliminary and then we'd go

to zoning or whatever next and hopefully something will be worked out before and then. Because I met with them in.

Mr. Bowsher This will be the one it won't actually go to zoning. This is it's already pretty zoned for this. This will be the last meeting. I'm just hopeful that when we meet with the other property owners that you can come.

Mr. Stonerock Because technically as it stands it can't be like that right there.

Mr. Bowsher There is site civil work I think is what you're meaning. You'll have to plot great utility and then our city engineer reviews that and there is another process, but it's not it's not a formal board like this.

Mr. Hicks I guess my takeaway is going to be I'd like to see this get approved and then I'd like to make sure that you're able to work with the staff and the developer to make sure that your rights are being maintained.

Mr. Stonerock Can you put something of that in the approval?

Mr. Bowsher Being in a civil matter it is not city business to do that.

Mr. Hicks I almost hesitate to do that. I'd be happy to talk to you afterwards. I just I've got a lot experience.

Mr. Stonerock I just basically wanted it on the record. Hopefully we can work out this year. Trying to for three years.

Mr. Zollars Well with that thank you for your input and discussion.

Mr. Bizjak Well we're still in the middle of the vote count from the previous motion. Yeah we are. So I was a yes.

Ms. Wheeler All right. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

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

4. 6702 & 6710 E Main Street; Application #2019-5390; Applicant Swensons Drive in Restaurants; Major Site Plan - Swensons

Mr. Dee Good evening. Members of the commission. My name is Ronald Dee. I'm the vice president of real estate for Swenson's drive in restaurants. We're located at 680 East Cuyahoga Falls Avenue in Akron Ohio. Our company just had its 85th anniversary we were founded in 1934 in West Akron Ohio. Between 1934 and 2001. Three individual owners built a total seven drive in restaurants. In 2016 the previous owner Mr. Stephen Thompson sold the company to a company called Spinose

Barber and Jesse and we've been growing ever since. We most recently opened last Monday in Hilliard Ohio. As you probably know we also have Swenson's drive and restaurants located on Sawmill Road in Dublin one in Polaris and we're under construction on Hamilton Road. We're here tonight requesting site plan approval to locate here on East Main Street in Reynoldsburg. We're very excited to propose the site plan you see on your screens on the property that's currently occupied by the vacant medical office building and the residential home at the back of the property. The proposal we're putting before you this evening is a seventeen hundred and eleven square foot freestanding building with 1950s style retro architecture. We have seventy four parking spaces. A couple of things you may or may not know about our concept is we do not have any sit down dining of any kind. We do not have a dining room we do not have a patio. One hundred percent of our business is a drive in restaurant. We also have a unique service model we have curbed servers on the parking lot that bring your food from the building to your cart. Their mantra is Sprint and smile. They are literally required to sprint from the building to your car and back, creates quite a theatrical scene on the parking lot and people tend to love it and come for a dinner and a show when they're on our parking lot. The other unique thing about our curb servers is you may not know as they are required to be full time college students. So every curb server that works for us has to be taking a minimum of 12 credit hours, they can take one semester off during their college experience if you will but if they take more than that they lose their job. If they graduate from college they lose their job. Some of our curb servers actually decide to stay with the company because they fall in love with the culture and they become assistant managers and managers. Our current CEO was 38 years old started with the company when he was 18 as a curb server worked himself up and now he's the CEO of the company. His name is Jeff Flowers and we're very proud to have somebody that started literally as a curb server and worked his way up through the organization. Site plan is here. Certainly if you have any questions be happy to answer them. Two important things to note about the site plan. We were concerned about our customers being able to get out onto East Main Street quickly and efficiently because of the traffic that backs up at the traffic light. So we negotiated an access easement with UDF who owns the property to our west and they have given us permission to have an irrevocable permanent access easement at the north side of the property so our customers can exit the northwest corner and get out to Rosehill road and therefore either go north or south on Rosehill a little bit faster and easier than if they were to exit onto East Main Street. In return for that UDF also asked for access onto our property at the southwest corner. You can see the access which would eliminate three parking spaces in the UDF lot and allow their customers to come out to our new proposed curb cut on his main street. Therefore making it a little bit easier and relieving the number of customers leave you leaving UDF directly on the East Main Street at the light. So it'll create better queuing at the light when you're travelling west on his main street. We think it's a win win for both properties. We're very excited about it. Actually I have, I know you have one I believe in computers, but they have a larger rendering of the building and what it would look like. This is the architecture of the building and that's what we're proposing to build here. This particular location people have complimented the architecture they find it

very unique and retroactive and just appealing street frontage. So with that I'd like to answer any questions you might have about our proposal.

Mr. Bizjak Well Mr. Chairman I just have a comment. As somebody who went to college at Kent State University I have a strong affinity for Swenson's.

Mr. Dee I've actually read that you see grown men cry well but we had our groundbreaking on Sawmill Road in Dublin. We announced it on Facebook we were tearing down a former First Merit Bank and live on Facebook. We are now scrambling around merging and within about 15 minutes we had 100 hundred people lined up because we brought our food truck with us and I literally met two grown men who were crying because they hadn't had a Galley Boy hamburger in about 15 years and they were so excited. We get a lot of that in Columbus.

Mr. Zollars Any questions from up here?

Mr. Furst No question. One additional comment as someone who has experienced the traffic backup there at the UDF I sincerely appreciate the new access that you're bringing here. I think that'll be a big improvement right.

Mr. Dee Yeah we just. We appreciate UDF working with us. It was a win I think for both companies.

Mr. Zollars I agree with you. I think that's a nice partnership right there.

Mr. Dee Thank you.

Mr. Bowsher I do believe that the whole goal for them as well as they'll probably try to access that back as well, 86 some of the earlier curb got so you can get it out on to Rosehill to actually get to Main a little easier because I think we've all pulled in to get gas and then tried to make that left on a Rosehill and there's no way to make that left. So I think this is really a win win.

Mr. Dee We're happy to fill a vacant building that's been there for quite some time.

Mr. Bizjak Well I have a motion Mr. Chairman. I move that we enthusiastically approve this application here Swenson's in Reynoldsburg.

Mr. Dee Thank you so much. Appreciate the extra adjective.

Mr. Hicks I'll second.

Mr. Zollars Very good. We have a first and second for this project.

Ms. Wheeler Mr. Bizjak. Yes. Mr. Cullinan. Abstain. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	**APPROVED [4 TO 0]**
AYES:	Zollars, Hicks, Bizjak, Furst
ABSTAIN:	Cullinan

E. OTHER BUSINESS

None

F. ADJOURNMENT

_____ _____

Chairman Planning and Zoning Administrator