



MINUTES

PLANNING COMMISSION THURSDAY, AUGUST 6, 2020 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan (Remote), Zollars (Remote), Hicks (Remote), Furst (Remote), Benner (Remote)
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – July 9, 2020

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. Conditional Approval; App #2020-5224; 13985 Taylor Road SW; Applicant Reynolds (Cross Development)

Ms. Wheeler: The first unfinished business item was just approving the fence for the Caliber Collision development and I believe there was some emails related to the product they would be using. I can share what was sent over just one moment here. So I think we were just looking for a vote on the black chain link with the black slats shown here at the bottom right.

Mr. Zollars: OK. Any discussion, commissioners? Hearing none I'd entertainment a first and second, if this meets our approval.

Mr. Benner: I'll make a motion that we go ahead and approve our condition based on this information that Emily presented with the powdered chain link fence with the black slats.

Mr. Zollars: Very good. There's a first. About a second.

Mr. Furst. I second.

Mr. Zollars: Thank you, Mr. Furst. Would you call Roll, please?

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Benner
SECONDER:	Alex Furst, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

D. NEW BUSINESS

1. App# 2020-5312; 7345-7347 E Main Street; Christene Logesky (Vick's & 1883 Locale); Certificate of Appropriateness - Historic District

Ms. Wheeler: So our first case this evening is for the property at 7345 East Main Street. Of course, this is home to Vicks Pizza and soon to be an establishment called 1883 Local, which will be a future event space. The applicant is requesting Planning Commission approval for exterior building modifications. This is within the old Reynoldsburg commercial district. And so therefore a COA is required for any kind of exterior modifications. I believe the applicant is on and can maybe go through exactly what some of the proposals entail. Generally speaking, this is painting, staining the exterior brick, hanging some new signage, new lighting fixtures, new garage and entry doors exception. I think the window shutters are also being considered. So with that, I'm happy to send it over to Mrs. Logesky, who I believe is on.

Mrs. Logesky: Thank you, Emily. I think that summed it up pretty much what we're hoping to do overall. We are looking at kind of phasing some of this. So with my particular business, my parents operate Vicks pizza and own the building. My husband and I are going to be leasing the space upstairs as an event space and with our entrance being on the side in between their garage and their side entrance door. We're just trying to at least work on the back half to start with the cinder block and kind of freshen that up by painting that rust color a dark gray and then putting a new garage door that matches our venue door there. When I originally sent this over, I think you might have it, Emily. As far as the black change or the wood change, we did nail down that we are going to do. We're leaning more towards a wooden garage door and a wood in venue door, which you'll see like underneath our logo and starting there by replacing those two and painting that back half. So we kind of ruled out going with a black garage and a black door. If that clears that up. My photoshop abilities does not entail the hanging side sideways. There is a separate PDF for that. But in the process of me trying to clean up the presentation for the venue, I went ahead and designed some signs up for the pizza shop because there is not real clarification that that's our main entrance on the side. So we would like to use the existing pole that's there, which you can see in that present image and just hang light weighted aluminum signs off. I think you may have that, Emily. I'm not sure if that's something you can pull up. I think it's a separate PDAF. We would just like to hang that off for clarification and double sided. There would also be one of those hanging off the front of the building as well, off the existing polls that are there. I'll let you guys ask questions before I go on, because I could probably talk

too long.

Mr. Zollars: Yes. Any questions to the commission?

Mr. Hicks: Well, I live right down the street from Vicks, were in there all the time. And I think it's been discussed before. It's such an important building and Reynoldsburg in history of Reynoldsburg, it's sort of the sort of the keystone building is like the whole city kind of revolves around that, the old Connell's hardware building. So it's the, I think that the community has been so supportive of your guys business moving into that location. It's been fantastic. Everybody loves going there. I'm really looking forward to you guys sort of taking that next step to advancing the building. I'm glad that you're proposing to stain the brick on the older part of the Connells building. Not a full paint on that area, because I do think it's important to be able to maintain some of that natural brick look behind it. I think in general, for most buildings around in the historic district to the historic Reynoldsburg, I think we would probably try to lean away from painting brick unless there's certain instances in which I think it would be warranted. I think with the Connell's hardware building, there's kind of a significant amount of variation in the quality of the brick on the existing building and colored differences between different parts of the building and tying in the addition that was done, who knows, in the 50s or something on the back of it into the main part of the building. I think because of those particular circumstances with the building, I think I would support the staining of the brick. I would just kind of caution, you know, that maybe the doors and some of these other accessory features, the part is to make sure we're not getting too modern. I think it's OK for us to add some elements to this, some design elements to that kind of tie. The whole building together, I think would look very nice. But we've got to make sure that's not going to modern. And it looks like you had some variability still in what you were trying to do with the doors. And did you say you were you were leaning more towards like a wood type doors?

Mrs. Logesky: Yeah. And my parents actually nailed down a more traditional. It kind of looks barn wood. I don't have the exact image on this because that's something actually finally found one they liked. It's not modern at all. And I can attest to that. But I will send it over to you guys to look at. But it's just like a natural oak color. Then it has just two windows at the top for them to be able to see trucks when they come. Then it has, like, you know, the cross for like the barn, just like the diagonal on the sides that give it kind of like the older, more like barn restored look, because they kind of want to go with that hardware restored industrial modern vibe rather than like what I Photoshop that's just me, slapping some wood on there. So it's not a great quality door because they were really hard to find, garage doors that would fit that particular. That is not a standard size garage door. It's ten by eight. And so I've been through about 15 companies to find a door that works. I finally nailed one like literally yesterday morning. So but it's pretty traditional.

Mr. Hicks: I think that would definitely help, having some traditional elements in there, in addition to the staining, making sure that the stain on the older part of the building's translucent enough, that it doesn't look like paint, that it looks like a stain.

And you can tell that, the shapes, the bricks and all that. Other than other than that, I think it's a great project. I don't have any other questions.

Mrs. Logesky: Yeah, and just for clarification, I appreciate you sharing the desire on keeping the brick elements, because that's something we were really concerned about, trying not to upset the city of Reynoldsburg because it is such a staple in the brick really is a part of Cornell's history. We hate to honestly have to do anything to it, but with the quality of the brick really deteriorating and meeting so much of it to be replaced and mend the mismatch, coloring is only going to get worse. So our solution and middle ground was to basically try to stain it and at least get it a little more cohesive where those different qualities of bricks didn't stand out.

Mr. Zollars: I have two questions. I agree with the doors, Mr. Hicks I like that. It sounds like what you're talking about Mrs. Logesky is appropriate. On the stain, is all four sides, right? Not just two sides?

Mrs. Logesky: Yes, it will be all of the actual brick part of the building.

Mr. Zollars: Four sides?

Mrs. Logesky: Yes. Like this side you can't see. That's close to the current yoga studio. That will be stained as well. Yeah. The entire building will be stained.

Mr. Zollars: OK. And then on this picture that we're looking at, I'm not sure what you're seeing. Looks like some sort of paper. What is it?

Mrs. Logesky: So all I did was show the stain color. I think you can see it at the bottom. Kind of applied on to the brick repeated. That the Westchester gray is it's a concrete stain. We were told that we could also more or less like water that stain down so that it wouldn't be as thick and it would help retain some of the brick tones as well and wouldn't be as dark.

Mr. Zollars: So the pictures we're looking at, that's just brick. You're just showing that stain. That's not a design that you're adding to this or anything.

Mrs. Logesky: No. You can see here the sample that she has put up of what that stain will like when it's applied.

Mr. Zollars: I'm good with it. That's fine.

Mrs. Logesky: While she has the front pulled up to, this is something that I kind of had a hard time presenting to you guys because I'm not sure how else to say what we want to do. But the front of our building, the wood is starting to rot and peel where it has a lot of character. You can't really find many people to do the curved wood and things like that. I am happy that I actually found a wood crafting person who's going to come in and just basically retain everything that's there sand is, and then if something can't be kept, then he's just going to re mold it and literally keep it

the same exact shape, which is really what we were hoping to maintain the character of some of like the curves and embellishments. We're just keeping that front white and just basically going to clean it up where it's rotted.

Mr. Zollars: Any other questions for Mrs. Logesky?

Mr. Furst: So I have a comment and a question. I do appreciate that you're trying to keep the historical woodwork. I also live right down the street and have a house with a lot of historical woodwork. So I appreciate that the challenge that's presented there with trying to maintain that. My question is just for clarity. We are approving here the change in the exterior coloration of the building, the shutters, and doors. It looks like you're going to be adding a sign for the 1883 locale also signage for Vicks. Then some exterior of lighting fixtures. Does that accurately summarize what you're trying to accomplish with this project?

Mrs. Logesky: Yeah. I would say most immediately would be the signs making because those would probably go up first because they're most needed. The signs being the first and then the second being the garage door and our venue door and at least the center block part going gray.

Mr. Zollars: Any other questions?

Mr. Bowsher: I think just that one more thing that I'd like to add to. Christine, correct me if I'm wrong, you're still going to take the blocks out from the landscaping to more that cafe space to. Right?

Mrs. Logesky: That is definitely something we want to do. We're just not sure if that's something we should attack. Like maybe once you guys are working on the sidewalks more. That's something we should go ahead and do now. That was kind of something we need to figure out, but that definitely would be the goal of taking it out.

Mr. Bowsher: Now, just for reference, so everyone understands what we're talking about. Main Street is getting an overhaul next year. So at the end of next year, right in front of Vicks, they're probably going to have anywhere between 12 and 16 foot sidewalks, all new brick pavers, and a really nice pedestrian oriented zone. So the idea is, is they're going to get rid of some of the landscaping that's out of the front to create more of a cafe type space, the more outdoor seating, which is going to be really great. And I don't think this is the last time that we're going to see Christine. I know she has other, bigger plans, which is great for the city. We were gracious enough to have a tour of the building and I cannot wait until the new event space is open because the upstairs, if you think it looks good downstairs, wait until you go upstairs.

Mr. Benner: If I could just ask a quick question Mrs. Logesky. It seems like several times I've heard that this is going to be a phased situation. You're simply going to

pay the rear section first. Do you have a timetable to complete all of this project?

Mrs. Logesky: I would say most immediately, meaning the next six to eight weeks. I would like to see the back half done. For our sake, so that when I start touring people and booking a year and two years out, I have our portion of the building representing our modern more cleaned up area. Then the issue that we're having with actually starting to stain the brick on the outside is; whether you can tell or not, there is a ton of pinning and work to do on the brick itself. They have to go in and fill the mortar in. We do not know how long that's going to take. They should be able to start on that in the next six weeks, which could depend on the weather. It just depends if they get done in time, hopefully fall. If not, we might have to wait until the weather breaks.

Mr. Zollars: Good question. If no other questions or comment let's have a first and second motion, please.

Mr. Hicks: I'd like to move for approval under the condition that some form of submittal is submitted by the applicant to staff in regards to the wood doors that have been discussed in the meeting for a staff approval.

Mr. Furst: I second.

Ms. Wheeler: Mr. Benner, Yes. Mr. Cullinan, Yes. Mr. Furst, Yes. Mr. Hicks. Yes. And Mr. Zollars, Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Alex Furst, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

2. App #2020-5313; 2364 Taylor Park Drive; Allan Wiley (GBC Design, Inc.); Major Site Plan (Chick-Fil-A)

Ms. Wheeler: Our second case this evening is for a major site plan, application number 2020-5313 this is at the property addressed 2364 Taylor Park Drive. The applicant is requesting major site plan approval for the construction of a new approximately 5000 square foot Chick-fil-A restaurant with a dual drive thru lane and indoor and outdoor seating. The existing building, which is the Logan Steakhouse, will be demolished as part of the development. The property is within the community commercial zone, and I don't know if any of you were around at the time, but the proposed development was, I think in 2018 did go before the BZBA for a special exception use. The development does comply with the current CC district in terms of the building height, lot coverage or setback requirements, and is also consistent with some of the existing surrounding parcels and development along route 256. Of course, the McDonald's just north of there. Access to the site, pull up the site, access to the site will remain unchanged. They'll basically be preserving the existing curb cuts there along Taylor Park Drive. With that, I know the applicant is on and

perhaps would like to add to that and speak a little bit more about the proposal.

Mr. Zollars: Thank you very much, Emily.

Mr. Wiley: Thank you that was a lot of great background information. This project previously approved a couple years ago, Logan's Roadhouse decided not to move out when Chick-fil-A purchase a property. So Chick-fil-A was their landlord for a little while. Logan's has since gone away. So this project is coming back on board. We're before you tonight because we've modified the site plans slightly due to the recent Covid issues that we have worldwide. Chick-fil-A's drive thru has slightly changed, so they have now added two lanes almost all the way through. Definitely past the building. Then this one, they're actually going to have one lane coming out of the drive thru into the parking lot. So we the site plan is essentially the same other than just adding a little bit more additional pavement at the drive through there so that they can speed up the pickup for people picking up their orders at the window.

Mr. Zollars: Commissioners questions, comments?

Mr. Furst: I do have a question for the applicants. I know that at traffic stacks at the Chick-fil-A location on Broad Street considerably. You have added some volume here to that drive, sir. But is there any concern at peak hours that do you have a number on what the estimated traffic is there at peak? I'm concerned that it might stack up to the entry pull off from Taylor.

Mr. Wiley: I do not have a number. I do know that this building will have a much larger kitchen than the one on East Broad does. It will be much more efficient than the one on East Broad does because of the larger kitchen. It will actually have a door instead of a pickup window. So at the pickup window there is a canopy over that area now and they are actually going to have people out there running orders to the customers as they get up to the window. They'll have two lanes at the pickup window. We only show cars in one line. But the reason for that additional pavement on the outside is so they can actually run two full lanes all the way through the pickup window and then funnel down to one. We show, I think I just counted 20 cars from the pickup from the order station to the end of the drive through. We can probably fit another 10 cars in the parking lot before you even get to Taylor Drive. That's a 30 car stack to the order station. I would say that that number of cars, along with the improvements in the kitchen and the drive through. I don't foresee traffic being an issue at this location in normal hours.

Mr. Furst: OK, great. Thank you.

Mr. Bowsher: Mr. Furst, I will add to when this applicant first came, they did do a full traffic study with this plan and obviously they have since added additional measures to help with that. Then Violet Township was also notified them having a fire station so close there being some concerns, obviously not wanting to back up. They were fine with the original plan. This one is even better because of the stacking. So we feel very confident that this is actually even a better way forward than what it was in

the past.

Mr. Furst: Excellent. That's good news.

Mr. Hicks: I kind of share the same concern as Mr. Furst. Examining the site plan and the amount of drive stacking spaces they've done, it seem to accommodate that. But what is our code require as far as number of stacking spaces required for a drive through? I'm imagining this is far exceeding our code requirement.

Ms. Wheeler: It does. We require eight, maybe it's nine, but it's certainly less than what is shown here.

Mr. Hicks: I do appreciate the applicant taking a belt and suspenders approach to the drive through stacking issue. I mean, if they can't make that many work, then they definitely have a problem in the kitchen or something.

Mr. Zollars: Very good. I agree.

Mr. Benner: Mr. Chairman, I wondered if the applicant had any ideas on when this might start.

Mr. Wiley: Yes, currently construction is scheduled to start in beginning of April, 2021 to be open early September. Chick-fil-A is currently planning on demolishing the existing Logan's building later this year. Potentially a nine - one start for that demo work.

Mr. Benner: Thank you, sir.

Mr. Wiley: You're welcome.

Mr. Zollars: I have a question regarding the parking lot. That is the existing parking lot so most of that's going to be retained is that why it's so large?

Mr. Wiley: No, we are actually going to demolish entire parking lot and re-lay it out because the Logan's building sits right in the middle of the existing parking lot there. The number of spaces we have shown is what Chick-fil-A believes they need in order to properly serve the building.

Mr. Zollars: OK. Any additional comments?

Mr. Cullinan: No, I don't. It's very similar to what came back a couple of years ago to the Planning Commission.

Mr. Zollars: Well, with that then I'd entertain a first, followed by a second if we could.

Mr. Hicks: I move that we approve the application as submitted.

Mr. Shook: I'm sorry. Just a quick point of clarification on your motion to approve, you'll need to add a condition that they go before the BZBA. They'll need a variance for the various front side and back set setbacks.

Mr. Hicks: I'd like to amend my motion. I hereby move that we approve, as submitted conditional upon the applicant gaining approval from BZBA for setback amendments, setback variances.

Mr. Benner: I'll second.

Mr. Zollars: Very good, the first and second staff would you call a role please?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

Very good. OK. Congratulations. Thank you.

RESULT:	APPROVED CONDITIONALLY [UNANIMOUS]	Next: 8/20/2020 6:00 PM
MOVER:	Steven Hicks, Commissioner	
SECONDER:	Keith Benner	
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator