



MINUTES

PLANNING COMMISSION THURSDAY, AUGUST 1, 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 – July 11, 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

None

D. NEW BUSINESS

1. 8861 E Broad Street; Application #2019-5279; Applicant Eisbach; Certificate of Appropriateness - Signage (Circle K)

Mr. Zollars This meeting is called The Order staff if you would call the roll please.

Ms. Wheeler Mr. Bizjak. Here Mr. Cullinan. Here. Mr. Furst. Here. Mr. Hicks. Here and Mr. Zollars. Here.

Mr. Zollars OK. Thank you. Are there any changes or additions to the minutes from last meeting? Hearing none, they stand approved. Are there any changes to the agenda? That too will stand as presented. Those of you that are speaking tonight if you please stand up and raise your right hand. Do you swear or affirm that the testimony you give in front of this commission will be truthful. So please answer I do. Thank you. And you both did sign them. Thank you. Okay. No public comment. OK we're ready for the first item if you would please.

Ms. Wheeler Thank you Mr. Chairman. First application this evening is for the Circle K. This is at 8861 East Broad Street. The request is for approval of two 56 square foot gas canopy signs. They are just redoing a few different signs on the site. This would be the only one requiring Planning Commission approval. Happy to answer any questions you may have.

Mr. Zollars Any questions, Commissioners?

Mr. Bizjak Mr. Chairman if there's no other questions I have a motion.

Mr. Zollars Go ahead Mr. Bizjak.

Mr. Bizjak I move that we approve the application.

Mr. Furst I second.

Mr. Zollars Very good staff. We have a first and a second, can you call the roll please?

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

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

2. 6150 E Main Street; Application #2019-5278; Applicant Moore Signs; Certificate of Appropriateness - Signage (Delaney's Diner)

Ms. Wheeler All right. Next application here is for Delaney's Diner. This is at 6150 East Main Street. The request is for a 77 square foot wall sign on the front facade of the building. Tenant frontage is approximately 46.6. Otherwise meets all of our sign area and color requirements and just looking for an approval because it is over 32 square feet.

Mr. Zollars Any applicants? I don't see here. Any questions or general discussions on this one?

Mr. Hicks Mr. Chairman, I don't know if staff discussed with them at all. The signage area on the front of that facade. There's a row a brick for the sign but then below that between the front windows, those canopies are sort of a different sized row. I don't know if there's any other signs in that center that sort of cross over that line. If the rest of the signs stay within the horizontal bricklayer rather than that vertical block bricklayer bricklayers sort of a trim so it look like a trim for a window or door. I'd like you to pull up the center.

Mr. Bowsher She's going to throw it up on Google and we'll take a look at it.

Mr. Hicks They'll be my only comment that we want to have something that fits in with the rest of the center. If the rest of them are all within that same area that would probably be better but if the rest of them are crossing over into that vertical brick area then maybe it's not that big of a deal. Just don't want the one person to have a little bit bigger sign if everybody else is following the rules.

Ms. Wheeler So I think they're all a little bit different. Yes so it would be replacing this green wall sign right here.

Mr. Bowsher It looks like to me they made that sign fit. Yeah it's sort of its own thing. Then the Domino's has a lot more space on its own sections. It's kind of concentrated.

Mr. Hicks I guess my preference would just be if they could change the dimensions of it a little bit to keep it within that space so it's not bleeding over top of that piece of trim. It just looks like it doesn't quite fit.

Mr. Zollars It's 18 inches tall. That's going to be small from the street anyways. At 18 inches if we get it down to, what? Maybe 16 or 15?

Mr. Hicks Well I mean they have more width. So maybe if they move their spatula thing to the left of the d of the Delaney's and then you know breakfast lunch dinner or like on the right side of it. Stacked or something, Just fit it to the size of the building a little bit better it might work better.

Mr. Bowsher 46 total inches high. Now granted we didn't go out there and measure it so I don't know how accurate the images obviously. They just threw that up there.

Mr. Zollars Good point. How would you like to proceed?

Mr. Hicks Well I mean even if they could put like breakfast lunch and dinner on the awning if you look at the old sign or the old frontage you know they had lettering on the awning you know that may work.

Mr. Bowsher Can we take a look at the Delaney's in Westerville and see their signage just for comparison. I believe that that spatula is part of their logos. I wouldn't want to have them change it.

Mr. Hicks I don't have any problem having a spatula on there. Helps illustrate what they have going on in there. But to make sure that it fits the facade of the building.

Mr. Furst So the proposed signage then would directly match what they have in Westerville.

Mr. Zollars Thoughts from anyone else up here.

Mr. Bizjak Mr. Chairman I mean I agree with Mr. Hicks's point I mean it would kind of look a little tacky with that bleed over I think. At the same time. I mean that's clearly what their brand is and I don't want that to hurt them either. I think we should at least give it a crack and take a look at it. That's just my opinion.

Mr. Zollars Would you be willing to let them. Mr. Hicks let them work with staff on the measurements and see how we do?

Mr. Hicks Yeah. Okay. I think we could approve it conditionally upon them working with staff to change the orientation a little bit to try to avoid getting on that lower trim concrete.

Mr. Zollars Yeah. Okay. Would you like to make a motion to that effect?

Mr. Hicks Mr. Chairman I'd like to make a motion. I'd like to move for approval conditionally upon the condition that the applicants work with staff to try to reorient the components of the sign to avoid overlapping the sign over the vertical door opening of the front facade of the building.

Mr. Bizjak Mr. Bizjak here, I second.

Mr. Zollars Very good we have a first and second if you would call the roll please.

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

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

3. 7088 E Main Street; Application #2019-5277; Applicant Moore Signs; Certificate of Appropriateness - Signage (Planet Fitness)

Ms. Wheeler This next application is for 7088 E. Main Street. This is for the new planet fitness. The request is for a wall sign on the front facade of the building. Tenant frontage is quite large. Well over a hundred feet building step back is over 80 feet. So again requesting approval because it's over the 32 square feet. The applicant did not submit a colored rendering with this submittal. I believe one was submitted with building plans but you're probably familiar with their traditional purple and gold.

Mr. Bizjak Is it going to be like the facility out on broad? More or less that same kind of design?

Unknown That's not Planet Fitness. I think he means the one in Whitehall.

Mr. Bizjak Yes. I'm sorry. Yeah I got it infused with L.A. Fitness. My apologies. You know that's why I walked back.

Mr. Bowsher Yeah. Go to the Pickerington one. That would be a newer building. Same thing. You're just going to get the letters underneath of it.

Mr. Zollars Comments? Thoughts?

Mr. Bizjak I move that we approve the application and then we also want clarification. Got to make sure we include pending some zoning sign permit and all that stuff too in the motion, correct? Just make sure we're not holding you up with an obscure motion.

Mr. Furst Mr. Bizjak, would you mind amending your motion to include a condition that it matches the color waves of what we see on the screen?

Mr. Bizjak Yes. All right. Sure thing. Thank you Mr. Furst. Sorry Mr. Chairman. I amend my motion to approve the application on the condition that it fits the color scheme of the Pickerington facility.

Mr. Zollars Do we have a second to that motion?

Mr. Furst I'll second.

Mr. Zollars Okay. Good. Thank you. First and a second.

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

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

4. 2100 Birchview Drive North; Application #2019-5280; Applicant Gillilan (OHM Advisors); Major Site Plan (COTA Park and Ride)

Ms. Wheeler All right. A final case this evening this is actually a major site plan approval. This is for the COTA park and ride. The request is for the scope of work is for a few different things this will include modification of the existing parking lot to increase the parking capacity, addition of a plus pickup lane along Birchview drive as well as the addition of a drivers rest facility. You have plans in front of you and then I believe that applicants are here as well if you have any specific questions regarding the plan.

Mr. Zollars Would you guys care to share high level what we're looking at and your intent?

Mr. Gillen My name is Shawn Gillen I'm with OHM Advisors 580 North 4th Street Suite 610 Columbus Ohio 43215. Inaudible....

Mr. Burger My name is Tom Burger. I'm an architect with Trans Systems. Trans Systems is the architect for the project. The facility that's shown on the platform.

Mr. Zollars Okay. Thank you.

Mr. Gillen So as everyone knows COTA here in central Ohio is striving to improve the transit options to people in central Ohio. This facility is not alone. They've seen some considerable growth over the past few years. People using their park and ride facilities. This particular park and ride is showing growth as well. Actually, it's one of their better facilities and the system. To serve Reynoldsburg better COTA would like to add a pickup lane along Birchview Drive. This will allow them to accommodate their current routes which include express routes, local routes, etc. and to serve as future routes, which they have plans for over the next 20 years or so to add extra routes. This bus lane will accommodate approximately six or seven buses. Of their current code of fleet it would do approximately seven. Currently they would anticipate about five buses queuing in this spot. They are wanting to reorganize the parking and increase the parking from an existing count of 224 vehicles to 288 vehicles. They are going to change the bus routing a little bit. Currently as you can see on the screen there there is a turnaround. It only accommodates about three buses coming in from Birchview from the south. Basically making a U-turn in that loop.

Mr. Zollars Wait a second. Staff, can you back to the visual? Please. Thank you. Yeah.

Mr. Gillen So they're coming in from the south on Birchview basically making a u turn coming around going back out to Brice road. The new proposed route would be coming from Livingston. Down to Birchview and if you would flip to the proposed site plan that might help. They'll be coming along Birchview pulling in, picking up passengers or using the new rest facility. The rest facility is just for drivers it's not for the general public. It allows us a place for the operators to use the restroom and there is a little break room in that building so that they can eat their lunch. There is union required breaks that they have to take. So this would be a place for them to do so. It's about a 900 square foot building. It's placed within the setbacks for the zoning use. I'll let Tom here present the building.

Mr. Burger There is a plan.... inaudible..... Thank you. As Sean said. The building is approximately 913 square feet. It has a break room. Has seating for eight. The Break Room has microwave, refrigerator, sink. There are two restrooms, a male and a female restroom. Storage for there for COTA pamphlets. They plan on stocking a small amount of routes in this facility so they can put them in their kiosks, not only at this facility but to other facilities. Then mechanical electrical plumbing to support the building along with I.T. to support the information that will be displayed for the routes that come here. To let people know when the buses are arriving. The exterior materials; the bases is stone faced concrete masonry unit above that is face brick. Then we have metal panel for the gable ends and also at the roof monitors,

the roof monitors are used to provide daylight to the hallway and also the break room. The one thing that COTA was looking for in this facility is to provide enough daylight for the drivers, but they didn't want people to be looking in and seeing what was going on in the building. So we have higher clear windows around the building and then the roof monitors at the one roof line. Then though the roof has a standing metal roof.

Mr. Zollars Can you clarify. Excuse me. Earlier in your discussion or comment you said an additional Lane. You're talking about an additional lane or just inside the existing parking lot? Where is this additional Lane?

Mr. Gillen You guys could give back to the site view. Yeah. The additional Lane would be right along Birchview it would be a 14 foot concrete Lane direct pull off from the public roadway.

Mr. Zollars Sorry. Maybe I can make it easier. So we're eliminating the half circle?

Mr. Gillen Yeah.

Mr. Zollars OK. Okay that's fine. Yeah I understand now. Thanks.

Mr. Hicks Mr. Chairman in regards to the building said the gable ends are the clear where the clear story roof is. What material is that exactly? I'm not quite following.

Mr. Burger INAUDIBLE.

Mr. Hicks Nothing with an exposed fastener? It's not going to look like steel siding it looks more like a solid panel like you see a lot of dealerships and things like that.

Mr. Burger INAUDIBLE

Mr. Hicks When you're saying those windows up there will be functional?

Mr. Burger Yeah. INAUDIBLE

Mr. Bowsher Is that pretty much standard on across the board. That is what the COTA bus stop sort of looks like across the board? Other municipalities? That's what you guys are building in other areas? Same look? Same feels? Same materials?

Mr. Burger Yes and no. And the reason I say that is that if you look at Easton. Easton was built 25 years ago. Delivery model it's a glass building with a metal canopy. The length of the platform. But there are other facilities that are very similar to this. We changed the roofline more.... IUNAUDABLE..... Concrete masonry stone faced concrete masonry in a base..... INAUDIBLE....The roof is has been something that COTA has done. Who's to say that it's a prototype or prototypical stretching it.

Mr. Zollars That's a good question. What is a new or the newest facility that they've done completed?

Mr. Gillen The one on North High Street I think.

Mr. Zollars Is that Clintonville area?

Mr. Gillen Yes.

Mr. Burger INAUDIBLE.

Mr. Bowsher Same materials?

Mr. Burger INAUDIBLE Windows are very high like this building but they have a large overhanging. That cuts down the light in the building. So what we're trying to do is get daylight so that.

Mr. Hicks Is there any in the current site that's there and on the proposed site. Is there any facilities for riders while they're waiting on the bus other than their own vehicle? Is there an overhang or anything for benches or anything for people sit on?

Mr. Gillen COTA currently is reviewing installing three to four of their standard canopies. They have two sizes in that one that's the smaller one that you would see and then one that's larger. Those will be arranged particularly around the routes where they would be waiting where a bus would pull in you know your express for downtown and they're going to arrange those based upon the volume of riders for each round. So but yeah there's no major large... We had thought about originally putting in one large custom canopy, but the needs a COTA changes a lot and there's actually discussion about in the future having electric buses which would have a panel and all sorts of things. There's not a lot of knowledge about how that system would work because it's not here yet. So in order to maintain flexibility that made the decision to just go with the standard COTA bus enclosure. So there will be benches.

Mr. Hicks So that's everything that's number two on here? That's says covered bus shelter. I see that. I was reading the number two down here that wasn't correlating. OK so there are standard shelters on this.

Mr. Gillen Yes.

Mr. Hicks We don't get the fancy ones with the green roofs and all that stuff like downtown?

Mr. Gillen Not yet. But eventually when they figure out this electric bus thing they would like to come back and revisit putting in a nicer comprehensive shelter here.

Mr. Bowsher I would add that code has been a great partner for us and moving through with the potential of taking a look at a BRT route along Main Street. Working with them with the East Main Street corridor study alongside MORPC. I know you guys mentioned this but you didn't even give us a full enough credit. It was told to us last year by COTA that this in fact is their busiest suburban park and ride.

Mr. Zollars Any other questions?

Mr. Bizjak Thank you Mr. Chairman Mr. Bizjak here and I move that we approve this application.

Mr. Cullinan I'll second.

Mr. Zollars Okay. Very good. We have a first and a second. Please call the role.

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

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator