



MINUTES

PLANNING COMMISSION THURSDAY, JULY 9, 2020 6:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – April 2, 2020

Minutes Stand Approved

RESULT:	ACCEPTED
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2. Planning Commission – Special Meeting – April 23, 2020

Minutes Stand Approved

RESULT:	ACCEPTED
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3. Planning Commission – Regular Meeting – May 7, 2020

Minutes Stand Approved

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers Sworn in by Mr. Zollars.

B. PUBLIC COMMENT

No Public Comment

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. Application #2020-5224; 13985 Taylor Road SW; Applicant Patrick Reynolds (Cross Development); Major Site Plan - Caliber Collision

Ms. Wheeler:

1. Project Summary

a) The applicant, Patrick Reynolds of Cross Development, is requesting Planning Commission approval of a Major Site Plan for the construction of a 16,100 sf auto body repair / collision shop (Caliber Collision). The lot is currently vacant.

2. Zoning Review

a) The property is within the Community Commercial Zone. The proposed use ('Vehicular Repair' and/or 'Vehicular Care Services') is not listed as a permitted use in this district. A variance will be required.

b) The proposed development complies with the CC District in terms of building height, lot coverage, and rear setback requirements. Variances will be required for the front yard setback, side yard setbacks, and parking location. The proposed development is consistent with existing development of surrounding parcels along Taylor Road SW.

c) The required parking for the proposed use is 1 space for each 500 sf of floor area, therefore 32.2 spaces are required. The applicant has exceeded this requirement.

d) Access to the site will be along a shared driveway with Big Sandy Superstore, for which an access easement has been provided.

3. Staff Recommendation

a) The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

b) Staff recommends APPROVAL of the proposed Major Site Plan.

Mr. Zollars: Any questions or comments for the applicant?

Mr. Benner: I have a few questions for Patrick. You represent the development, is anyone here from the company?

Mr. Reynolds: No, sir.

Mr. Benner: A few things I noticed, primarily the landscape calculations on the landscape page. Under the landscape calculations at the bottom it talks about frontage trees required and it says 1 per every linear feet. It goes on to say there is 145 linear feet and then divides it by 35. That seems to be an error. If you divide it by 30 it comes out to 4.8, which in my estimation would be five trees. I could be wrong.

Mr. Reynolds: I would have to look into that. I'm showing four, but you're saying we would need five?

Mr. Benner: 4.8 trees would seem to be five to me. It's not a huge deal but the math seems to be incorrect on the calculations. It comes out to four if you divide by 35, but the requirement is one every 30 feet.

Mr. Reynolds: It's probably an oversight on our part and I apologize. I don't see any concerns for spacing, it seems to be adequate for us to add an additional tree.

Mr. Benner: The other thing that I have is the security fence. The materials for that are chain link with privacy slats.

Mr. Reynolds: Correct.

Mr. Benner: That entire vehicle storage area to the east; that's a large storage area. In talking to the Development Director I was told the vehicles would be kept inside the building and the finished vehicles would be stored outside. How many vehicles will fit inside this building?

Mr. Reynolds: It's a very fluid situation. If they start on a specific vehicle and they are waiting on parts a lot of times they will move those in and out. They're not going to store vehicles inside, sorry that must have been miscommunication. To answer your question, if you look in the east side you'll see where it shows five bays and each one of those bays is designed to hold four vehicles. But, per our clients request we have satisfied their need based on the size of the building as it pertains to the floor plan.

Mr. Benner: The landscaping out front looks very nice. My concern is that with a collision shop there is going to be a lot of mangled metal sitting outside. I for one am not satisfied with slats in a chain link fence. I don't think it presents a real clean image. How much trouble would that be to be a solid vinyl fence or something along those lines?

Mr. Reynolds: So there is an opacity to the fence and I can give you some information on that, maybe prior to the zoning meeting. This seems to be a common or frequent question to come to light so I can certainly appreciate your concern with that. I think a lot of times we have a mom and pop junk yard in our mind with a rusted old chain link fence with some aluminum slats going diagonal with a white or green type of diamond pattern, at least that's what I picture. This is a much more tasteful material, it's almost a mesh cover. From a distance it kind of looks like a tasteful chain link fence.

Mr. Benner: We'll agree to disagree, I don't find chain link fences tasteful. You have no idea how many employees will be working here?

Mr. Reynolds: I do and I shared some information in an overview of the organization. With that, we would attribute this particular site to have about mid to low 30's as far as the employee count goes.

Mr. Benner: Excellent, thank you for that. My last question, I think you'll be submitting later, but what about signage out front? Do we have a plan for that?

Mr. Reynolds: We have a rendering for that and I will be happy to share. My apologies, I didn't know that was in questions here or I would have shared it. I would be happy to do so.

Mr. Zollars: Mr., Furst, Mr. Cullinan, anything from you?

Mr. Furst: Mr. Bowsher, maybe you could add a bit of color to Mr. Benner's question about the fence. I don't want to say we're hostile towards chain link fence, but there is a preference for other materials in our plan. I understand we want to have a welcoming business environment, but I do somewhat agree with Mr. Benner that I would have liked to see the

materials. I'm not sure I want to hold this up just to see the fence.

Mr. Bowsher: Let me throw this up here on the screen and see if we can talk through some of this. Mr. Reynolds, are we talking about something like this with black steel and some slats? These are metal slats that have been angled. If this is what we are talking about and inside of the metal its solid and you can't tell the difference. I think this looks attractive and could be a good model. Or even something like this.

Mr. Reynolds: I'm doing one of these in (Inaudible) right now and I had to present to zoning a board of the materials. I do have that here in an electronic format and that way we can be more definitive with that.

Mr. Zollars: While he is looking for that does anybody have any other questions?

Mr. Bowsher: As far as the sign is concerned. They will be required to match the existing style that Best Buy has at their monument sign. We're still talking about the brick facade at the bottom.

Mr. Zollars: I saw a black fence. What was that Mr. Reynolds?

Mr. Bowsher: That was mine that I showed.

Mr. Zollars: Can we just get this done with a condition for another option for the fence?

Mr. Bowsher: Whatever the Commission decides. I will share with all of you and I will work with Mr. Reynolds on making it as esthetically pleasing as possible.

Mr. Reynolds: I can show you that Caliber has very high standards and because of that they are going to require something tasteful in nature.

Mr. Benner: Is it necessary that we pass this with a condition if they still have to go to the zoning board? Can we not wait until we actually see the materials?

Mr. Zollars: What would we benefit from that?

Mr. Benner: Knowing what we are voting for.

Mr. Zollars: Well, it's conditional based on the fence.

Mr. Bowsher: The sign will come back. That's a separate so the sign is already coming back to you, but that's after they start the building process.

Mr. Zollars: Mr. Benner if you want to make that motion please go ahead.

Mr. Bowsher: Before you do that, hang on one second. Can everyone see my screen? Now this is a Caliber Collision that looks like a very similar model that they just did. Do you see

the fence that's right there? I feel like this fence is very similar to what I just showed you accept its not horizontal slats, it's vertical. Now is that something similar that we're talking about Patrick?

Mr. Reynolds: I believe that's a chain link fence. I believe you're looking at the gate and behind that is the mesh.

Mr. Bowsher: I'm thinking it's there, right?

Mr. Reynolds: To your point. What I would ask; I could have this to you tomorrow and circulate. My goal would be to have this wrapped up before the BZBA meeting on the 23rd. With that and I don't know with timing how your process works, but my goal is to have everything approved and pushing forward, going into the BZBA meeting without any question.

Mr. Bowsher: If anybody has any objections maybe I can make a suggestion. Knowing that we have to come back for the signage. Patrick if you could have the signage to us in the next few weeks, if they were to approve with the condition that they have to come back for the fence. Let's say he goes to BZBA and does what he needs to do there with some variances and then he comes back here and takes care of the signage and the fence at the same time, therefore this isn't a wasted meeting.

Mr. Benner: I'd like to make a motion that we approve this site plan with two conditions. One being the Planning Commission's approval of the fence material to be presented to us at a later date. Two that the sign meets our normal zoning requirements and is acceptable to the commission.

Mr. Furst: I'll second

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

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

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator