

MINUTES

**PLANNING COMMISSION
THURSDAY, JUNE 2, 2022 6:00 PM**

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Furst, Benner, Alabi
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – May 5, 2022

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None.

C. NEW BUSINESS

1. App# 2022-5185; SW Corner Cedar Cliff and Broad St; Express Wash Concepts

Mr. Meyer read the staff report into the minutes.

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located at the southwest corner of Cedar Cliff and Broad Street, west of the now under construction Sheetz gas station. The site is located on parcel 067-00086.
- b. The applicant, Scott Messing with Express Wash Concepts, is requesting Planning Commission approval of a Major Site Plan for the construction of a new Moo Moo Express Car Wash on approximately 1.163 acres.

2. Zoning Review

- a. The property is in the Community Commercial zoning district in which “Vehicle Care Services - Washes” is a conditional use. The conditional use application for this project was approved at the May 19th, 2022 meeting of the Board of Zoning and Building Appeals.

- b. The proposed development complies with the code in terms of building height, lot coverage, and setback requirements.
 - c. The suggested building typology for the district calls for small and medium commercial buildings. The site includes three access points off of Cedar Cliff. The curb cut to the north of the building is for exit only. The curb cut directly to the south of the building is designed for egress only. The eastern-most curb cut is designed to be entry only. And, the middle curb cut is designed for both ingress and egress.
 - d. The required parking count is 1 space per 500 SF of floor area. The proposed building is 3,600 SF which would require 7.2 parking spaces. The site provides twenty-four (24) parking spaces, with twenty (20) of the spaces also acting as vacuum stalls. A center two-way access drive runs through the center of the site, with parking located adjacent to the drive on the east and west sides. Community Commercial calls for parking located in the “front, side or rear yard well-screened”.
 - e. A traffic impact study was not required for the project due as similar uses to the proposed car wash likely would have been contemplated in the master planning of the overall shopping center along Broad Street. In addition, a stacking diagram was provided by the applicant demonstrating that at least 36 vehicles could be stacked in the on-site queue.
 - f. The applicant has submitted a landscape concept plan that meets code requirements. The landscape plan includes landscape islands in the parking lot, perimeter landscaping, grass and a number of trees and shrubs.
 - g. The materials proposed for the building include asphalt shingles in English Grey Slate, hardie board and batten siding in Dover White, and brick. The materials meet the district requirement of being natural materials or hardie panel on the front and side facades.
 - h. Please see the attached engineering report.
3. **Staff Recommendation**
- a. The intended use was approved by BZBA at the May 19th, 2022 meeting. The applicant intends to submit a signage plan for approval at a later date and agrees to modify the submitted lighting plan during the Plot Grade Utility process to comply with the City’s lighting requirements.
 - b. 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.

Mr. Messing and Mr. Hermiller from Moo discussed business plans and the additional lane for stacking. They also read the staff and engineering comments and they have no concern

about any of the comments.

Mr. Meyer: The applicant has agreed to make changes to the plan in the PGU process to the lighting plan to meet our code. They will also come back at a later time for signage.

Mr. Benner questioned the comment from EMH&T regarding the difference in curb cuts.

Mr. Meyer: They had different curb cuts on the rendering versus the actual plan, but that has been rectified.

Mr. Benner: I just want to clarify with the commissioners that Community Commercial calls for parking in the front, side, or rear needs to be well screened. Do you feel that the parking on the East side of the building complies within the Community Commercial requirements?

Mr. Furst: There's some room for interpretation there, but I feel like it generally complies. I feel that the building is effectively screened.

Mr. Benner had questions regarding the landscaping in the middle "island" and whether flowers were a good choice for that area as they wouldn't be very screened. After reviewing the landscape plan it is indicated that they are deciduous shrubs and the rendering is incorrect showing flowering plants. The East end of the property is screened properly on both the plan and rendering.

Mr. Zollars: Any concerns about that statement?

Mr. Cullinan: I think what is shown in the visual does achieve typical headlight screening. That center is more internal to the site.

Mr. Benner: I make a motion that we approve this application under the condition that your lighting plan complies and meets our city code. Of course, the signage will be at a later date.

Mr. Furst: I'll second.

Mr. Zollars: I have a first and a second, can you please call the roll?

Ms. Butler: Ms. Alabi. Yes. Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Zollars. Yes.

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

D. OTHER BUSINESS

1. Application 2022-5064; 6320 E Main Street; Zoning District Change; Applicant: Skilken Gold Real Estate Development Group

The applicant asked for the application to be tabled indefinitely.

Commissioners had some questions as to why they requested it.

Mr. Shook suggested that he thought the applicant may want to leave the site available for future projects.

Mr. Furst: I would motion to table this application for 90 days.

Mr. Benner: I'll second.

Ms. Butler: Ms. Alabi. Yes. Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Zollars. Yes.

RESULT:	TABLED [UNANIMOUS]	Next: 9/1/2022 6:00 PM
AYES:	Cullinan, Zollars, Furst, Benner, Alabi	

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator