



MINUTES

PLANNING COMMISSION THURSDAY, JUNE 1, 2017 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Weday
ABSENT: Comeaux, King

PRESENT: McKenzie, Weday, Cullinan (arriving at 6:15 pm)
ABSENT: Comeaux, King

2. APPROVAL OF MINUTES

Minutes stand approved.

a. Planning Commission – Regular Meeting – May 4, 2017

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mark McKenzie.

B. COMMISSION BUSINESS

1. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

Per Dr. McKenzie due to failed recording:

Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses.
(First Reading 4/24/2017).

Dr. McKenzie - I am concerned about what these changes might exclude. For example, they would seem to exclude a Lustron style house, or a well regarded design by a famous architect like Richard Neutra. A Neutra design would be post and beam construction with a thin flat roof and walls made of glass.

Dr. McKenzie - I am also concerned about the definitions of the terms used. You appear to

exclude man made materials, but then give an example of an accepted material that is man made. While I have problems with this, as we are changing it now we can change it again in the future.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 6/26/2017 8:00 PM
MOVER:	Tyler Cullinan	
SECONDER:	Robert Welday	
AYES:	McKenzie, Cullinan, Welday	
ABSENT:	Comeaux, King	

2. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

Per Dr. McKenzie due to failed recording:

Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (First Reading 4/24/2017).

Dr. McKenzie - This proposed change to this code seems to make it much more difficult for us to get anything from the developer in exchange for relieving them of the burdens of our quantitative codes. That balanced exchanged must be defined at the time of rezoning and not later after the zoning change has been approved.

Dr. McKenzie - While the approval process you describe is complex, it would not have been since we approved this new zoning option just a little more than a year ago. Also, already existing code seems to address your concerns.

The motion to refer amending the code of ordinances of the city of Reynoldsburg Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District fails having fewer than three votes on the prevailing side.

RESULT:	REFERRED TO COUNCIL [2 TO 1]	Next: 6/26/2017 8:00 PM
MOVER:	Robert Welday	
SECONDER:	Tyler Cullinan	
AYES:	Cullinan, Welday	
NAYS:	McKenzie	
ABSENT:	Comeaux, King	

3. MOTION TO APPROVE AS SUBMITTED

137 S. Waggoner Road/7619 E. Board Street - United Dairy Farmers - Major Site Plan

Application: #178153 - Major Site Plan

Location: Property is located on the southwest corner of E. Broad Street and Waggoner Road.

Request: Request for review and approval of a major site plan for a new gasoline station.

Existing Zoning: PCD Planned Commercial Development District

Current Use: Vacant Land

Proposed Use: Gasoline Station

Applicant: United Dairy Farmers

The applicant is requesting that the Commission review and approve a major site plan in order to construct a commercial building, gasoline fueling canopy, and related site improvements.

The 6.424AC site consists of three separate parcels and is improved with an existing single family dwelling. To the north and east, the property abuts other commercial businesses in the CS zoning district, and across Broad Street in the City of Columbus. To the southwest, the property is adjacent to single family dwellings in the R-1 zoning district.

The applicant has provided a site plan that includes a 5678SF commercial building, along with 8 fuel pumps and underground fuel storage tanks. The fuel pumps will be covered by a detached canopy to protect customers from the elements while fueling.

The applicant has provided building elevations showing a 1 story commercial building. The proposed building materials consist of wood plank and stone. The proposed fuel pump canopy consists of similar materials. The site plan indicates general compliance with the landscape and buffering regulations of Chapter 1180, including parking lot perimeter plantings and service structure screening.

As a condition of approval, the applicant has indicated a portion of the site that will be designated as a preservation area. This is mis-labeled on the site plan as a conservation easement. The applicant should revise and submit a corrected plan for approval of the zoning certificate for the development. Staff will also require the applicant to provide a detailed description of this area.

Staff has reviewed the applicant proposed lighting plan, and found it to be generally compliant with the provisions of Chapter 1182. The rezoning text made a specific provision that allowed increased lighting levels beneath the fueling canopy, in order to promote safety within the site. The proposed plan is consistent with the deviations permitted by the text. The applicant is proposing some lighting around the rear retaining wall of the site. Although there will not be any activity in this area, Staff agrees that this is necessary to promote site security. The existing mature woods, as well as the full cut-off style fixtures minimize any light trespass, according to the plan.

The applicant has provided a facilities demand worksheet which indicates their demand for City water and sewer services. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The applicant indicated that their

site will be served by an underground stormwater basin. It will be the responsibility of the City Engineer to determine if the size of the basin is adequate per the Stormwater Manual of the City.

The City Engineer and City of Columbus Traffic Management Division have already reviewed and approved the applicants previously submitted Traffic Impact Study. They have proposed several infrastructure projects which will be implemented at the expense of the applicant. These will be constructed and inspected according to the requirements of the City Engineer. The proposed site plan provides a right-in/right-out access drive on E. Broad Street and proposes full access onto Waggoner Road from the southernmost portion of the site.

The applicant's development plan indicated compliance with the parking requirements of Table 1179 of the Zoning Code for the entire site, including the parking spaces located at the gasoline pumps.

The Commission should apply the standards for review of major site plans contained in Section 1143.05 of the Zoning Code and determine if the site plan as proposed complies with those standards, as well as the development plan approved by Ord. 40-17. Staff recommends approval of the major site plan as submitted.

Nick Hershberger, CESO Engineers 395 Springside Drive, Suite 202, Akron, Ohio 44333 presented that the plan is essentially the same as what was presented for re-zoning but for the addition of the preservation zone.

Dr. McKenzie asked about the parking at the pumps in relation to the ice cream shop portion of the store. He asked if using those as parking places change because of that.

Mr. Snowden replied that you have to rely on the individuals and that in terms of calculating parking spaces, the spaces at the pump count because they do accommodate people going into the store for a short time. It would be up to the management to manage their parking.

Mr. Hershberger stated that they would need 26 spaces and they are providing 30 standard spaces in addition to the 16 at the pump so they are accommodating the requirement regardless of the parking spaces at the pump.

Mr. Welday asked if the sign at the corner of Broad and Waggoner will be grass. He stated that there are a lot of accidents there and wanted to know if there were going to be any gates or a wall.

Mr. Hershberger replied that there is not any fencing proposed but there is landscape proposed.

Dr. McKenzie asked about an elevation of soil right off the street as to whether it was going to be taken down noting it was above street level. He also asked about materials being wood and stone and asked if that is the facade.

Mr. Hershberger replied that yes, it was still going to be constructed of steel for the posts. It is just an architectural feature to match the building.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tyler Cullinan
SECONDER:	Robert Welday
AYES:	McKenzie, Cullinan, Welday
ABSENT:	Comeaux, King

4. MOTION TO APPROVE AS SUBMITTED

1933 Baltimore-Reynoldsburg Road - New Commercial Shopping Center - Major Site Plan

Application: #178049 - Major Site Plan
Location: Property is located on the northwest corner of Baltimore-Reynoldsburg Road and the south leg of Stonetrail Way.
Request: Request for review and approval of a major site plan for a new commercial shopping center.
Existing Zoning: CS Community Services District
Current Use: Car Wash (Auto Services)
Proposed Use: Shopping Center (Retail Sales)
Applicant: Brad Williams

The applicant is requesting that the Commission review and approve a major site plan in order to construct a two building, neighborhood scale, commercial shopping center and related improvements.

The site is an existing carwash developed with a building for self-service and automatic car washes, as well as related improvements. To the south and east, the property abuts commercial shopping centers in the CS district. To the north and west, the property abuts multi-family dwellings in the AR-1 zoning district.

The applicant is proposing two, one-story commercial buildings. The site will have access from both Stonetrail Way and Baltimore-Reynoldsburg Road. The access drive from Baltimore-Reynoldsburg Road will separate the two proposed buildings. All parking is behind the buildings or to the side. No parking is proposed within the required setback, consistent with the regulations of the Zoning Code for commercial parking lots.

In order to accommodate their proposed construction schedule, the applicant is proposing a phase implementation of the site plan. This is perfectly acceptable under the requirements of the Zoning Code. The applicant has been informed that an additional certificate of appropriateness will be required for signage and any additional architectural changes to the proposed Phase II buildings to meet the needs of any future tenants. The applicant should also be aware that the City retains the power to require additional traffic studies, should a tenant be proposed that has a higher traffic impact, such as a restaurant. The applicant should clarify how they propose to limit customer traffic to the remainder of the site, from the first phase of development.

The applicant has submitted elevations indicating the proposed building design, materials and general location of signage. There are not specific material requirements for the CS district,

therefore, the style of design presented by the applicant is appropriate. However, generally speaking, previous Commissions and Design Review Board members have asked for additional natural materials, such as brick or stone.

The applicant has proposed the general location and type of sign. Staff has no concerns with is proposed, but a comprehensive sign plan approval will be required in the future. This should be done when detailed sign plans are available.

The applicant has provided a lighting plan which appears to meet the requirements of Chapter 1182 for intensity at the perimeter of the site. The mature trees and other natural screening will keep light trespass to a minimum. The proposed 20FT pole height meets the Zoning Code requirements. The proposed black finish is consistent with the building architecture.

The applicant has provided a landscape plan that meets the general requirements of Chapter 1180. The site has existing mature trees on the north and west sides. The applicant proposes to maintain these trees, consistent with the code requirements and the conditions of previous variance approvals. Staff has reviewed the applicants plant material calculations for detailed compliance and found the information to be accurate.

The applicant has indicated the location of their dumpster enclosures but has not provided a detail. The applicant should clarify the height and proposed materials. Staff's preferred material is masonry that matches the building architecture.

The applicant has provided a facilities demand worksheet, which indicated that the proposed development does not meet the threshold for an additional traffic study. This is partly due to the high traffic impact of the previous auto use. This information was reviewed by the City Engineer, who confirmed that no additional studies are required in this case.

The applicant proposed driveway access from both Baltimore-Reynoldsburg Road and Stonetrail Way, which is consistent with the current configuration of the site. The applicant conducted a parking study, which indicated that the site required 50 parking spaces and the applicant is proposing 54. The applicant did not include the 3 required loading spaces in their calculation, but regardless, Staff has no concerns. Deliveries to business of this type typically take place at off-peak hours. The applicant should be aware that repurposing the proposed furniture store to another use could require a variance or construction of additional parking.

The applicant has provided a facilities demand worksheet which indicates their demand for City water and sewer services. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The information provided indicated that the water usage on the site will be less than previously required for the car wash use. The applicant indicated that their site will be served by stormwater catch basins that connect by underground pipe to stormwater facilities under Baltimore-Reynoldsburg Road. It will be the responsibility of the City Engineer to determine if the size of the basin is adequate per the Stormwater Manual of the City.

The Commission should apply the standards for review of major site plans contained in Section 1143.05 of the Zoning Code and determine if the site plan as proposed complies with those standards. Staff recommends approval of the major site plan as submitted.

Todd Cunningham, EMH&T 5500 New Albany Road, Columbus Ohio representing the developer on the project. He stated that the dumpster enclosure would probably be block, painted dark grey to match with the buildings. He would also propose the north curb line would be curved so as to keep people on the pavement. He said they would be happy to work with staff.

Mr. Snowden stated that EMH&T, as they are the City Engineers would not be performing the plot grade utility plan, that it would be the back-up Engineer CT Consultants performing those duties.

Mr. Cullinan asked how much area is being disturbed.

Mr. Cunningham replied around 70% of the site. The set back areas are going to be maintained along the edges of the site. The building sits north of the existing pavement line is, we're going to remove that pavement.

Mr. Cullinan asked if it's one acre.

Mr. Cunningham replied because of the use of the site when you compare the pre-developed conditions to the post-developed conditions that were in an improved condition in terms of overall imperviousness.

Dr. McKenzie stated, for whatever reason we only received these documents today and some of us have real jobs and so we didn't see the documents until we got home today. On the phase two, I noticed the listed handicap parking places on the north side of the building, but those are two separate activities there. The entranceway to the retail would be to the west and there's no close handicap parking spaces there.

Mr. Cunningham replied, typically the handicap parking spaces when we submit for building permit the proximity to the entrances, the building code official is not comfortable with the proximity that we've given them an appropriate priority relative to the building entrance we get commented on at that point. Also, from the tenant side of things if there's a concern as we work through that ADA code is a little bit nebulous, there's no minimum distance from the entry point. There's some room to navigate that and if there's a local concern we will address that.

Dr. McKenzie stated, while we are waiting could you give a little more idea of the concrete block enclosures for the dumpsters. You were saying you prefer concrete block.

Brad Williams replied, with Thomas English Retail Real Estate, 725 East 65th Street, Suite 300, Indianapolis, Indiana. Our intent would be to use a smooth face concrete block, paint it to match. The finishes on the building we're anticipating it to be a fairly smooth finish, more of a clean line, so having a block that was of similar style was our intent and that would allow us to get an exact color match. They would be 6 feet high, 3 sided enclosure, with a normal operating gate in front. If you look on the elevation sheets in the package, portions of the buildings we do have an exposed channel pattern. It's like a larger block, is what it would

look like, so this would be a similar pattern and a smooth finish as on the building, but it would not receive a stucco finish.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Welday
SECONDER:	Tyler Cullinan
AYES:	McKenzie, Cullinan, Welday
ABSENT:	Comeaux, King

5. Comprehensive Plan

No Discussion.

C. ADJOURNMENT

Chairman



Planning and Zoning Administrator