



MINUTES

PLANNING COMMISSION THURSDAY, MAY 2, 2019 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Bizjak, Furst
ABSENT:

2. APPROVAL OF MINUTES

Minutes Stand Approved

1. Planning Commission – Regular Meeting – April 4, 2019

3. APPROVAL OF AGENDA

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 7531 Broadwyn Drive; Application #2019-5094; Applicant Chris Green Sr.; Certificate of Appropriateness - Historic District

Mr. Zollars Any public comments at this point? OK very good. Let's go in to item number one please.

Ms. Wheeler Thank you Mr. Chair. So the first application is for 7531 Broadwyn, excuse me, this is zoned R3 it's in the historic district overlay. The applicant is requesting Planning Commission approval to build a new thirty by twenty two foot room addition as well as a new twelve by twenty two foot square foot detached garage. And the applicant is here to answer any questions about the project. It is coming before you because it is in the historic district. So a certificate of appropriateness is required for any modification requiring a building permit but that these would require.

Mr. Zollars Is that your project? Okay. Please come up here and state your name and address for the record if you would please. Anything you want to add or not really?

Mr. Gichoya So I need to mention my name.

Mr. Zollars Yeah name and address.

Mr. Gichoya My name is Eric Gichoya and my address is 27 elite forces drive Columbus Ohio 43207.

Mr. Zollars Thank you any questions from the board. For the applicant or for the work for discussion purposes.

Mr. Hicks I have one question. I see elevations for what looks like a garage and a room addition and one car garage. Is there any elevations of that building?

Ms. Wheeler I do have an elevation of the garage actually. I will pass that down. He also had submitted material samples in that white envelope that should be passed along.

Mr. Hicks Looks like a one car garage.

Mr. Furst Yeah. You are just using the garage for a vehicle storage right?

Mr. Gichoya Yeah.

Mr. Zollars Mr. Hicks, does that answer your question? Anymore questions from the board? Anything you'd like to add sir? Okay. I'd entertain a motion for approval or not on this one.

Mr. Bizjak I move that we approved the application.

Mr. Furst I'll second.

Mr. Zollars Very good. We have a first and second. Staff would you call the roll please?

Ms. Wheeler Thank you. Mr. Bizjak. Yes Mr. Cullinan. Yes Mr. Furst yes. Mr. Hicks. Yes. Mr. Zollars.

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

2. 7458 E Main St; Application #2019-5124; Applicant Eerie Escape LLC; Certificate of Appropriateness - Historic District

Ms. Wheeler Thank you Mr. Chair. The second application this evening is for the property at 7458 East Main Street as it's currently zoned CC, Community Commerce

district. Also within the historic district overlay the property is currently being used for the business known as Eerie Escape. So the applicant is requesting Planning Commission approval to make exterior modifications to this property and I believe the applicants here this evening. I will let her come up and kind of walk you through some of those. To my knowledge the main points are that she would like to remove the two ramps on the end of the building and put on one ramp down the center. The two ends would then turn into patios with brick pavers. I believe the rear of the property where you see the brick masonry that would be kind of made into an even rectangle. And if there's anything more if you'd like to come up.

Mr. Zollars Prior to; come on up. Would you please take a moment and sign in.

Ms. Wheeler I guess I will walk through some of what was submitted. There was, what's up on your screen right now. This was the previous site plans so this is essentially showing that the property in its current state. She circled the area she wants to change. This would be a basic overview of kind of what I believe she's trying to do. And then this would be a somewhat of a rendering of the proposal.

Mr. Bowsher Mr. Chairman, can you have her sworn in as well?

Mr. Zollars Would you please raise your right hand. And do you swear or affirm that the testimony you gave in front of the commission will be truthful. So please answer yes. Thank you. Okay. Questions from the commission first, anyone?

Mr. Furst I have a number of questions. Can you describe in a little more detail what it is you're doing with the roof above the awning I know right now it's kind of stepped masonry but it's not clear from these renderings what you're planning to do.

Ms. Chandler Well Currently, do you have the current...

Mr. Furst Yes. I'm looking at it.

Mr. Zollars I'm sorry. Would you say your name and address for the record?

Ms. Chandler Autumn Chandler. Eerie Escape. Address there is 7 4 5 8 East Main Street.

Mr. Bowsher Thank you. I apologize. We're having a little technical difficulties with our screen so you won't be able to see it but there are monitors in front of them. They're seeing the existing structure right now.

Ms. Chandler So the top of the building as you can see it just. Doesn't really look like it has a purpose right now. It's just kind of there, so we kind of wanted to make it look like it was intentional and not just something happenstance. So we felt like by adding additional brick it's not a very big project obviously just kind of squaring it out and then putting a sign or something that would make it look like there's a reason for

it to be there and it's not just there by happenstance. So that's what's going to happen at the top of the building. Now the issue we have with that right now is. So right now I've asked for a sign permit. The primary reason why I'm here is because we want to change the egress to the building from the ramps that go in, we want just one ramp with patio space on either side. The sign part of it. Which I discuss with Ms. Wheeler, is a separate permit, but our sign company is having issues with staffing. So I wanted to withdraw my request for the sign permit and address that at a later point, whenever they get their staffing issues resolved. Right now my focus is to focus on getting the ramp put into the middle with the patio space for seating on either side. Then we'll address that; I think when I spoke with her, she wanted me to come before you to see if you wanted to try to address it all as a comprehensive approval or not. But just because I know it's going to be delayed and my sign company hasn't indicated to me exactly what the issue, I think it's a personal issue it's a family run sign company. They haven't indicated what the issue is or anything at this point. But I don't want that to hold up the patio and the ramp project because a different company is going to be helping us with materials and everything for that. So I don't know if that adds to your questions or if that answers them.

Mr. Hicks Could you walk us through a little bit. Just focus in on the ramp and the patios of you have what appears to be brick on here. Could you describe a little bit more about the fence? What you're planning on using for that fence to go around there and any other details. The ramp in front entrance.

Ms. Chandler So the front entrance and the fence will be just wood. It'll be...

Mr. Furst Painted wood?

Ms. Chandler Not painted, treat it just treat it and stained. Not stain, treated and maybe treated is the words I'm looking for. Just plain basic treated wood out-front. And then the bricks are just regular red brick. So I brought a red brick if you; I mean everyone knows what a red brick is, but it's I mean it's a very basic alteration, I think. I think I'm here primarily because it's the historical district and I have to ask approval to change anything but I'm not looking for anything drastic. I was actually kind of surprised that you guys even wanted me here for what I want to do because it's not anything that that I thought would be earth shattering for Main Street. I mean it's very basic what I'm trying to accomplish.

Mr. Furst Sure. For what purpose are you going to use the patio? Is it really just you're just looking to make it a little easier to get in and out of the building?

Ms. Chandler I want. Right now when you look at the building the front of its kind of closed off. There's a railing across the front so it's not really inviting. The feedback that we got from our customers is, we drive by your building twice a day, every day for last year and a half and it wasn't until we searched for an escape room I realized. Oh, it's open. It looks gated off from, so mainly it's for curb appeal, mainly for people to see something's happening in here. We're open and it's a lot of aesthetics, but it's

also it's nice to sit on a patio sometimes and so that's what it is the patio space is very small. So I don't foresee it being a lot of people there but just for people to see people coming and going I think is my aim with it.

Mr. Furst Yeah that kind of ends my questions. But do we do we need to make a motion to withdraw the sign portion of that?

Mr. Bowsher I just wanted to touch base on a couple of things that you you're sort of touched on and sort of talk about some of the, or at least one large project that could potentially impact what you were talking about in front, which is our main street improvement project, that's ongoing. Actually have a couple of members of our planning commission and that are sitting on. So while you were talking about sort of that back wall, that one that's flat that kind of looks sort of out of place. That was the existing exterior and then that brick portion was built on. Which is why it's kind of somewhat a little bit awkward. I know you in your drawings you have it shown that you want the patio to go up to the sidewalk. That's actually within the right away. So there's only a certain amount that you can actually come out towards. And then and then I have fear because sort of as walking through that already the walkability and the sort of the un safeness because the current ramps sort of come out right up actually past the right of way. It causes people that are walking down the sidewalk to sort of be uncomfortable. So I think by you bringing back a little bit that potentially could help. You're taking away the ramps and potentially doing one. What I would like to see if you were going to put one ramp would be to put it off to the side. So it's a side ramp and then some steps up to the front. In addition I think you can come out to the right of way, but I think that you could do a lot of favors for yourself by maybe doing some brick pavers up to the sidewalk but you can't actually bring a hard structure out there. At the same time, we're currently advising and doing a plan right now to utilize the streetscape project. So we'll be expanding our right away and expanding the pedestrian friendliness. So what I don't want to do is have you put money into a project that the city ends up having to come back through and changing and doing something. I think it's going to help a lot with the curb appeal and hopefully there's some synergy in between that. So I'd hate for you to spend money and do something that doesn't mesh well with what you know sort of the city's proposing at the same time. I can understand what you're talking about because now with that brick front that sort of that is coming out. On the top view it looks like its all one building and really it was a building then they had the additions that came out front. I could see why you want to sort of cross that off and maybe you get rid of the signage that's out there on the road that sort of blocks some of the entrance and maybe you're putting maybe you want to put something on top of that I think is sort of what you're idea is. I like about bringing sort of the deck that's out there, but we just have to be really cognizant of how far you go out, because you won't be able to go out to the sidewalk. So if that sort of hones in some maybe some conversation we had talked about a little over an hour earlier today and we were coming up and brainstorming some ideas so I'd be happy to you know start a dialogue of that.

Mr. Hicks Can we go back to the GIS or auditors site? So we're looking at the front of the property is kind of like two lines shown here and it... Sometimes the property line overlay is not 100 percent accurate but it looks like there's two different lines there. And I guess Andrew I'm not sure for you if we know if it's the lighter font line is the actual edge of the property line or the darker one? I know that mines funky at my house.

Mr. Bowsher Yeah. Right, without pulling pens I guess we wouldn't really specifically know but I know regardless it's not going to be past that line. So that's why, you can you can clearly see it doesn't go out to the sidewalk. So just in reference I think whatever we would do we would require some form of a light survey to ensure that it's not sort of crossing that threshold.

Mr. Cullinan I was just going to say that usually Franklin County Auditor like two to three feet is kind of about the accuracy with the property line. Right and.

Mr. Bowsher I think it's the light line.

Mr. Hicks This is down to the inch really. Yeah I think, pardon as I just chime in here real quick. If you're going to build a ramp it has to be accessible just from my experience that can be really challenging to get enough run on your ramp to make sure that people that you're ramp elevation doesn't get too steep. So I think Andrew's on the right track that it might be better if you do steps going to your front door so that it looks more appealing and then use up one of your two patio areas to do a ramp that goes down and maybe possibly has to have a switch back in it and you may save yourself a lot of time and effort to go down in that direction.

Mr. Zollars The other thing is I'm pretty sure that when we get to the vote we're going to need to know what you want to do specifically with that rack. Sorry the block in back. What that's going to be if you're going to use brick we'd like to have a sample board or at least a printout of what exactly you're going to use because we can't wholeheartedly just bless that concept.

Mr. Furst Also to I think I would like for whatever modification are going to do to the ramp. I'd like a proper architectural rendering. Especially because we do want to see the setbacks and everything like that to make sure we properly understand what it is we're approving.

Ms. Chandler OK.

Mr. Zollars We're not asking to spend a fortune on these but these are information that could come back to. End up saving you money in the long run.

Ms. Chandler I think we I mean us. So the project itself because the space that we're altering in respect to the size of the lot is so small that we don't want to spend a lot of money getting drawings that. I mean in the drawing are going to cost half of

the project, then, you know what I mean? So that's kind of where we were with.

Mr. Zollars Well with regard to that I'm sure Mr. Bowsher or someone on staff could put you in touch with someone maybe even a contractor probably could scale this out for you and give you a little bit of guidance on that. But without any detail or any measurements I'll wait for the vote. But I mean you're going to need a little bit more than what you brought tonight.

Mr. Hicks I think the important details of scale drawn just something that your improvements are to scale with what's there existing so that we know that we're not approving something that's going to go out into the right away and then cause a problem with the building department and everyone else.

Ms. Chandler I mean I knew that there was something there some kind of easement or something because there's water curb box yes. There's actually two in front. There's one inside of the sidewalk. Then there's another one probably three feet in. Then you can also tell from the auditor's web site that the property line is all the way to the sidewalk. So we know that there would be some issue there that we would need to address before we actually started to do anything. So I mean your questions aren't earth shattering. I just kind of wanted some feedback before we put too much into it whether you're going to let me do it or not let me do it.

Mr. Hicks Yeah well I just I could make a comment. Any type of upgrade to the facade of that building would be supported. And you're talking about natural materials which are in our historic code. There are materials that we general, or are supposed to support. So brick wood I think you're on the right track. It's just I think the devil's in the details on this and I guess I mean if we're trying to make a motion but I'd make a motion to table.

Mr. Zollars Well any other discussion? First of all we have a motion to table this. Do I have a second on that?

Mr. Bizjak Move to second.

Mr. Zollars We have a first and a second to table the motion tonight and a further discussion on that motion? OK. Can we get a roll call on it please?

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

Mr. Bowsher So basically what that means is that you're not denied. We just like to take a little bit more time to work with you here with staff as well as kind of get together you know sort of sort of off line and sort of steer the project in a way that when you do come back it's a little more complete. So it can't go for approval. We're not saying that anything what you're doing is wrong or anything like that. I think there's a consensus that you know we are trying to update and revitalize sort of old

Reynoldsburg. And I think this is another step that we could do that with. We just want to make sure that we get it right. So we're not coming back a couple of years later and saying well we really messed up with that one all right. Thank you.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Joseph Bizjak, Commissioner
AYES:	Cullinan, Zollars, Hicks, Bizjak, Furst

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator