



MINUTES

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

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – December 5, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Mr. Zollars Any changes to the minutes from the last meeting will stand as approved, the agenda will stand is approved. Well, let me hand it to Mr. Bowsher here real quick.

Mr. Bowsher Thank you, Mr. Zollars. So I wanted to briefly discuss some of the inter goings as we're sort of transitioning to new administration and new city attorney and other council members. We're trying to slow down the process a little bit to kind of give everyone a chance to catch their breath and sort of retain all the information. It gives us a little bit more due diligence time to make sure that we cross all our T's and dot the I's. So after having a discussion earlier this week with city attorney, Shook and Mayor Begeny, we're going to table the unfinished business of the zoning code for tonight. We will have a time that if anybody wants to come up and discuss it and put anything on the record, definitely we will have that. But with only three acting planning commissioners tonight, we wanted to make sure that we had a full five. There's a couple of appointments that Mayor Begeny has to have and asked to go to city council before that can be confirmed. So we will move this item on. It will not go back to city council for any reading until it does get passed here at planning commission. So this will move to the February meeting, which will be, February 6th at 6 p.m.. So I just want to let anybody know that would be the goal date, too, to make a vote on the zoning code changes, for that legislation. So I wanted to make that clear. I know I see a lot of people in the audience that probably wanted to come up and talk and discuss that today. And please feel free. You can definitely do so. But they're not prepared to answer any questions. They don't have the final draft in front of them. And we wanted to make sure that we had 100 percent done before they get it next, so they can either approve or deny.

Mr. Zollars Very good. Thanks for that. Okay. So the approval agenda will be all

items with the exception of D, which has been tabled. Any additions to the new agenda? Okay, fine, let's go.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

Ms. Reed I'm Sarah Reed, 7823 Jordan Crossing. So did you say February 6 when this will come before a planning commission again?

Mr. Bowsher Yes, ma'am.

Ms. Reed Do you know when Mayor Begeny any plans to appoint the new Planning Commission members?

Mr. Bowsher Correct. Yes. That will be on the next scheduled city council meeting. That is his goal.

Ms. Reed 13th?

Mr. Bowsher Yes.

Mr. Furst Is it this one or the following?

Mr. Bowsher I know we have one of them. I don't know if one of them will be on the 13th. I think the other one will be on the second city council meeting in January.

Ms. Reed Okay. So the question becomes, I believe this zoning planning code is 300 and some pages in its full glory. Will that allow adequate time for all the planning commission members, including the new ones that come up to speed to absorb the zoning plan and code, debate it and discuss it internally, make any corrections that need to be made to it before you recommend that, move on for consideration by council?

Mr. Zollars Well, we've been involved, three of us and the five of us have been involved in the zoning through that. I can't speak to the appointments, but if there's any retainers, then there'll be three of the five or four or five or five in the know, if you will. Mr. Bowsher, you want to add anything to that?

Mr. Bowsher I would just say that I would leave that up to the planning commissioners if they felt comfortable to discuss it openly. I'm not going to make that call for them. That's something that's on them. I think one of the things in our charter is we make sure that all of our planning commissioners and BZBA members are of sound mind and real estate or planning or architecture or engineering. So this should not come at any shock to anybody that does get appointed. They'll be well aware of this and this has been out in the public for quite a while now. So our goal is to have somebody that's very knowledgeable that it would be able to pick this up. But as I said, it would be left up to

each planning commission member if they would feel comfortable about voting on it.

Ms. Reed Thank you.

C. NEW BUSINESS

1. Application #2020-5002; 1885 Baltimore-Reynoldsburg Road; Applicant MRV Architects, Inc.; Minor Site Plan (Burger King)

Ms. Wheeler Thank you, Mr. Chairman. The first case this evening is for the property located at 1885 Baltimore Reynoldsburg Road. This is, of course, the former Tim Horton's, it's a vacant structure as you see up on your screens. The property is being developed, the proposal is to develop the property as a Burger King and the applicant is requesting planning commission approval of a minor site plan. The scope of the work involves modification of the existing structure and new interior and exterior finishes as well as the addition of a double drive thru lane. Otherwise, the existing parking lot layout and site configuration will remain unchanged. With that, I believe the applicants here. Yes.

Mr. Zollars Did you, if you would, please. Did you sign in already? And then when you come up, if you would state your name and address for the record, as well.

Mr. Bowsher Anybody else that does plan on talking, if you could come in and sign in, that would be excellent. Thank you.

Ms. Wheeler I do also have some material samples I will pass down as well.

Ms. Roberts Hi, I am Gene Roberts, I'm from MRV Architects and we are the architects working on the plans for this renovation. We are working with the Empower development group and I do have extra 11X17 plans if that helps, for anybody. OK, so, you know, this was a Tim Horton's, and we want to turn this into a Burger King, pretty much keeping the site as is. It has an existing drive thru already. We do want to add a double drive through just to help with the flow of traffic. We will have to adjust curbing slightly. We do plan to keep most of the parking as is, the exterior will pretty much stay the same, it's a nice brick exterior, so that will stay. They will paint it to the Burger King colors and then they add towers, what they call towers, at the doors just to help it for accents. That is done with panels. And then put a light band around the top of it. Just to help give it some distinction. They do have to do a little bit of remodeling on the inside because the kitchen area is just not conducive to Burger Kings. Also when they do that, they're going to expand the dining room a little bit more because the Tim Hortons did not have quite as much dining as they would like. So you'll see that there's going to be new windows. They were going to put bigger and a few more windows in there. We do plan on; we'd like to put a new vestibule on the outside. Currently, the vestibule is on the inside. So that's taking away from the dining area. We would like; to see, that's the one in the top, the middle tower, that's on the top picture. It'll have access from both sides and of course, handicap accessible. And that would be our handicap entrance as well. They would like to put another door on the front and then have access. We're going

to redo the sidewalk in the front because right now, currently, if you leave Tim Hortons and tried to go out to the sidewalk, it's not handicapped, accessible. So we do want to make that handicapped accessible on the sidewalk from the building as well as the sidewalk from the property to the sidewalk, which right now is not. So we plan on doing that as well. Then just because of the size of the kitchen, the way it is currently, they do want to add just about 112 square feet on the back for dry storage. Just so they can get all of their stuff in the back.

Mr. Zollars OK, thank you very much. Commissioners, any questions up here?

Mr. Furst No. Mr. Chairman, if there aren't any questions, I do have motion.

Mr. Zollars Yes, Mr. Bowsher.

Mr. Bowsher Yeah. Just one thing, this is more for them. I would like the planning commission to consider. There's been some investment on the private drive. There's five different owners that are in here. They went ahead and repaved that. There has been some questions that have come up about one or two of the owners maybe wanting to close off that entrance. I think it would be detrimental to the site to allow that to happen. So, not that we have to make this as a condition, but I'd like to open up that discussion with Burger King or the franchisee that they do not allow that to happen. That access from Livingston, I think is extremely important for that, this entire development to work well together. So we would just not like that to happen if that's something that we can add as a condition or at least open up and have this discussion with franchise owner. Moving forward, it would be something I think was worth having.

Mr. Zollars Okay. Very good. I do have one question before we make that motion. Signage. Are we within our realm on the signage requirements?

Ms. Wheeler Yes, there just there's an existing monument sign out front they're keeping, I believe, the same dimensions. They're just doing a reface of that.

Ms. Roberts Yes.

Ms. Wheeler Right. And then the wall signage is within our existing code.

Mr. Furst Mr. Chairman, I do move that we accept that proposal here with the condition that all of the existing entrance and exits onto the various roads be maintained.

Mr. Zollars OK. We have a first, do we have a second?

Mr. Cullinan I'll second. Very good, we have and first and second. Will you call the roll, please?

Ms. Wheeler Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Zollars. Yes.

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

D. UNFINISHED BUSINESS

1. An Ordinance to Repeal and Replace Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio

RESULT:	ITEM HELD	Next: 2/6/2020 6:00 PM
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E. OTHER BUSINESS

None

F. ADJOURNMENT

G. ORDINANCES

Chairman

Planning and Zoning Administrator