

## WHITEHALL PLANNING COMMISSION MINUTES MARCH 3, 2016

The Whitehall Planning Commission meeting of March 3, 2016 was called to order by Chairman Terry Anderson 6:30 PM.

Chairman Anderson asked for a roll call.

Terry Anderson—Present

Mike Brown—Present

Denny Roberge—Present

Paul Jordan—Present

Barb Blake—Present

James Lee—Present

Service Director Zach Woodruff—Present

Also in attendance was Economic Development Specialist Joe Ryan.

\*\*\*Due to the number of people in attendance this meeting was moved into the main Council room.

**\*\*\* The Audio was not functioning properly\*\*\***

Chairman Anderson asked for a motion to approve minutes from February 4, 2016.

Vice Chairman Brown motioned to approve and Mrs. Blake seconded. Voting went as follows. Anderson-Yes; Blake-Yes; Brown-Yes; Lee-Yes; Woodruff-Abstain; Jordan-Abstain & Roberge-Abstain. The February minutes were approved.

Chairman Anderson announced **Case#702, Ord-019-2016**-Ralston Johnson is seeking a Special Permit, 1123.10(c)(19) to allow Ralston Johnston/Dollar Johnson to operate a U-Haul truck rental business on property located at 4114 E Main St and owned by Fay Grinblatt.

Chairman Anderson asked for Mr. Johnson to step forward and present his case.

Mr. Johnson said he owns and operates Dollar Johnson at 4114 E Main St. He would like to get into the leasing of U-Haul Trucks on this

property to bring in some extra money. Mr. Johnson said he is the only worker at his store. Occasionally his 16 yr. old son helps him out.

His hours of operation are Mon-Friday=9:30 am-7:00pm,  
Saturday=9:30am-9:00pm & Sundays=12:00-7:00pm.

He would like to have 5 or 6 trucks on his lot all of which would be parked to the rear of the building. He said the U-Haul business down the street from him approached him with the business offer because they did not have enough room for all their trucks.

It was asked if he would be doing repairs to the trucks at his place of business. He said they may have to change a tire or two but that would be about it.

One of the members asked if he would have a drop box on the side of the building. He said he would.

A member asked about the truck that had been sitting on the lot for about a week. Mr. Johnson explained that particular truck had a key that broke off in the ignition and was waiting to be repaired.

It was asked if he had been operating the U-haul truck rental business prior to seeking a Special Permit.

Mr. Johnson said he was operating the business. He didn't know he was not allowed to do so. He got a notice from Code Enforcement stating to cease operations due to a non-conforming use. He came into the Building Department and asked about the Special permit process. He was told he could NOT operate the business until it had passed the final read of Council in mid March.

Mr. Marc Nolan of Buckeye City Motor Sports was in attendance and asked Mr. Johnson where they intended to keep their trucks. He was concerned they would be parked on the side of Mr. Johnson's business. Being parked on the side of Mr. Johnson's business would block his own Motorcycle sales business.

Mr. Johnson said all the trucks would be stored to the rear of the building.

Mr. Joe Ryan prepared a Staff Report. In it he reports the site doesn't have sufficient frontage. Minimum is 125 ft. and this site only has 106 ft.

He also notes the Front yard depth is only 65 ft. The minimum is supposed to be 75 ft.

It also does not meet the Main Street Redevelopment Plan and Overlay Zoning District. This Redevelopment plan was just put into place a year ago and this use goes against the plan.

Based on all these factors staff feels an unfavorable recommendation is in order.

Chairman Anderson asked for a motion to approve Case# 702. Vice Chairman Brown made the motion and Mr. Woodruff seconded. Voting went as follows: Brown-No; Woodruff-No; Jordan-No; Roberge-No; Blake-No; Lee-No; Anderson-No.

All no's Case# 702 received an **Unfavorable Recommendation**. It will be heard before City Council Tuesday March 15, 2016.

Chairman Anderson announced **Case#703 Ordinance 025-2016-** The Kroger Company is seeking a Special Permit to allow for a Drive-Thru (Pharmacy)1123.10( c )(1) on property located at 3662 E Broad St and owned by TCCI Broad St. LLC.

Those in attendance for this case were Charles Fraas-Casto, Brent Myers-Casto, Jake Kozberg-Casto, Jordin Horan-Kroger, Yvonne Degraffinreed-Kroger.

**\*\*\*\*Special Permit Narrative-Drive Thru (as submitted by Kroger) \*\*\*\***

The proposed development is located in the Town and Country shopping center off of E Broad St. The site is bound by 5 parcels and E Broad St. The site is bound by 2 parcels to the southwest owned by General Tire Sales, Inc. & Lowes Home Centers Inc. to the west, Defense Supply Center of Columbus owned by The United States of America to the north Town & Country City, Inc. to east and E Broad St to the South.

The current site is an abandoned retail building which was previously occupied by Big Bear and other various businesses. In the rear of the

buildings there are: utilities, roof drains, dumpsters, electrical boxes, loading docks and pedestrian ramps. There are several curb islands, all of which have trees and landscaping within them.

The proposed plan for the site is to demolish the existing building and construct a new 100,000.00 sq. ft. Store and Fuel Center. The three existing curb cuts will remain and be incorporated into the proposed site layout allowing for 2 way traffic within the parking isles and a 30 ft. 2 way traffic drive along the front of the store. At the northwest corner of the store is a drive thru pharmacy to allow customers convenient pick up of their prescription medications. There are 2 drive thru lanes proposed with four car stacking provided in each. This will also allow customers to exit the store along the eastern boundary without hindering main traffic flow.

The proposed Drive Thru will have little effect on surrounding area as it is a typical addition to most Kroger stores. The site will have landscape islands and ADA accessible parking near the main and secondary entrance. The recessed loading dock will be located in the rear of the site and screen the trash compactor from the public.

**\*\*\*Whitehall Kroger Proposed Store\*\*\* (as submitted by Kroger)**

The proposed new Kroger store in Whitehall will create a fresh energy and enthusiasm for its community, bringing in new consumers and retaining existing ones. The unique design of the building's exterior will incorporate traditional materials, while adding key modern elements to revive Kroger's branding. The addition of composite metal panel canopies over the entrances as well as fiber cement siding allow the façade to have a three dimensional effect. The design of the façade allows for primary. Secondary and tertiary entries that are all defined by the density of material, and increased amount glazing. The intent is to set the customer expectation for consistent recognition of Kroger's building design, while contributing to the surrounding built community.

The outdoor sales space, signage and amount of glazing in this design was strategically implemented to amplify Kroger's attributes and create clear visual cues for the customers upon entering. This will create

naturally lite vestibules, seating, and employee offices, aimed to stimulate better experiences for everyone inside or outside the building.

The site location of the proposed Kroger will take over the space across the street from the existing store. The new store design will sit on a slight angle to enhance the three entrances and pharmacy drive thru to vehicular and pedestrian traffic on E. Broad St.

Chairman Anderson asked for a favorable motion to approve Case#703. It was moved by Mrs. Blake and seconded by Vice-Chair Brown. Voting went as follows: Woodruff-Abstain, Jordan-Yes, Roberge-Yes, Blake-Yes, Lee-Yes, Anderson-Yes & Brown-Yes.

**Case#703 was APPROVED**

Chairman Anderson announced Case#704 Ordinance 026-2016-The Kroger Company is seeking a Special Permit to allow for a Fuel Center, 1123.10(c )(6) on property located at 3662 E Broad St and owned by TCCI Broad St. LLC.

**\*\*\*Special Permit Narrative-Fuel Center (as submitted by Kroger) \*\*\*\***

The proposed development is located in the Town and Country shopping center off of E Broad St. The site is bound by 5 parcels and E Broad St. The site is bound by 2 parcels to the southwest owned by General Tire Sales, Inc. & Lowes Home Centers Inc. to the west, Defense Supply Center of Columbus owned by The United States of America to the north Town & Country City, Inc. to east and E Broad St to the South.

The current site is an abandoned retail building which was previously occupied by Big Bear and other various businesses. In the rear of the buildings there are: utilities, roof drains, dumpsters, electrical boxes, loading docks and pedestrian ramps. There are several curb islands, all of which have trees and landscaping within them.

The proposed plan for the site is to demolish the existing building and construct a new 100,000SF Kroger Store and Fuel Center. The Fuel Center will provide 11 fuel dispensaries and a small kiosk for a Fuel Center employee. The two existing access points will remain and allow for smooth traffic flow ingress and egress from E Broad St as well as the proposed store. The proposed curb islands will allow for the fuel truck to enter and exit to E Broad St as well.

The closest gas station to the site is approximately one mile away. This area of E Broad St has been developed and many retail/food establishments operate in this area. The added convenience of a Fuel Center and new grocery store at this location will provide additional services needed for the area.

**\*\*\*\*Whitehall Kroger Proposed Store (as submitted by Kroger) \*\*\***

The proposed Fuel Center will be located on the same site as the proposed Kroger store, sitting at one of the entrances off of E Broad St. It will be easily accessed and visible from the main road and from the parking lot. The design of the Fuel Center will complement the main store by using the same materials and similar architectural features. This will provide customers with the opportunity to fully engage in all of the benefits Kroger has to offer.

Chairman Anderson asked for a favorable motion to approve Case#704. It was moved by Mr. Lee and seconded by Mr. Roberge. Voting went as follows: Jordan-Yes, Roberge-Yes, Blake-Yes, Lee-Yes, Anderson-Yes, Brown-Yes & Woodruff-Abstain.

**Case#704 was APPROVED**

There was no further business. Chairman Anderson entertained a motion to adjourn the meeting. It was moved by Mrs. Blake and seconded by Mr. Lee.

Upon a vote, the meeting was adjourned at 7:23 PM.

**APPROVED** \_\_\_\_\_, **2016** Respectfully submitted,

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Terry Anderson, Chairman

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TERESA NETOTIAN, SECRETARY