

## WHITEHALL PLANNING COMMISSION MINUTES JUNE 4, 2020

The Whitehall Planning Commission meeting of June 4, 2020, was called to order by Chairman, Terry Anderson, at 6:30 p.m.

Chairman, Terry Anderson, asked for a roll call.

Terry Anderson - Present

Mike Brown - Present

Denny Roberge - Present

Barb Blake - Present

Amy Smith - Present

Jason Thomas - Absent

Zach Woodruff - Present

Chairman Anderson asked for a motion to excuse absent members. Mr. Woodruff motioned and Ms. Blake seconded. All voted in favor to excuse absent members.

Chairman Anderson asked for a motion to approve minutes from March 5, 2020. **Mr. Woodruff** motioned to approve and Mr. Brown seconded. All voted in favor to APPROVE the minutes.

Chairman Anderson introduced Case 796, Ord. 043-2020. Charles Fraas – Office City, Inc. is seeking to rezone property from EU to GCD at 4600 East Broad Street, 090-008249, owned by Office City, Inc. Mr. Fraas presented the case for Office City. Mr. Fraas stated the rezone is for an interested national party for the previous Applebee's restaurant location. Mr. Fraas stated that they request not to wait until October 2020 when the property would revert back to GCD, that they prefer to get a head start on their project with the goal of opening Denny's restaurant in October/November 2020. Mr. Fraas stated minor modifications would be made in the building site by milling the pavement down, then restriping. They plan to do some improvements to the front facade, address ADA issues, add a new tower element – see the packet provided. Mr. Fraas stated it will be simply reverting the use back to the what it had been in the last approximately 50 years. Mr. Woodruff reiterated that the zoning of EU if that use has not started within three years the code requires it to go back to the previous use which is GCD so that this would naturally occur in October 2020 and is just getting a head start on that timeline. Chairman Anderson asked for any questions. Ms. Goehring stated the City of Whitehall would give a favorable recommendation as this would allow them a head start on their project.

Mr. Roberge made a motion to APPROVE Case 796. Ms. Smith seconded the motion. All voted in favor to approve Case 796.

Chairman Anderson introduced several cases, Cases 797 through 803. Kenny Miller from Tekton Engineering representing Lubell Building Company and Brian Lubell. Mr. Woodruff requested Mr. Miller go through each variance separately. Case 797, referred

to as "C" by Mr. Miller is the Build to Zone Variance, all structures must be built in the build zone 10 to 20 feet from right of way. Submitted building is 40 feet from right of way. Mr. Miller stated they are trying to keep the building in line with the existing building. Mr. Miller stated there is an error on the civil plans which shows an offset. Mr. Miller stated he discussed with the Brian Lubell that it is going to look awkward and that they are requesting the variance to keep the existing eave height the same, as well as resurface to match the City's request of the stucco which will be addressed in a later variance. Mr. Miller stated this applies to "C" (Build to Zone Variance), "E" (Building Height Variance), and "F" (Building Offset Variance) which would be 797, 798, and 799 – continuing the eave height and distance from the right of way.

Case 800 ("H"), Underground Utilities Variance. Mr. Miller stated that Lubell would like to keep the existing overhead utilities, though they may place a subpanel. Mr. Woodruff asked Mr. Miller to clarify that no further overhead lines shall be run to the new building.

Case 801 ("J"), Parking Island Variance. Mr. Miller proposed two parking islands no less than 25 sq ft are required. Each island shall have at least one shade tree and curb around the entire island. The parking lot is broken up by the building, and landscaping has been proposed to enhance the aesthetics of the parking lot and building. Mr. Miller stated they will be adding landscaping and "so forth" as shown on the first page of the civil plans. Chairman Anderson asked if there was landscaping at the front of the building. Mr. Miller stated there was a little bit of landscaping. Ms. Smith added there are shrubs/bushes.

Case 802 ("L"), Parking Location Variance. Mr. Miller stated that they are requesting to use the parking area and curb cut that is already existing between the building and right of way. Mr. Miller stated the parking lot has been modified as shown on the plans. Mr. Miller stated they are adding two parking spots in the front and losing a few on the side with the addition of the building. Mr. Roberge asked for clarification of where on the side. Mr. Miller stated it is where the addition will be, so that they will be losing two horizontal spots on the south side of the building. Mr. Roberge asked for clarification of the distance across of the addition. Mr. Miller stated it is 37 x 45 ft. Mr. Roberge expressed concern that it appears close to the property line and does not appear there would be easy access to the far parking lot or to the front from that side. Ms. Smith stated she did not believe traffic was meant to travel around the building. Mr. Miller stated there were parking spots at the south end but because of the addition, they are losing those spots but adding two spots in the driveway. Mr. Roberge asked how many parking spots total. Mr. Miller stated nine spots total. The other spots would be on the east side of the building. Mr. Roberge expressed concerned that there would be difficulty making the turn with cars parked there. The only access is through the alley. Mr. Miller confirmed. Chairman Anderson asked if the business had any traffic

through the office entrance. Mr. Miller said “not particularly.” Mr. Brown asked if the main entrance was going to be on South Yearling Road or the alley. Mr. Miller said the main entrance is in the front and the addition will have glass doors with the employee entrance in the rear. All customers will park in the available spots and walk to the front. The handicap parking spots are presented located in the back. Mr. Miller stated they can move at least one handicap spot to the front. Mr. Woodruff asked if changing the handicap spot to the front would change the number of parking spots. Mr. Miller stated that it would not and that they would have to revise in some way to allow for unloading. Mr. Miller stated the first two spots would be handicap spacing but that would allow for an additional spot in the back. Mr. Roberge asked for clarification regarding deliveries. Mr. Miller stated there is a garage door on the southeast corner. The overhead door will stay there, but it will be going into the addition and there will be an additional overhead door basically right beside the handicap spot shown on the plans. Mr. Roberge expressed concern that it will be a difficult turn for anyone coming in with a truck. Mr. Miller stated they are primarily only box trucks.

Case 803, (“M”), Parking Space Variance. Lubell does not require 17 parking spaces and does not have walk-in clients. Lubell conducts the majority of their business through the ordering process. According to the plans currently, Lubell is requesting nine parking spaces. Mr. Brown asked for clarification on how many employees work on site. Mr. Lubell stated there are five employees total. Mr. Brown asked for clarification how many customers are there during the busiest time of the day. Mr. Lubell stated they do not have many walk-in customers. He stated perhaps one at a time, once a week. Chairman Anderson asked about on is the average delivery time is not more than ten to 15 minutes.

Chairman Anderson asked for a motion for approval. Mr. Woodruff asked that motion and voting include all cases for Lubell – Cases 797, 798, 799, 800, 801, 802, and 803. Mr. Roberge motioned. Mr. Woodruff seconded the motion for to APPROVE Cases 797, 798, 799, 800, 801, 802, and 803. All voted in favor to approve Case 797, 798, 799, 800, 801, 802, and 803.

Case 804, Ord. 047-2020. Jeff Lonchor, CESO Engineering, is seeking a drive-thru window/drive-thru facilities variance, presenting for Armstrong Development who will be the developer for a proposed DelTaco. Mr. Lonchor stated DelTaco is beginning to move into the Columbus metro area. DelTaco is headquartered in DelTaco. Mr. Lonchor stated they are proposing 16 parking spaces on the right side of the entrance drive and 21 parking spaces adjacent to the building on the left hand side of the drive, and two ADA parking spaces are proposed just off to the right of the main entrance. The main entrance is in the bottom right hand corner of the plan. Mr. Lonchor also stated they are proposing four patio tables at the south side of the building directly adjacent to it. It is a one-way operation so it is a one-way

entrance on the right-hand side and exit on the left-hand side. This is the concept that DeiTaco desired to move forward – the approach that when the customer pulls in the customer drives up and around the drive-thru and exit lanes to East Main Street. Mr. Roberge asked where the drive-thru window would be located. Mr. Woodruff stated that the current building would be demolished and DeiTaco would build a new building. Mr. Lonchor stated that the building site is shifted right due to a current billboard being near the location. The trash dumpster will be located to the right corner, go around and exit. Trash will be collected during off hours. Chairman Anderson asked for drive-thru traffic clarification. Mr. Lonchor stated the menu bar will be there in the typical fashion with traffic lane markers to get centered to be prepared to exit to East Main Street. Mr. Roberge asked if parking is going to be on right-hand side, east side, and the parking on the left side is going to go away. Mr. Lonchor stated the site will be landscaped and the screening the dumpster. Mr. Lonchor stated there is already a wood privacy fence on the property and would be maintained. Mr. Lonchor requested based on coding with offsets, property lines, and right of way, they would like to keep it in the bottom left but not right in the center of the patio for the best visibility. Chairman Anderson asked about the lighting plan. Mr. Lonchor assured they will abide by the city code and try to minimize glare to other properties. Mr. Brown inquired about the expected opening date. Mr. Lonchor stated that Armstrong has not set an opening date but would like to move forward with the project. Ms. Goehring stated there were no DeiTaco restaurants in the immediate area.

Chairman Anderson asked for a motion to APPROVE Case 804. Motioned by Ms. Smith and seconded by Mr. Brown. All members voted in favor to approve Case 804.

Chairman Anderson asked if there was any other business for the Planning Commission. There was no further business.

Chairman Anderson asked for a motion to adjourn. Mr. Woodruff motioned and Ms. Smith seconded. All were in favor to ADJOURN.

Meeting was closed at 7:03 p.m.

**APPROVED** \_\_\_\_\_, 2020, respectfully submitted,

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Terry Anderson, Chairman

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Lori Morton, Secretary