

## WHITEHALL PLANNING COMMISSION MINUTES OCTOBER 7, 2021

The Whitehall Planning Commission meeting of October 7, 2021, was called to order by Chairman, Terry Anderson, at 6:31 p.m.

Chairman Anderson asked for a roll call.

Terry Anderson – Present

Mike Brown – Present

Denny Roberge – Present

Barb Blake – Present

Amy Smith – Present

Jason Thomas – Present

Zach Woodruff – Present

Chairman Anderson asked for a motion to approve the minutes from September 2, 2021. Mr. Brown motioned to approve. Ms. Smith seconded the motion. All voted in favor to approve the minutes.

Chairman Anderson introduced **Case 827 – Ord. 095-2021**, EXPRESS WASH CONCEPTS, LLC, is seeking a SPECIAL PERMIT, 1123.10(c)(29), to operate a car wash facility on property located at 3657 East Main Street, parcel 090-008371, and owned by 3657 E Main, LLC.

Mr. Jeff Gilger presented Case 827. Mr. Gilger, partner and developer of Express Wash Concepts – Moo Moo Car Wash, stated they are currently under contract to purchase the parcel of land in front of Wal-Mart. Mr. Gilger presented the overview of the site plan. The drive entrance is on the right-hand side of the stack lanes to the internal access drive. Mr. Gilger stated Express Wash Concepts moved to a three-lane concept to focus on their unlimited program (the right lane is a dedicated unlimited member triggered by RFID), helping make the car wash as efficient as possible. There would also be three pay stations along East Main Street, making a left-hand turn into the tunnel, washing a car in three minutes or less. Upon exiting the tunnel, the concrete will be heated to prevent freezing. The customer can then either go straight and exit or turn left and enter the prevacuum area. Mr. Gilger stated Moo Moo is excited to be a part of Whitehall. Mr. Brown asked for clarification regarding the hours of operation. Mr. Gilger stated they are open from 7 a.m. to 8 p.m. Monday through Saturday and 9 a.m. to 6 p.m. on Sunday, closing at 4 p.m. on holidays, and closed on the "big five" holidays. Mr. Brown asked Mr. Gilger the estimated number of employees. Mr. Gilger stated 6 - 7 FT and 6 - 7 PT with options to add more employees – the site will always have attendants. Mr. Brown asked Mr. Gilger to explain where the trash dumpsters would be located. Mr. Gilger demonstrated on the site plan

where the dumpsters are located, possibly changing the location closer to the entrance off the south end of the site. Mr. Woodruff specifically asked regarding what type of dumpster enclosure would be used. Mr. Gilger stated the dumpster enclosure would match the wainscoting, a synthetic stone, with screening to include landscaping. Mr. Gilger confirmed for Chairman Anderson that trash pickup would occur during off hours. Mr. Gilger reiterated that the dumpster enclosure would be the synthetic stone. Ms. Smith asked for clarification if the exterior plans submitted would be the prototype for the Whitehall location. Mr. Gilger stated the plans submitted are the current prototype – synthetic stone and red Hardie board siding with white barn trim and a lighted cupola. The barn doors are faux architectural elements. The first door is an overhead door for employee comfort and access. There will also be a retail shop with car care products and a place to sign up for the unlimited program, water cooler, and restrooms. Chairman Anderson asked if any other food products would be **available**. Mr. Gilger stated Moo Moo would not be selling food or beverages. Mr. Gilger said typically two or three people are working on site: One loading cars, one at the kiosk, and one attending the back lot. Mr. Gilger stated they try to keep the properties immaculate at all times. Ms. Blake questioned the noise level. Ms. Blake stated she has used a Moo Moo car wash, and there was music playing. Mr. Gilger stated that if there is a moderate level of music playing, it keeps excessive music being played. Mr. Gilger stated the staff is trained to ask customers to keep the music down. Mr. Gilger stated the music played by Moo Moo masks the car wash sounds. Mr. Gilger stated they are willing to work with the city/police to keep the noise level down and closing at 8 p.m. does help. Ms. Smith stated the building color represents a barn so that is red. City code cautions against the use of harsh colors. Ms. Smith asked if there was room for discussion on an alternate color, perhaps white. Mr. Gilger prefers stated they prefer red as the color is more durable and is cleaner. Mr. Gilger stated they are open to a color change, but their preference continues to be red. Mr. Brown asked Mr. Gilger to speak to the lighting on the property. The lights on this project are existing lights in a parking field that were underutilized. Mr. Gilger states the lot is only lit three to four months of the year. The vacuum arms have an LED downlight, maybe two to three LED lights, the pay canopies have lighting underneath, gooseneck lights with very low level casting light on the facility as an architectural feature, and wall pack lighting at the entrance/exit of the tunnel. Mr. Gilger stated Moo Moo is proud of their green initiatives with lighting and water. He stated they capture all the water – going out through a series of filtration tanks, goes back through ozone, and using the recycled water to dilute soaps and apply high pressures – then using fresh water for rinsing. Ms. Smith returned to the subject of color. The city asked that Moo Moo not use red – not dictating a color but asking the commission as a condition of approval, ask the applicant to revisit the color so as not to dictate white but another color that may work better both the applicant and the city as well.

Ms. Blake suggested gray. Mr. Gilger stated it would need to be a light field gray with a bold white. Mr. Gilger stated a color change is not deal breaker. Mr. Woodruff asked about the anticipated construction date. Mr. Gilger stated assuming approval by planning commission, they would begin environmental, title, and survey projects started. Mr. Gilger gave an opening date of June 30, 2022. Chairman Anderson asked Mr. Gilger how long the construction process would last. Mr. Gilger stated the process is estimated to be four and a one-half months. Ms. Smith and Chairman Anderson discussed approval with the condition that the exterior be white.

Kelsey Miller, Economic Development Manager, presented the staff report. Ms. Miller stated the applicant met the minimum lot area, setbacks and screening, limitations of use, off street waiting and circulation, and access and traffic. One comment included in the staff report was the landscaping requirement. Staff recommended the following considerations: Changing the sea green juniper to a wintergreen boxwood, as well as changing the honey locust to a white snow goose cherry tree. The staff recommended a favorable recommendation to Case 827.

Chairman Anderson asked for a motion to approve Case 827. Mr. Roberge motioned to approve the special permit requested for Case 827. Ms. Blake seconded the motion. All in favor by responded with "Aye." Voting was unanimous. Case 827 – Ord. 095-2021 was **APPROVED WITH CONDITIONS (the structure is be white, not red, and to include the changes in landscaping requirements)**.

Chairman Anderson introduced **Case 830 – Ord. 098-2021**, THE CITY OF WHITEHALL, seeks to REZONE multiple parcels (see Appendix A) from apartment (A2) 1123.06, exceptional use (EU) 1123.15, and flood plain districts (FP) 1123.14 to planned unit development (PUD) 1123.16. This property is located at (0) North Hamilton Road, East Broad Street, Woodcliff Drive, Midcliff Drive, and Poth Road and owned by The City of Whitehall.

To speak on the case, Mr. Woodruff turned the case over to Mike Shannon, zoning attorney for the private developer with whom the city is partnering, along with John Eymann, M&A Architects, the architect for the private developer to present the plan. Mr. Shannon spoke to Case 830 going into more depth and definition regarding the planned unit development. Recalling the plan, the proposed development requires a PUD because it is a mixture of uses with a residential mix with commercial, live/work units including the opportunity for office and retail and the potential for recreational amenities for the residents who will live there, as well as the public as this development is integrated into the city park system. Mr. Shannon stated the ordinance is straight forward in terms of the documents.

The ordinance is conditioned on three things: (1) The final development plan, (2) the urban design guidelines developed in conjunction with city input with DPZ (an internationally renowned land use planner), (3) the very important to the city, as well as the client and attorneys – is the master development agreement that controls the legal responsibilities of my client, as well as the city's expectation and, also, the city's involvement in the proposed development. Galina from DPZ came up with this plan during a charrette conducted with elected officials, several members of council, and team members from EMH&T to his client's development team, Mr. Shannon, and the Mayor. Mr. Shannon stated that the proposed land plan that Galine charted for us after months and months has withstood the test of time for the approval of the development agreement and the masterminding of the proposed utilities going into this site. Mr. Shannon reviewed the three villages. Mr. Shannon reviewed the site plan. In the lower left hand corner would be what we refer to as sub area 1A and 1B. Starting at the southwest corner, moving to the right, the 1A would encompass the four yellow buildings, as well as the buildings lining the Hamilton Road frontage and liner buildings extending around the perimeters of the site. The plan would include the purple buildings to the north and west but those to the south and east. This is the primary focus to speak on subarea 1A, although it is important to note that the urban design guidelines delineate, specify, and regulate everything from setbacks, landscape plans integrating green space to include active/passive leisure space into the city's park system, general parameters of the subareas with the recommendation of the building footprints, and recommendations as to the primary uses based on the buildings primary uses based on building type and location. All of the permitted uses are delineated in the development agreement. Mr. Shannon further detailed the site plan showing the three villages detailed buildings with mixed uses, residential use, or work/live use on the first floor with apartments above. There are a few buildings that will be standalone apartment complexes. The design of some of the other buildings gives the feel of the three villages that were anticipated by the DPZ planners over a year and a half ago. Mr. Shannon stated that with respect to the lighting, setbacks, parking requirements, this is a living, breathing document with the future development is required to be in general conformance with the details in great specificity. Mr. Shannon reviewed the thoroughfare system for the site. In subarea 1A in the southwest corner, there is a body of water with an open vista. This will be one of the crown jewels of this site. This corridor that will have the availability of commercial on the first floor with residential above, all culminating into the green space. With the orientation on the southwest corner, there is a substantial amount of green space. There will be three primary roads. The first road is crescent shaped and connects Hamilton Road with East Broad Street which would be Road Three. Progressing easterly, the L-shaped road is Road Two is tree-lined. The road on the far eastern side is Road One. Subarea 1A has a dual presence to highlight the promenade. This will highlight

1A and 1B. Mr. Shannon stated there would not be vehicular access to the promenade. This is approximately 65 ft. in width. Mr. Shannon reviewed each of the building elevations, buildings A, B, C, D, club house, E, F, and G. Mr. Shannon stated that Mr. Eymann is a perfectionist with an eye to detail. Mr. Shannon stated that looking at the time, effort, and skill into the renderings, it is obvious what we are trying to achieve. Mr. Shannon reviewed the plan for the amphitheater to be built into the natural hill. Mr. Shannon referred to the renderings of the open areas with the water features. Mr. Woodruff suggested a review of the landscaping. In subarea 1A, Mr. Shannon reviewed the plan showing what existing trees are going to remain and what will be new plantings. Mr. Shannon stated they are trying to achieve a very lush feeling with a great deal of emphasis on the green spaces tying into the City of Whitehall and, eventually, the City of Columbus' bicycle trail system and the Whitehall Community Park. The Edge Group, one of the preeminent landscaping firms, in Ohio has been retained for this project. **Mr. Shannon** stated the amphitheater is to blend in with the natural topography of the area with the natural water feature as the backdrop to the stage and theater. Mr. Shannon stated the specific species for plantings will be a collaborative effort with the city to include parks and recreation. Chairman Anderson asked for clarification if seating would be building into the hill, similar to behind COSI. Mr. Shannon stated it would be remarkably similar. Mr. Woodruff reviewed the site plan. The amphitheater has been shifted to the east and north to take advantage of the natural topography. Mr. Woodruff stated there would be three tiers of seating with a riser, then eight, ten, to 12 feet then another set of risers. The ground naturally slopes, so it would allow seating for 250 to 350 people. With the appropriate lighting and positioning, there will views from East Broad Street.

Mr. Woodruff reiterated we are approving the PUD for the entire 50+ acres with an emphasis on Phase 1. What is approved is absolutely what will be built in Phase 1. Future 1B and future phases will have the flexibility to shift and evolve as the market evolves. For example, there may be the possibility of a hotel in the future. This would also allow for different building materials and engineering techniques. The future plan would be governed under these guidelines as long as the developers are in general conformance with these guidelines and generally in conformance with the master development agreement.

Chairman Anderson also asked for clarification regarding utilities and whether the utilities would be underground. Mr. Shannon stated that is correct and has been discussed in great detail. Mr. Shannon stated Phase 1 will help set the market, naming examples of the Weiler development to Norton Crossing. Mr. Shannon stated he sees a scenario where 1B begins before 1A is completed – both phases being built simultaneously. Mr. Shannon stated

that office use, generating a lot of jobs, would possibly be in village 3 along East Broad Street. Mr. Brown asked what type of high tech Wi-Fi accessibility is to be built into this project. Chairman Anderson asked if it was 5G. Mr. Eymann stated that high-tech utilities are part of the master development but at this point, there is not a service agreement. Mr. Shannon reviewed the materials and setbacks of the respective buildings stating that considerable thought has gone into the plan – by altering the building materials, the proposed setbacks, colors, orientation this gives a good idea of the orientation to the promenade. These items by the Hamilton Road view, Building C, enhance the curb appeal, heavy on street trees and buffering. The building to the right has commercial on the first floor. There is an end cap behind the trees is an outdoor area for seating for a restaurant. There are end caps on both Building A and Building B, both on the west and east sides. The opposite side of Building C has commercial on the first floor with apartments above. Again, the colors will be refined. This building is to have balconies. Looking to the right, the visual creates a vista that would otherwise be a building wall thereby contributing to a pleasant pedestrian experience. End cap, Building B, east side has a restaurant with landscaping as a buffer. Building A, west elevation, Mr. Eymann described Buildings A and B, which front the promenade, having work/live units on the ground floor. Looking at the plan, it actually looks like a two-story space. These units are actually work/live units that include a loft. On both sides of A and B, Mr. Eymann said they are introducing a smaller version – but not a work/live unit – but still a lofted unit. Mr. Eymann stated this is something that the developers and the City of Whitehall wanted to introduce to the main space of the development. This area is intended to be the high commercial area so the end caps on both A and B are sandwiched by these work/live units thereby helping to activate the center space. Mr. Brown asked for clarification regarding the percentage of planned retail, apartments, and restaurants in Phase 1. Mr. Eymann stated that 1A has 249 residential units, roughly 25,000 sq. ft. of commercial space (mercantile or restaurant), 14 work/live units, and 14 loft units. Chairman Anderson stated the texture of the area is designed to be more pedestrian. Mr. Eymann and Mr. Shannon agreed there would be an industrial feel. On the opposite side of Building B, the south face that faces the corner park and East Broad Street and North Hamilton Road, would be leasable commercial space, the end cap restaurant space is on the left side of the building, and the gallery-type space is the area that is under roof which includes the feature of a glass store front which includes covered exterior space. The next building shown is the south side of Building C. Building D is by the new main entry. Mr. Woodruff described a four-story, elevator building with tuck under parking. Mr. Woodruff described the three-story walkup with covered, enclosed breezeways giving an elevated feel. Mr. Shannon described the liner building which line the street, clarifying the color on the plan

would definitely not be used. Ms. Smith asked what the siding material was to be, and Mr. Eymann stated it would be a Hardie siding. Building G is the building that would face East Broad Street. Mr. Shannon also pointed out the club house space with the pool. The pool will not be for public use. Mr. Brown asked if there is a plan for public art. Mr. Woodruff stated the plans are evolving for public art space. Chairman Anderson stated it is good opportunity for the city for public art.

Mr. Shannon is requesting approval of Case 830. Ms. Smith stated for clarification that what is being requested for approval is the rezone to PUD and for future projects and general conformance to this plan. Unless there is a variance requested in the future outside of the code, we would not see this case again. Mr. Woodruff confirmed wanting to have guardrails and guidelines to govern the development but not handcuff the developers who would make a significant development into the future with having to come back before future planning commission or city council that may have a different opinion on development and density in the things we are moving toward.

Chairman Anderson requested the staff report. Ms. Miller read the staff report. The Whitehall Development blueprint comprehensive plan supports the zoning change for this proposed mixed use plan. The proposed rezoning simplifies the zoning process for the future development by serving as an umbrella for multiple uses. The staff recommendation is that the planning commission approves Case 830 – Ord. 098-2021.

Chairman Anderson asked for a motion to approve Case 830. Mr. Thomas motioned to approve the REZONE requested for Case 830. Mr. Brown seconded the motion. All in favor by responded with "Aye." Case 830 – Ord. 098-2021 was **APPROVED**. Mr. Woodruff abstained.

Chairman Anderson asked for a motion to adjourn. Mr. Roberge motioned. Mr. Brown seconded the motion. All in favor by responded with "Aye." The meeting adjourned at 7:47 p.m.

**APPROVED** \_\_\_\_\_, 2021, respectfully submitted,

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Terry Anderson, Chairman

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Lori Morton, Secretary