

WHITEHALL PLANNING COMMISSION MINUTES JANUARY 3rd, 2019

The Whitehall Planning Commission meeting of January 3rd, 2019 was called to order by Mayor Kim Maggard at 6:30 PM.

A moment of silence was observed for the passing of commission member Paul Jordan.

Mayor Maggard asked for a roll call.

Terry Anderson—Present

Mike Brown—Present

Zach Woodruff- Absent

Denny Roberge—Present

Barb Blake-Present

Amy Smith- Present

Mayor Maggard swore in member Mike Brown for another term on the Planning Commission.

Mayor Maggard asked for nominations.

Mr. Woodruff made a motion to elect Terry Anderson as Chairman. Mr. Roberge seconded the motion. All voted in favor and Mr. Anderson was elected Chairman.

Ms. Blake made a motion to elect Mike Brown as Vice-Chairman. Mr. Roberge seconded the motion. All Voted in favor and Mr. Brown was elected Vice-Chairman.

Mr. Woodruff made a motion to elect Casey Thomas as secretary. Mr. Roberge seconded. All voted in favor and Casey Thomas was elected secretary.

Mr. Anderson requested a motion to adopt the rules and regulations. Mr. Woodruff motioned and Mr. Brown seconded. Rules and Regulations are approved.

Chairman Anderson asked for a motion to approve minutes from December 6th, 2018. Mr. Brown motioned to approve and Mr. Roberge seconded. All voted in favor to approve the minutes.

Mr. Anderson introduced Case #767, Wolfson Insurance Agency, is seeking a sign variance 1124.10(N)(5) on Property located at 5150 E. Main Street Ste. 205.

Mr. Greg Wolfson presented his request. Mr. Wolfson is a representative of State Farm Insurance Agency and is new to Whitehall. He is requesting 3 vinyl decals on 3 windows of the East side of the building, which does not have road frontage. Mr. Anderson asked the material of the signs. Mr. Wolfson noted they are exterior attached vinyl signs. Ms. Smith asked about the other signage for the property. Mr. Wolfson noted that they will also display the company information on the cabinet sign at the front of the property, and also requesting signage on one window on the front, street facing side of the building. Mr. Brown asked if any other tenants have signage on the side of the building. Mr. Wolfson said that no other tenants have signage on the building. On the interior of the building he will have a directory

sign. Mr. Brown asked the necessity of the signage on the side of the building. Mr. Wolfson thinks the signage will help with visibility to motorists driving west.

Mr. Joe Ryan presented his staff report seen here:



(double click icon to view)

He discussed that with the already approved signage, the staff does not see a hardship for the signage on the East side of the building. Mr. Ryan proposed allowing the applicant to have another window in the South facing side of the building instead.

Mr. Woodruff made the recommendation to approve 2 red vinyl signs on the South, front facing- side of the building and the one grey sign to be properly sized on the South, front facing building, along with the 3 red signs to be denied on the East side of the building.

Mr. Roberge made the motion, based upon this recommendation, to approve case #767. Mr. Brown seconded. All were in favor and Case #767 was APPROVED as AMENDED.

Mr. Anderson introduced Case #768, Columbus Housing Partnership dba HomePort, is seeking the rezoning of property located at 0 Etna Road parcel 090-001820, from A2 (apartment district) 1123.06 to PAD (planned apartment district) 1123.07.

Mr. Justin Metzler and Mr. Karrick Sherrill presented the case with the following visual



Adobe Acrobat
Document

material:

(double click icon to view)

Mr. Metzler mentioned that previously the project was proposed as a 40 unit market rate complex that would sit directly behind the Hamilton Crossing Senior Living facility. Since the last meeting, HomePort was given the opportunity to purchase the property across the street from Hamilton Crossing Senior Living facility. This purchase has shifted the proposal in a new direction. HomePort is now proposing a new Phase 2 which consists of a 32 unit senior housing facility which will sit behind Hamilton Crossing Senior Living facility and Phase 3 is a proposed work-force housing rate facility that will sit across the street from Hamilton Crossing Senior Living facility.

Phase 2 will still be made with the same exterior finishes as previously proposed, but will be combining 3 buildings into one building. Mr. Metzler mentioned exploring ways to resolve issues with the sand basin, and how to make it a community amenity.

Mr. Woodruff asked the size difference from the previously proposed 3 building facility and the new 1 building facility of Phase 2. Mr. Metzler noted that the previous proposal was 40 units and the new phase 2 will be 32 units. They went on to discuss that the new building will be shifted properly to shield the single family homes to the south of the property. Previously

discussed, 4ft decorative fencing would be in place strategically to shield any headlights intruding into the southern property line. The Japanese honeysuckle will be removed as requested as well. Mr. Brown asked about a connecting path from Phase 1 to Phase 2. Mr. Metzler and Sherrill confirmed they will add a connecting pathway to and from each building. Mr. Brown asked about use of the greenspace. Mr. Metzler noted they will be working on getting benches and utilizing the greenspace as an amenity for the residents. Mr. Roberge asked about wheelchair access. Mr. Metzler noted that Phase 2 will have elevator access in the center of the building.

Mr. Brown went on to ask about the exterior of Phase 3. Phase 3 will be a 4 story- 102 unit, facility. This facility will have complimentary, but different exterior finishes than Phase 1 & 2. Mr. Woodruff noted that the bio-basins in front of Phase 3 will be used for storm water management, and will be used aesthetically to mimic the new bio-basins in John Bishop Park running down Etna Road. Mr. Anderson asked if Phase 3 will be marketed to a specific demographic. Mr. Metzler noted that Phase 3 is a market-rate/workforce housing facility, so it will have no restrictions on who is able to rent, and will be available to all demographics. Mr. Brown asked about the storm water for Phase 3. Mr. Sherrill noted it will primarily pull its water source from the bio-basins, roof collection or below the parking lots. There will be no retention ponds and the water will drain into the storm infrastructure in the front of the building.

Mr. Anderson asked about entrance and access points. Mr. Sherrill noted that there will be a breezeway entrance in the middle of the building. This is where the elevator entrance will be located. There are also stairway entrances on each side of the building. There are a handful of personal apartment entrances on the front of the building. Mr. Woodruff asked about the exterior finish materials. Mr. Sherrill noted there will be masonry, stone and metal sheeting. Mr. Brown asked about seating options in the breezeway or in the greenspaces. Mr. Metzler and Sherrill both agreed that those details would be a great addition and will recommend them.

Mr. Anderson asked when construction is proposed to complete. Mr. Metzler noted that they are hoping to start both Phase 2 and 3 in 2020 at the same time. Mr. Woodruff wanted the commission to know that The City and Franklin County Land Bank are working together to acquire the old gas station property to the east of Phase 3. This is in talks to become medical offices and the development department is working with possible tenants. This development would tie together with Phase 3 to share parking spaces between the two. The thought is that during peak hours of the medical offices, apartment residents will not be present, and vice versa. The total number of parking for Phase 3 is 123 spaces for 102 units. There are 44 parking spots for 32 units in Phase 2. Mr. Brown asked where Phase 3 dumpsters will be located and if they will be able to handle the capacity of the complex. Mr. Sherrill noted they will sit centrally and behind the building. Mr. Metzler said they will be diligent to make sure that the capacity or frequency is proper for the facility. Mr. Anderson asked about the lighting. Mr. Sherrill noted it will be post mounted lighting and some building mounted sconces as well as some post mounted parking lot lighting. Mr. Brown asked about rent pricing. Mr. Metzler noted they are still working on exact numbers, but Phase 2 will follow similar guidelines as Phase 1, but Phase 3 will be rated separately.



Adobe Acrobat
Document

Mr. Joe Ryan presented the staff report seen here:

(double click icon to view)

Joe noted that this is a re-zoning for 2 parcels. This brings all phases to PAD zoning. He noted that PAD zoning gives the City wiggle room in the options and so the City supports the re-zoning of both parcels.

Mr. Ryan went on to present the following PDF about housing needs and statistics that



Adobe Acrobat
Document

support Cases #768 and #769:

(double click icon to view)

Mr. Anderson asked if there were any further questions. Mr. Brown made a motion for a favorable recommendation of Case #768 and Ms. Smith seconded. Voting was unanimous and Case #768 was APPROVED.

Ms. Smith made a motion for a favorable recommendation for Case #769 and Mr. Woodruff seconded. Voting was unanimous and Case #769 was APPROVED.

Mr. Anderson asked if there was any further business.

Chairman Anderson asked for a motion to adjourn. Mr. Woodruff motioned and Ms. Blake seconded. All were in favor to adjourn. Meeting was closed at 7:52pm.

APPROVED _____, 2019 Respectfully submitted,

Terry Anderson, Chairman

CASEY THOMAS, SECRETARY