

## **WHITEHALL PLANNING COMMISSION MINUTES MAY 3 RD, 2018**

The Whitehall Planning Commission meeting of May 3 rd, 2018 was called to order by Chairman Terry Anderson at 6:30 PM.

Chairman Anderson asked for a roll call.

Terry Anderson—Present  
Mike Brown—Present  
Zach Woodruff- Present  
Paul Jordan- Present  
Denny Roberge—Present  
Barb Blake-Present  
Chuck Underwood- Present

Chairman Anderson asked for a motion to approve minutes from April 5th, 2018. Mr. Roberge motioned and Mrs. Blake seconded. All voted in favor to approve the minutes.

Chairman Anderson introduced Case #753, Cicogna Electric & Sign Company are requesting a Sign Size Variance, 1124.10(N)(4) on property located at 1119 S Hamilton Rd and owned by Columbus Homes LLC.

Mr. Savage is the Broker for Mr. Hero and will be representing them. Mr. Ryan, Economic Development Manager with the City of Whitehall, spoke about the Overlay Sign code being a 1 sq. ft. to 1 lineal foot of building face the sign is attached to ratio. He said this particular sign is not 10% over what code allows meets all the other requirements of the sign code as stated in 1124.10(n). He asked for a favorable recommendation.

Mr. Savage said the sign will be very similar to the one at the Broad and Yearling shop. Mr. Hero chose Whitehall for their first two locations because of the market and because of their relationship with the Economic Team and Mayor Maggard.

Chairman Anderson asked if Mr. Hero was around in the 1970's. Mr. Savage stated Mr. Sapp owned 7 Mr. Hero's and owned several other restaurants. They are expected to open mid-June.

It was asked if they would have a Drive Thru. Mr. Savage said they will be using the old Key Bank drive thru. One that is closest to the building. They will be keeping the overhang.

Mr. Ryan explained since Key Bank had been granted a Special permit for their Drive Thru the Special permit was still in place because Key Bank had not been out of business for two years.

Mr. Savage said they will be painting the outside of the building to make it look nice. They will have roughly 20-part time and 2 full time employees not including the franchisees.

Chairman Anderson asked for a motion. Mrs. Blake motioned and Mr. Jordan seconded. Voting was unanimous and Case #753 approved.

Chairman Anderson introduced Cases 754, 755, 756, 757 & 758. All 5 cases are variances pertaining to 3959 E Main St., Martin's Mercantile and owned by Gladys D Martin.

Case #754 Martin's Mercantile is seeking a Minimum Parking space variance 1126.19 (e)(9), on property located at 3959 E Main St.

755-Commercial Overlay District General Design Variance, 1124.10(j)(5)-window glass coverage requirements.

**756-General Design Variance, 1124.10(j)(10)-Front and side façade material requirements.**

757-Interior Requirements, Landscaping Variance, 1130.08(a)(1)(A)-Tree planting.

758-Interior Requirements, Landscaping Vehicular use areas, 1130.08(b)(2)

The variances are all on property 3959 E Main St and owned by Gladys D Martin.

Mr. Rafeal Underwood, Business development consultant for Ms. Martin was presenting on their behalf.

He addressed the Parking Variance first and said the code suggests 10 parking spaces but based on the size of the lot and the building size they only have room for 8 spaces. This a reduction of 2 spaces or a 20% variance.

Next is the Window Coverage variance. The eastern wall of their new building will be completely blocked by the Casa Villa Motel and they don't like the idea of having windows on that side of the building because they do not like the idea of someone getting between glass and possibly breaking in.

For the Landscaping Variances Mr. Underwood feels that because the lot is only 50 ft. wide the requirement to plant a tree every 25 ft. would not be reasonable. It would place a tree right in the middle of the lot and will cover their signage so they feel it is very important to grant this variance. Mr. Chuck Underwood asked if they were considering planting any bushes. Mr. Underwood said they were not.

Vice Chairman asked about the dumpster and the location. It will be placed to the rear of the building and accessed through the public alley.

Some answers to questions asked by our Commission members.

There will be one handicap parking space.

Hours of operation will be 10:00am to 6:00 pm. Monday thru Saturday and closed on Sunday.

Customers will have to park behind the building and walk to the front entrance.

There will be lighting on the back of the building. It was noted there is an AEP pole with lighting to the rear of the property.

They will have security cameras.

The Store will be an architectural re-salvage & antique store. There are only four of these stores in the state of Ohio. They are located in Columbus, Toledo, Cleveland and Cincinnati.

The building is 2418 sq. ft. With the loft it is 2,615sq. ft.

The only employee will be Ms. Martin.

Mr. Rafeal will run his office, business development, from the loft.

Mr. Rafeal said there are numerous Historical homes in the Columbus area and when they restore them they have to restore them with the same integrity they were originally built. Ms. Martin will go out and search for these items to sell in her store.

All merchandise will remain inside the building, nothing will be stored outside.

Mrs. Blake asked if there would be a space where Ms. Martin can work on these items if they need some work done to them. Mr. Rafeal said there will be a work area inside the store.

Ms. Martin said when they submitted the plans to the City, the workshop was noted on the Plans. The exhaust system is state of the art. The arm moves to wherever Ms. Martin would want to paint and then move it back into the corner when she is finished.

Chairman Anderson asked Mr. Rafeal if his office space in the Loft is a separate business. He confirmed it will be.

Vice Chairman Brown asked their plan on advertising. They will advertise through Architectural Digest and Columbus Alive and some other local papers & magazines.

Mr. Ryan asked Mr. Rafeal questions about the exterior materials being used for the building.

He said the outside of the building will be a cinder block feel with an overlay of cement board. They were showing samples of the materials to be used.

Ms. Martin will be painting the pre-painted block.

Ms. Martin said they canvas farms, urban cities and they basically travel everywhere and buy items and bring them back and work on them if needed and sell them.

Ms. Martin was showing the samples of the painted cement board. She passed out photographs of other buildings that are using the same design materials. She feels her building will look dynamic and make a statement.

They would like to start construction by June 1, 2018 and they are estimating 90-120 days to complete.

Chairman Anderson asked if she was going to add some planters to the front of the building. She said she just bought some spiral evergreens that she will use.

Mr. Ryan mentioned the Plans that were submitted to the City did show more Landscaping detail.

The architect, Joaquin Serantes, said they are doing some additional landscaping around the dumpster enclosure.

Mr. Ryan's Staff report:

1. Parking Space- They are required to have 10 spaces but being this is a walkable sight Staff feels 8 spaces will work.
2. Landscape- They need 10 inches of tree caliber 2.5 in the front tree. The lot is a difficult size so they are willing to overlook this shortage, however Mr. Ryan does feel

the planters in the front will be a nice addition. The City has also planted trees along Main St. so that also helps with the landscape.

3. **Façade Material**-The intent is to enhance the pedestrian experience but since this building will be sitting next to the Motel you will not be able to see the lack of Window space. Because you can't see the eastern side of the building the City is fine with the lack of the 40% of traditional natural materials. This is for the window only.

4. **Front or side façade material** – Martin's Mercantile will meet the requirement for the front of the building with the windows and materials, cement fiber board.

The City feels they really want this project to go through but they also want elevated materials. Staff is not excited about the concrete block on the western end.

Mr. Hulsey spoke about the cement fiber board and he doesn't feel that painting it is the best way to go. He feels once it is painted it is no longer elevated material.

Ms. Martin disagrees. She said they are using high quality paint.

Mrs. Blake feels the materials will work beautifully.

There will be lighting all along the side of the building to give some contrast.

Mr. Ryan added that Whitehall is on the upswing and they only want the best for our future businesses.

Chairman Anderson asked for a motion to approve Cases# 754, 755, 756, 757 & 758.

Mrs. Blake motioned and Mr. Underwood seconded.

Voting was unanimous. All cases were Approved.

Chairman Anderson asked for a motion to adjourn. Mrs. Blake motioned and Mr. Underwood seconded.

All were in favor to adjourn. Meeting was closed at 7:26pm.

**APPROVED** \_\_\_\_\_, **2018** Respectfully submitted,

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Terry Anderson, Chairman

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Teresa Netotian, SECRETARY