

WHITEHALL PLANNING COMMISSION MINUTES AUGUST 3RD, 2017

The Whitehall Planning Commission meeting of August 3rd, 2017 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- Absent

Paul Jordan-Absent

Denny Roberge—Present

Barb Blake-Present

Chuck Underwood-Present

Chairman Anderson asked for a motion to excuse Mr. Woodruff and Mr. Jordan. Mr. Brown motioned and Mr. Roberge seconded. Voting was unanimous and the absences were excused.

Chairman Anderson asked for a motion to approve minutes from July 6th, 2017. Ms. Blake motioned to approve and Mr. Roberge seconded. July minutes were approved.

Chairman Anderson announced Case 730, Ordinance 066-2017- Columbus Supply and JJR Enterprises LLC is seeking a Special Permit under 1123.10(c)(21) to allow warehouse and storage use at property located at 4409 E. Main St. and owned by JJR Enterprises LLC.

Mr. John Ranft representing Columbus Supply and JJR Enterprises LLC presented the case. He explained that they were unaware that they were not allowed to store their business product in this location. The property has been on the market for sale for a few years with no tenant. Columbus Supply purchased bulk products for their business and chose to store the products in this location. They are requesting the approval for a special use for this location. Mr. Lynn Edelman stated that they are looking to sell the property, but while vacant, it seemed to be a good place to store their business product. Mr. Roberge asked if JJR Enterprises owns any other property in Whitehall. Mr. Edelman stated there are other properties in Columbus, but none within Whitehall. Mr. Brown asked the square footage of the building. Mr. Edelman stated the building is approximately 18,000 sq ft. Mr. Underwood asked the nature of the product being stored. Mr. Edelman explained it is aftermarket packaged automotive parts. Mr. Brown asked about the reasoning for the black plastic covering

the windows. Mr. Edelman stated that the black plastic is used to hide the product and to prevent crime or theft. Mr. Brown requested the primary location of business for the product. Mr. Edelman gave the address of 3923 E. Main St. He continued that there is not enough storage space in this building and that they have added on to the building to create more space, but it is not enough at this time. He noted that he has another warehouse building adjacent to the property that is being used at storage as well. Mr. Brown asked if they need the full 18,000 sq.ft. to fulfil their needs and if they have other options for a warehouse, as this location is made for retail. Mr. Ranft noted that they had no intention to cause a stir using this location for storage.

Mr. Roberge noted that The City is working towards a specific aesthetic and function for this part of town. He went on to note that if The City does not start at this point, it will not move forward with the proper zoning.

Mr. Edelman stated that their intention is to sell the building and simply use the building for storage until then.

The commission went on to detail the intention of the overlay to clean up and standardize the commercial districts. They went on to let Mr. Edelman that they think he should take more steps to get the building ready to sell as a retail building. Mr. Edelman and Mr. Ranft stated they have cleaned up the inside and outside of the building for selling. They have had no luck with buyers that were large enough to fill, or were able to use properly.

Mr. Ryan presented the staff report. He noted that this location is zoned for retail use, which includes special uses that require extended approval. He went on to note that this location is encouraged to be used as an active retail location. The City discourages the approval of the special permit to use as a storage facility.

Mr. Edelman, Mr. Ranft and Mr. Ryan discussed the steps and purpose of the planning commission and its process.

Mr. Underwood stated he does see the conflict between this request and asked Mr. Anderson if there were a possible contingency process for the storage. Mr. Anderson stated this meeting would need to supply an approval or denial without contingency.

The commission and Mr. Ryan suggested meeting after this meeting to look for other locations for storage and warehouse use.

Ms. Johnston, the neighbor behind the building expressed her gratitude for the courtesy that JJR Enterprises has shown while occupying the building.

Mr. Edelman stated that he had spoken to Mr. Mike Hulsey CBO, about making the building a retail space by appointment only. However Mr. Hulsey stated that this

does not warrant a retail store, would need to be open during normal retail hours and could not be a by appointment only store.

Chairman Anderson set the motion to approve Case #730. Mr. Roberge moved in favor and Ms. Blake seconded.

Voting was unanimous and Case #730 was DENIED.

Mr. Edelman and Mr. Ranft requested further discussion after the meeting. Mr. Ryan stated that this would go before City Council, and should they have further questions they can meet after the Planning Commission Meeting to discuss.

Chairman Anderson asked for a motion to adjourn. Mr. Brown motioned and Ms. Blake seconded. All were in favor.

The meeting was adjourned at 7:18 PM.

APPROVED _____, **2017** Respectfully submitted,

Terry Anderson, Chairman

CASEY THOMAS, SECRETARY