MEETING MINUTES

Special Planning Commission

February 22, 2022 – City Council Chambers with Webex Component

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The meeting was called to order at 10:03 a.m.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Chair Julie Oyster, Mr. Jim Rauck, Mr. David Frea, Mr. Michael Linder, and Mr. Larry Titus. Other staff members present: Kim Shields, Community Development Manager; Dash Logan, Development Planner; Hannah White, Development Assistant; Jennifer Readler, Frost Brown Todd; and Tami Kelly, City Council Clerk.

Organizational Items:

Chair Oyster noticed a quorum was present and made a motion to amend the agenda to add an item; 3937 Broadway – Lot Split. Mr. Frea moved to approve the amendment. Mr. Linder seconded the motion, and the amendment was approved 5-0.

New Items:

ITEM #1 – Columbus Powersports – Final Development Plan PID #202201050003

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval of a Development Plan for Columbus Powersports, on Home Road, to construct a building for golf cart and lawnmower sales. The item was postponed at the February 8th regular Planning Commission meeting for the applicant to work with Staff to make modifications to the proposed building elevations.

Mrs. Shields explained that revised elevations have been submitted based on the feedback from Planning Commission. After Planning Commission action today, the case would be reviewed by City Council on March 7th, the same meeting as the second reading of the applicant's Special Use Permit for vehicle sales and repair. In addition to the revised elevations, the applicant provided a new set of plans removing the dumpster enclosure, previously shown at the southern end of the parking area. A portion of the property currently extends into Home Road, and to ensure the roadway is entirely within the public right-of-way, the applicant indicated their agreement to dedicating right-of-way to address the situation.

Mrs. Shields went on to explain that based on feedback provided at the February 8th meeting, the amount masonry on the building was increased where visible from the public right-of-way. The Home Road façade would now be comprised of 56% masonry, 20% steel, 13% EIFS, and windows and soffit accounting for the remaining 11%.

Mrs. Shields added that as discussed at the previous meeting, materials show that the majority of the existing vegetation along the eastern property line is to be preserved. There is a potential for headline glare onto the adjacent residential properties in the winter and Staff recommends a 36" hedge row be installed along the entire east side of the parking lot.

Mrs. Shields concluded by stating that Staff believes the proposed building architecture reflects the discussion and recommendations made by Planning Commission and is appropriate for the site, as the material percentage composition where visible from Home Road is similar to other buildings in the area. Therefore, Staff recommends Planning Commission make a recommendation of approval to City Council, with the four stipulations noted in the staff report.

Patrick Meldon, Columbus Power Sports, was present to speak to the item.

Hearing no questions or discussion, Mr. Titus moved to approve the Development Plan, with the noted stipulations;

1. A 36" evergreen hedgerow shall be installed along the entire east side of the parking lot to screen potential headlight glare onto the adjacent residential area.
2. Parking lot lighting fixtures shall be decorative, matching the fixtures utilized on the Turnberry Retail Center.
3. The applicant shall work with the City to dedicate right-of-way on the western side of the site's Home Road frontage to ensure that all public improvements fall within the public right-of-way.
4. The two-parcels currently creating the site (040-002427 and 040-002431) shall be combined.

Mr. Linder seconded the motion, and the item was approved 5-0.

Mr. Meldon asked Planning Commission out of curiosity, which plan they preferred, and it was agreed that the revised plan suited Staff and Planning Commission's suggestions.

ITEM #2 – 3937 Broadway – Lot Split **PID #202202220013**

Mrs. Shields presented the Development Department's findings. She stated the request is to split 0.049 acres from an approximate 0.14-acre tract of land. The parcel spans between Broadway and the Columbus Street extension, being a portion of the vacated Railroad spur in the area.

Mrs. Shields stated that the proposed split would continue to clarify property lines and ownership resulting from the Columbus Street extension.

Mrs. Shields concluded by stating that Staff was supportive of the split and therefore recommended Planning Commission approval, as submitted.

Mr. Titus wished to clarify the purpose of the split, as parcel lines appeared to be through an existing building.

Mrs. Shields answered that the purpose of the Lot Split was to clean up those lines and better designate ownership, as the City owns the smaller parcel that did not currently cleanly divide the area and existing building.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Frea moved to approve the Lot Split as submitted.

Mr. Rauck seconded the motion, and the item was approved 5-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 10:41 am.

Hannah White, Development Assistant

Julie Oyster

Julie Oyster, Chair