

**Village of Waynesville
Planning Commission Meeting
March 28, 2016 at 7:00PM**

Meeting minutes:

I. Mr. Bridgman called the meeting to order at 7:04

II. Roll Call:

Members Present: Chad R. Bridgman
Lucian Hatfield
Lauren Lepley
Earl Isaacs

Members Absent: Brian Blankenship

Village Staff Present:

Gary Copeland, Village Manager and Director of Public Safety
Paul Scherer, Chief Wayne Township Fire Station
Dave Stubbs, Mayor of Waynesville

III. Election of Officers:

No elections held due to insufficient Planning Commission members present

IV. Minutes:

No minutes from 2015 to approve

V. Guests:

Chris Hinkle, Dryden Builders
David Edlan
Chris Eubaker, Dominos
Ruth Campbell, WYCO Consulting

VI. Reports:

- a. Historical Preservation Board - No reports
- b. Warren county Regional Planning Commission
 - i. Daniel Geroni present from Warren County Regional Board for recommendations on Domino's plans
- c. Staff report
 - i. Fire Chief Paul Scherer present for input on safety for Domino's proposal

VII. Old Business

No Old Business

VIII. Public Hearing

- Mr. Hinkle presented design plans for Domino's building on the corner of Main Street and 73, 368 S. Main, after meeting with Chief Copland. The site development would include: The demolition of old building and build new, consistent curb cuts with 26 parking stalls and a pick up drive thru window with seating inside. The eastern edge of property would continue the retaining wall with the same material and aluminum fencing to match what already exists. There would be concrete curbing around the rest of property. The dumpster with wooden enclosure would be on the NE corner of the property. They plan to clean up median and put in plantings. Landscaping would be added around property that Mr. Hinkle believes is within code. Furthermore, Domino's is planning on placing a pole mounted sign in the SE corner where symbol A is on plans
- Mr. Bridgman brought up concerns about the sign and how it would conform to the sign policy within Village of Waynesville. Further questions were raised whether there were policies for signs along Main Street. It was concluded Domino's would have to provide a sign application for approval to Village of Waynesville.
- Mr. Hinkle continued to describe the floor plan and outside of the new Domino's building. He stated after a meeting with Chief Copland, Dryden Builders went back and redesigned the building to look more residential to fit into the feeling of a historic village. The building would consist of brick and hardy board siding, both in earth tone colors. The roof was no longer flat but angled with a copula on top and dimensional shingles also in earth tone colors. The windows would be glass store front windows.
- Chief Copland stated that changes had been made after initial meeting with Dryden builders to review building plans. He stated that Domino's would need to apply for a sign permit and be approved. He further said that the parking spaces and square footage meets requirements. Chief voiced his concern over the right of way with the parking spaces and ODOT.
- Ms. Campbell addressed the issue of the parking spaces and right of way and said she had contacted ODOT and ODOT said it was within Waynesville's jurisdiction to make these decisions. Chief Copland asked for them to get this in writing from ODOT.
- Mr. Geroni said he also made contact with ODOT and they said the curb cut designs were up to Waynesville and as far as he knew there were no issues with

parking and right of way. Again, Chief Copland asked for Dryden Builders/Domino's to get the parking and right of way in writing from ODOT.

- Mr. Hinkle asked if the parking variance rolls from property owner to property owner. Mayor Stubbs addressed the issue and said that if a building is over half new the variances do not roll over. New variances would have to be applied for.
- Mr. Hinkle asked if Waynesville would get in touch with ODOT about the parking right of way. He also said he had obtained demolition permits from Warren County and Waynesville.
- Chief Scherer addressed safety issues of the new plans. He was concerned about the Entrance/Exit of the traffic flow onto 73. He suggested a traffic engineer take a look at these plans to see the impact of having this on a limited access highway. Furthermore, he strongly advised looking at having all traffic enter and leave on Main Street exit/entrance.
- Ms. Campbell was asked for her opinion on the traffic issue of entering and exiting on 73. She said in her opinion the change of only having an exit/entrance on Main St. would not have too much impact on design, it would only mean having more traffic on Main Street and possible buildup of traffic. Again, it was asked if a traffic engineer would look at plans and make a report.
- Mr. Geroni from Warren County Regional Planning Commission addressed the plans proposed for the new building. He stated that the proposed design was appropriate to fit into Waynesville. He asked for a good faith effort to change the elevation facing Main St. to make it more fitting with the feel of Waynesville, whether that be landscaping, a window or an awning as it is now is rather featureless. Mr. Geroni went into variances needed to be granted by the Village of Waynesville in order for the plans to be approved. He again reiterated that there needed to be in writing from ODOT that there would be no issues on right of way and parking.
- Mr. Geroni outlined the variances that Dryden Building/ Domino's would have to get approved from the Village of Waynesville according to proposed plans. He stated that if ODOT does not have issues with the parking, a variance would be needed because there is only 12' from sidewalk not the required 20'. Furthermore, he stated the dumpster is not the appropriate feet away from building, a variance would be needed. He also said that zoning requires a wood fence or masonry wall to screen parking, proposed hedges would need a variance. An illuminated sign requires a custom design; Domino's would have to have a variance approved for their sign. No signage is allowed in right of way. Mr. Geroni also said there would need to be a variance for the sidewalks.

- Mr. Geroni also made the soft recommendations to landscape unused parking areas and to further look at curb cuts and access points. He strongly recommended a traffic study for safety.
- Mr. Hinkle responded to Mr. Geroni by saying the space is very tight for the required parking they had to tighten things up and he was worried that landscaping would be driven over in unused parking areas. He did not think many more changes could be made to the side facing Main Street, again due to the tight space constraints and this would be the service door for deliveries and drivers to use. He also stated he hoped that there could be a change in the code requirements for a wooden fence or masonry wall instead of landscaping, stating masonry wall is expensive and landscaping would look much nicer than a fence. He also asked if they would need to have a separate meeting for variance, which was then explained yes due to the fact that there were not enough members for votes.
- It was concluded that Mr. Geroni and Chief Copeland would contact ODOT on right of way concerns and Dryden Builders would get a traffic report.
- Mayor Stubbs reiterated that if a building is over 50% new it would have to get all new variances. He wanted to state that safety is his number one concern. He also stated that the signage and entrance/exit off 73 would have to be looked into further. He also wanted to remind everyone that this area is part of the 100-year flood plain/wildlife protection area. The plans would have to adhere to the Drinking Water Protection and Wellhead protection plans.
- Mr. Bridgman asked for Domino's to achieve the feel of a historic village and reminded everyone that this would be one of the entrances into the village. He asked for a soft welcome to conform to the feeling of Waynesville being a historic village. He didn't want the strip mall feeling.
- Mr. Hinkle said he could provide a color rendering of the building and 3-D imaging so everyone could get a better feel of the building.
- Mayor Stubbs asked that they pay close attention to the signage code and hold Domino's to the strict code just as they had held McDonald's to. He asks that they stay true to the feeling of Waynesville as a historic village.
- Mr. Bridgman again asked for Domino's to keep in mind that Waynesville is a historic village and recommended this be shifted to the board of zoning.
- Public Hearing was closed by Mr. Bridgman

IX. New Business

- Kimberly Khan of 129 N. Main St. wanted to say she was speaking for herself and not council. Ms. Khan asked the Planning Committee to really think over their decisions and on how it will affect the village. She used the example of the Creekview Subdivision and stated that the taxes collected from the few houses does not pay for the electric for their street lights. Ms. Khan reminded the Planning Commission that it takes five votes from Council to overturn Planning Commission's decisions.
- Mr. Bridgman called for a close out of new business and stated that the next Planning Commission Meeting would be contingent on the Board of Zoning. He also wanted to further state that elections were not held due to lack of members.

X. Adjourn

- Mr. Hatfield motioned to adjourn meeting.
- Ms. Lepley seconded motion
- Mr. Bridgman adjourned the meeting at 8:43.