

Planning Commission
7 pm, Thursday, April 21, 2016

Meeting minutes:

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

Roll Call: Members Present: Mr. Blankenship, Mr. Bridgman, Mr. Hatfield, Mr. Isaacs, Ms. Lepley

Staff Present: Jamie Morley, Utility Billing Supervisor

Election officers

Mr. Bridgman announced the commission had to elect officers. Mr. Isaacs nominated Mr. Bridgman for Chairperson, Mr. Blankenship seconded the motion. Mr. Bridgman nominated Mr. Hatfield for Vice-Chairperson and Mr. Blankenship seconded the motion. Mr. Bridgman nominated Ms. Lepley for Secretary and Mr. Blankenship seconded. Mr. Hatfield nominated himself for Historic Preservation Representative and Mr. Blankenship seconded the motion.

Minutes

No minutes to approve

Guests

Chris Hinkle, Dryden Builders
David Edlan, Architect
Brad Brubaker, Dominos
Ruth Campbell, WYCO Consulting
Daniel Geroni, WC RPC

Old Business

Mr. Bridgman explained the reason for the meeting was to review the site plan for Domino's Pizza to be built at the old Dairy Corner lot at 368 S. Main Street.

Mr. Geroni from WC RPC explained that this meeting was to approve the preliminary plans for the new Dominos. There were two options for the Planning Commission, they could approve the preliminary plans and allow Chief Copland to approve the final site plan which would be more detailed and include any changes required of the Planning Commission or they could meet again to approve the final plans.

Mr. Geroni said that the road access to 73 is contingent on ODOT and a traffic study should be done and submitted to the Village. Any impact would have to be fixed by applicant. He also said that ODOT may not allow access to 73.

Mr. Geroni outlined his proposed changes to the preliminary site plans as a staff member of WC RPC.

1. Mr. Geroni wanted to propose a sidewalk that continues to 73. He said a resident who plans to walk down Main Street to cross 73 will not likely drive because there is no sidewalk but will walk in the street or in the landscaping where the sidewalk would have been.
2. He also stated that a crosswalk be painted on the roadway from the sidewalk near Subway to the restaurant. He suggested the pedestrian stripping be located between the northwest corner of the property and the concrete island projecting from the northwest corner of the restaurant.
3. Mr. Geroni also addressed the parking spaces suggesting that a bike rack and at least two motorcycle parking spaces be added to help make the difference for the lack of required parking spaces.
4. Mr. Geroni then spoke about the façade of Dominos facing Main Street as not being consistent with the rest of Main Street corridor. He suggested that it somehow be made to be more compatible with the Main Street corridor through more articulation of elevation, trim and windows.
5. Mr. Geroni commented that the landscaping was sufficient and satisfies the buffering requirements.

BZA Meeting

Mr. Hatfield explained that all variances were approved by the BZA but the sign permit.

Public Hearing

Mr. Hinkle from Dryden Builders said the retaining wall be consistent with the one already present along 42. He also said he was working with ODOT on the exit/entrance along 73.

Mr. Hinkle stated that he was there to get a conditional approval from the Planning Commission to move on with the project.

Mr. Hinkle presented a larger rendering of the building and handed out colored renderings to the Planning Commission board members. He stated that they were considering putting fabric awnings over the windows and showed a picture of another Dominos with similar awnings.

Mr. Hinkle also showed another picture of several different sidings to go along the peak of the building on the facades facing Main St and 42 to bring more architectural elements. He conferred with their architect and said the vent on the original drawing was purely superficial and could be replaced with the different siding.

Mr. Bridgman stated he liked the different siding and asked if the awnings would be just in front or on the side facing Main St. He also asked for comments.

Mayor Stubbs wanted to say he did not think a sidewalk going to 73 was a good idea because people going across 73 was a bad idea. He did want to know if he was walking to Dominos from downtown how would he cross the parking lot? Would there be a landing strip to go into parking lot and cross? Mr. Hinkle assured him that there would be a concrete pad. The idea of a crosswalk was brought up again.

Mayor Stubbs also wanted to ensure that Dryden was keeping the Wellhead Protection and planning in mind. Mr. Hinkle assured him, they were.

Mr. Bridgman asked if ODOT refused entrance/exit onto 73, would they continue with project? Mr. Hinkle said they would, it just would mean more traffic on Main St.

Mr. Bridgman asked if there were any opponent comments.

Ms. Kaan, 129 N. Main St, wanted to ask about the door facing Main St. She asked if this would be an entrance for customers or only a delivery door, as it is the door that faces Main St. and will be the door many people see first. Mr. Hinkle responded that it is only for employees as it will be used for deliveries, drivers and staff. Ms. Kaan stated that as a resident of Main St. she would ask the side facing Main St. be made more appealing.

Mr. Geroni wanted to say that his recommendations were not to be an exhaustive list but as a way to communicate with the builder what would make the Domino building more appealing and fitting with Waynesville.

Mr. Bridgman closed the public hearing.

Mr. Bridgman thanked Dominos for being so adaptive and looking at Waynesville as being a viable option to grow their company. He also thanked the BZA for getting the variances passed and making it possible to move on with the project.

Mr. Bridgeman made the motion to move forward with the site development plan and he was comfortable with Chief Copland making the administrative approval on the final plans contingent upon several requirements.

1. Dominos make the suggested changes to the peaks of the building facing 42 and Main St using architectural siding along the gables.
2. Add awnings along the side of Main St, with the discretion above windows facing 73.
3. Recommends signage to be reduced to meet zoning requirements.

Mr. Isaacs seconded.

Mr. Bridgman asked if there was anything else that he was forgetting. A discussion continued about concerns about ODOT.

Mr. Hatfield wanted to remind that the decisions made by the Planning Commission makes impacts upon the Village. The key point is to make sure the decisions are representative of Waynesville. This is the first thing people see when entering the Village and so far he likes it.

Ms. Lepley wanted to thank Dominos for all their work.

Mr. Bridgman rescinded his motion. Mr. Isaacs rescinded his second.

Mr. Bridgman made a motion, he recommends the final site plan to be approved by Chief Copland contingent upon:

1. Architectural detail to be added as discussed to the side facing Main St.
2. Awnings mandatory along Main Street, optional in the front.
3. Right in and right out is contingent on ODOT and traffic engineer study
4. Signage is not approved, if meets zoning requirements then no need for further discussion.
5. Painted crosswalk in the parking lot to help with the flow of pedestrian traffic.

Mr. Isaacs seconded the motion.

The motion passed to be reviewed by council.

Mr. Bridgman motioned to close the meeting

Ms. Lepley seconded.

The meeting was adorned