

Village of Waynesville

PLANNING COMMISSION

MINUTES of MEETING MARCH 26, 2019

6:30pm

The meeting was called to order at 6:31pm following the Pledge of Allegiance. Roll call was presented with members Chad Bridgman, Travis Hatmaker, Michael Logan, Andrea Downing, Zach Gallagher and Connie Miller present. David Stubbs was absent.

An email from Mr. Stubbs explained that he would be out of town on business. Mr. Gallagher motioned to excuse him from the meeting seconded by Mr. Logan. Vote: 6 yeas.

The minutes of February 26, 2019 had been emailed to the committee prior to the meeting. Mr. Hatmaker motioned to accept the minutes; seconded by Mr. Gallagher Vote: 6 yeas.

There was no old business to discuss.

New business: opened reviewing changes to 355 S. Main St, McDonald's

- Mr. Drew Miller from Permit Solutions, Columbus OH provided a list of the following changes to review explaining there are updates occurring to McDonald's country wide: Replacing the old signage, new curbs, replacing the handicap ramp, removing the chimney, and widening the handicap spaces.
- Mr. Bridgeman asked for further clarification into the plans for the parking lot.
- Mr. Miller explained they are not adding parking, they are widening the two existing handicap parking spots (all that are required) to meet the 11 foot requirement which will eliminate 2 parking spots.
- Mr. Gallagher asked about the plans showing three drive through windows while there are presently two.
- Mr. Miller explained while they're unable to add dual drive through ordering, studies have shown that an additional window will help with congestion.
- Ms. Bridgeman advised Mr. Miller the additional window many need further review, and after some confusion regarding the windows, front door and chimney, he requested Mr. Miller have a layout of the patio made so the planning committee can understand all the changes. He also added that he may need to meet with the historical society to discuss changes with the sign if there are plans to be back lite.
- Ms. Miller asked what the plans are with replacing the handicap ramp.
- Mr. Miller explained it is nothing more than replacing the current ramp with new concrete. It currently meets code requirements.
- Mr. Bridgeman advised Mr. Miller at this time, no decisions can be made. While the current plans show the change in parking, the rest is unclear or lacking.
- Mr. Miller understood and will work with Jamie for next steps. Additional blue prints, and arrange meetings with the Historical Society and Zoning Committee.

Next order of business: Wayne Township fire Department Safe Room/Tornado Shelter

- Mr. Gus Edwards went through the pictures of a safe room/tornado shelter manufactured by Safe Sheds, Inc, Alma, Illinois since 2001, with an approval from the Warren County Building Department. Mr. Edwards explained where the shelter would be placed, how there would be an outlet inside for lighting, and while there are 90 color options, the plan is light tan to match the fire department.
- Mr. Bridgeman asked how many people the shelter can hold.
- Mr. Edwards said the measurements are 8x10 allowing up to 15 people which is enough to hold their full staff in event they're all onsite at the same time. He explained larger than that would be considered a community shelter and require a commode. The shelter is planned for less than two hours in the event of an emergency. The door is hinged on the outside to allow more space and has a small window as a secondary escape if the door is ever blocked. He went on to explain how the shelter is a requirement as a new law passed on January 1, 2019. After being questioned about why the fire department and not the school by Ms. Miller, Mr. Edwards explained the school has been exempted from the law for two years.
- Mr. Logan asked why they would choose a shelter rather than pouring and/or building one themselves.
- Mr. Edwards explained they have already poured the concrete, and while they looked into converting a bunkroom, the cost in materials and inspections would not make sense.
- Mr. Gallagher asked whether or not anything else would need to be approved such as zoning.
- Mr. Edwards and Mr. Bridgeman ensured there is nothing else that has to be approved while everything is located within the newly zone location, and anything added is being reviewed and approved as needed.
- Mr. Bridgeman motioned to approve the safe room/tornado shelter; approved by Ms. Miller and seconded by Mr. Gallagher. Vote – 6 yeas.

Motion was made by Mr. Bridgeman to adjourn at **7:11pm** and seconded by Mr. Gallagher. Vote – 6 yeas. Meeting adjourned.

Respectfully submitted,

Andrea Downing