

MINUTES  
VILLAGE OF SUNBURY  
PLANNING AND ZONING COMMISSION

June 24, 2019

Mayor Tommy Hatfield opened the Sunbury Village Zoning meeting at 6:30 p.m., June 24, 2019, in Council Chambers at Town Hall with a moment of silent prayer and the Pledge of Allegiance.

Those answering roll call: Tommy Hatfield, Rick Ryba, John Lieurance, Joe Gochenour, Joe St. John

Also, present: Dave Parkinson, Dave Brehm, Allen Rothermel and Steve Pyles

**Public Hearing – Kroger Company Variance**

- The Kroger Company is requesting a variance related to a 15,914 sq. ft. store expansion at 131 SR 3 to have parking requirements reduced from 1 space for every 200 sq. ft. of floor area to 1 space per 208 sq. ft. of floor area.
- Public hearing was opened with the swearing in of those intending to give testimony.
- Mr. David Hodge presented on behalf of the Kroger Company requesting the variance in the parking requirement. He noted Kroger believes the provided parking is adequate with the expansion and provides parking in excess of other community requirements in this area of Ohio.
- Mayor Hatfield commented that the variance was a result of losing some side lot parking due to the expansion of the building.
- Mr. Brehm introduced Exhibits A to include variance application and materials and Exhibit B to include public notice documents.
- Mr. Hodge verbally requested Site Plan #3 and his calculation that the parking is 1 space per 207.4 sq. ft. also be entered into the hearing record. It was confirmed that is the most recent site plan.
- Mayor Hatfield asked if any members had comments to offer during the public hearing. No comments were offered.
- Mayor Hatfield closed the Public Hearing.

### **Approval - Kroger Company Variance**

- Mayor Hatfield opened the Commission discussion of the requested variance and requested Engineer Parkinson's comments.
- Engineer Parkinson reiterated the need for the variance was the result of loss of parking to the building expansion, they are 16 to 17 spots short of meeting the requirement and there is ample parking when one considers the entire development parking lot that serves the site.
- Mr. Brehm remarked that his observation is that the parking lot never seems full.

A Motion was made to approve the variance by Mr. St. John. Seconded by Mr. Gochenour. Motion passed with 5 ayes.

### **Approval for Commercial and Industrial Site Plan and Building Application Improvements - Kroger Expansion**

- Mr. Hodge presented the proposed site plan on behalf of the Kroger Company and noted the expansion was reduced and alignment was changed to address concerns about traffic and pedestrian issues.
- Mayor Hatfield asked about pavement striping, response was that there would be some striping directional arrows and signage could be added as needed.
- Mayor Hatfield stated the plan is improved and asked for clarification about curbing and landscaping to assist in getting motorists to follow intended traffic patterns.
- Alignment of entrance and exit cuts and curbing were discussed. Curbing will be provided throughout the RX movement area.
- Mayor Hatfield remarked this version should work better.
- Commission members expressed thanks that the input from the last meeting was taken into account in the new site plan.
- Engineer Parkinson remarked that revised drawings are pending submission and comments are outstanding. The applicant was awaiting disposition of the variance before expending additional resources on revising drawings. Commission could add a contingency of engineering review condition.

A Motion was made to approve the Industrial Site Plan and Building Application by Mayor Hatfield contingent upon engineering approval of revised drawings. Second by Mr. Ryba. Motion passed with 5 ayes.

## **Approval for Commercial and Industrial Site Plan and Building Application Improvements - Voss Brothers Storage Facility 577 W Cherry Street**

- Mr. Williams presented the plan and application on behalf of Voss Brothers, noting that Engineer's reviews comments concerning fencing of the dumpster, containment of the fueling area and location of the sanitary service and electrical service were addressed. He added that the outside display space was deleted from the plan as piping and filling in the ditch area could trigger complications.
- Mr. Voss reviewed the condition of two trees on the lot saying one was a split trunk and a hazard that needed removal but the other tree, if deemed healthy by the tree service, would be kept. He also noted that a six-foot fence was called out in the plans to hide the new building.
- Engineer Parkinson noted that the revised plans were greatly improved in terms of the information he needed for review and that his comments had been addressed. He also discussed the enclosure of the ditch and how that would trigger utility plans, potentially other regulatory requirements and would be investigated further as a separate matter.
- There was a clarification on the specific items being approved by the Commission. It was noted the outside sales area and the ditch would be reviewed separately and at a future date.

A Motion was made to approve the Industrial Site Plan and Building Application by Mayor Hatfield contingent upon engineering approval of revised drawings. Second by Mr. Ryba. Motion passed with 5 ayes.

### **Informal Presentations**

- Mr. David Fisher provided the Commission with an informal presentation regarding two projects involving Developer Vince Romanelli.
- The first was for property remaining to be developed in Sunbury Commerce Park. He presented the idea of creating a development model of a new zoning classification of mixed-use development instead of a planning overlay district. This offers the benefit of ending the Planned Industrial District zoning of the parcels and some of the potential allowed uses that could detract from recent developments and allow an extension of commercial uses complimentary to the downtown commercial district. He stated they have had conversations with the owners of the land fronting Granville Street and would use joint planning and a joint application to achieve a coherent mixed used development of commercial and multi-family housing for the Romanelli and Braun parcels. There was a discussion of the concept and the steps needed by the Commission and Council to move the development forward.
- The second project was related to remaining land along North Miller Drive and would be for 36 "empty nester" homes, with outside maintenance included via an association. The roads would be private in terms of maintenance. The density would be 3.6 units per acre and will require some density bonuses to meet current zoning for the land.

- Mr. Jassen Holderby presented an update of his project District 13, a new restaurant and bar being located at the Chase Bank building downtown, specifically his proposed patio space on his land.

### **Motion to approve Minutes**

The minutes were not approved pending two clarifications from the Engineer.

### **Zoning Report**

The zoning report was reviewed by the Commission.

### **Adjournment**

A Motion to adjourn was made by Mr. Gochenour. Second by Mayor Hatfield. Motion passed with 5 ayes.