

WHITEHALL PLANNING COMMISSION MINUTES MARCH 7TH, 2019

The Whitehall Planning Commission meeting of March 7th, 2019 was called to order by Chairman Terry Anderson at 6:31pm.

Chairman Anderson asked for a roll call.

Terry Anderson–Present

Mike Brown–Present

Zach Woodruff- Absent

Denny Roberge–Present

Barb Blake-Present

Amy Smith- Present

Jason Thomas- Present

Chairman Anderson asked for a motion to excuse Mr. Woodruff. Mr. Roberge motioned and Ms. Blake seconded. All voted in favor to excuse Mr. Woodruff.

Chairman Anderson asked for a motion to approve minutes from February 7th, 2019. Mr. Roberge motioned to approve and Mr. Brown seconded. All voted in favor to approve the minutes.

Mr. Anderson introduced Case #771, 2 Tones Brewing Co., is seeking a special permit to allow the manufacturing and retail/wholesale of beer on Property located at 4539 E. Broad St. and owned by Jacob Gelman, TR.

Mr. Tony Hill presented Case #771. Mr. Hill presented that 2 Tones Brewing is expanding. They currently sell to a handful of bars and restaurants, Flavor 91, being the only in Whitehall. Their goal is to open the location at 4539 E. Broad to brew and serve beer on site. They anticipate production to be around 8-10 barrels, or 250-300 gallons, of beer each week. Roughly half will be sold in house, just under half will be sold to local bars and restaurants, and the remainder will be sold as keg sales to the public. Keg sales will be limited and will take place on non-operating hours.

Mr. Anderson asked what hours will be non-operating keg sales. Mr. Hill explained the operating hours will be Wednesday & Thursday 4pm-9pm, and Friday 3pm-11pm. Keg sales will take place in the morning hours between 9am-noon.

Mr. Brown asked if they will continue to brew at the previous location. Mr. Hill noted they will no longer brew at the old location and will only brew at this location. The old facility will be kept, but will not be used.

Ms. Smith asked for clarification on the special permit. Mr. Joe Ryan presented his staff report seen here to clarify:



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Mr. Brown asked if this will require any additional licensing. Mr. Hill said no, this will all be covered by their current licenses. Mr. Hill went on to explain the selling process for keg sales. He noted there may be a few more employees, but time will tell.

Mr. Roberge made the motion to approve Case #771. Ms. Smith seconded. All were in favor and Case #771 was APPROVED.

Mr. Anderson introduced Case #772 and #773, Greenbergfarrow/Charley's Philly Steaks, is seeking a window variance and building materials variance on Property located at 3849 E. Broad St. and owned by Miracle Mile.

Mr. Steve Zelner presented Cases #772 and 773. He stated that Charley's Philly Steaks would like to tear down the old MarkPi's restaurant and build a new Charley's Philly Steak Restaurant in its place. This will be composed of 2 pre-fabricated storage containers. There will be a 3rd container that will only be aesthetic and only house signage for the restaurant. He went on to explain the building materials are painted metal and brick. There are 2 windows on the east and west sides of the building. There is a drive through window on the east side of the building as well.

Mr. Brown asked about indoor and outdoor seating. Mr. Zelner noted there will be room for about 2-3 tables inside and 3-4 tables outside on the patio. There will also be parking spaces on the west side of the building. The entrance to the building will be from Broad St. Mr. Brown asked if there are other shipping container projects being done in Ohio. Mr. Zelner noted that there are no other container projects in Ohio, but across the country. He went on to note that the containers will be craned in and dropped onto the concrete slab. Mr. Roberge asked about the purse for the 3rd container. Mr. Zelner noted it will be empty, but enclosed, and simply house the electrical for the signage. It will also serve as a canopy for the drive-thru.

Mr. Brown asked how many employees will be on site. Mr. Courts, on behalf of Charley's, noted there will be 2-3 employees working on site.

Mr. Anderson asked about the window variance and asked Mr. Ryan to present his staff report.

Mr. Joe Ryan presented his staff report seen here:



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Ms. Blake made the motion to approve Case #772. Mr. Roberge seconded. All were in favor and Case #772 was APPROVED.

Ms. Smith made the motion to approve Case #773. Mr. Thomas seconded. All were in favor and Case #773 was APPROVED.

Mr. Anderson introduced Case #774 Whitehall City Schools, is seeking a special permit on Property located at 4040 Lamby Ln. and owned by the applicant.

Mr. David Housmann presented Case #774. Whitehall City Schools purchased the property located at 4040 Lamby Lane and the structure on the property was in major disrepair. So they have demolished the structure and would like to build a new locker room building on this location. The Schools own the properties on 3 sides of the proposed building. He believes it will lend itself well to the existing school buildings. Mr. Housmann introduced Ms. Stacey Rose from Schorr Architects. She went on to explain that the location is just south of the track and north of the softball fields. The locker room building will be a one-story seasonal facility. The main use of the facility will be for football locker rooms, but when not in use, other sports will be able to use the facility as well. She explained that now drives or roads will change, but 3 new parking spots will be created. There will be a coach's office, training office and 2 restrooms within the facility as well. Locker sections are able to be sectioned off for privacy or gender mixes when needed.

She went on to explain the outside aesthetics. The outside of the building will be composed of split-face block with banded colors to stand out but to be cohesive with the current buildings on the school's property. The inside of the building will have a honed concrete floor and highly durable materials. The facility will be approx. 3,850sq.ft. and will house about 100 lockers total.

Mr. Anderson asked if there will be outside public entrances to the restrooms. Mr. Hausmann noted that there will be outside access and that they are able to lock the inner doors into the rest of the facility so that only the restrooms are available. Mr. Anderson asked if there will be any storage on site. Mr. Hausmann noted that there will not be any storage and that they wanted to use all square footage for the athletes. There is also a small area that has a curtain available for training and first aid. He went on to note that there are no showers in this facility. The access to the locker room will work well with the current gravel access road. The facility will have HVAC, but will be winterized when not in use. There will be security cameras and lighting on all 4 corners of the building. Mr. Brown asked if the building will have an alarm. Mr. Housmann confirmed that there will be alarms that will tie into the School's current security system. Mr. Anderson asked about signage for the restrooms. Mr. Hausmann confirmed there will be signage for the restrooms. Mr. Brown asked when the projected start and end dates are. Mr. Hausmann state the proposed

completion will be mid to late September. He went on to explain to Mr. Thomas that the colors are similar to the school's colors and were chosen to match the main HS building.

Mr. Anderson asked Mr. Ryan to present his staff report.

Mr. Joe Ryan presented his staff report seen here:



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Mr. Roberge made the motion to approve Case #774. Mr. Thomas seconded. All were in favor and Case #774 was APPROVED.

Mr. Anderson asked if there was any further business.

Chairman Anderson asked for a motion to adjourn. Mr. Brown motioned and Mr. Thomas seconded. All were in favor to adjourn. Meeting was closed at 7:19pm.

APPROVED _____, **2019** Respectfully submitted,

Terry Anderson, Chairman

CASEY THOMAS, SECRETARY