



CITY OF CONNEAUT

HOUSING/ZONING OFFICE

City Hall Building
294 Main Street
Conneaut, OH 44030

Janet Brown, Manager
Melanie Shubitowski, Inspector
Kelly Katon, Admin Asst.
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Conneauthz3@conneautoh.org

Conneaut Planning Commission MEETING AGENDA July 2, 2019- 6:00 P.M.

Meeting: Call to Order

Stand for the Pledge of Allegiance

Roll Call: Joe Zingaro _____ Rebecca Gaugh _____ Judy Parlongo _____
Diana Spencer _____ Paul Sedmak _____ Mindy Notte _____

Approval of June 4, 2019 Meeting Minutes
Motion _____

Second _____

Roll Call: Rebecca Gaugh _____ Mindy Notte _____ Judy Parlongo _____
Paul Sedmak _____ Joe Zingaro _____ Diana Spencer _____

New Business: Truck World, 780 State Rte 7, Conneaut, OH
Representing: Gary Burke (Owner) & Sam Sowards, Engineer

- Final Site Plan
- CT Consultant's Final Site Plan Review – Dave Frey, Engineer
- CT Consultant's Zoning Site Plan Review – Kris Hopkins
- Final Site Plan will be reviewed at July 2, 2019 meeting

New Business – O'Reilly Auto Parts – 390 State St., Conneaut, OH 44030
Representing: Mike Long, Bartlett Signs

- Certificate of Appropriateness Application Approval for installation:
 - Install Seventy-Five (75') SQ Foot Double Base Ground/Pole Sign
 - Support covering to match look of building
 - Certificate of Appropriateness approved at June 4, 2019 meeting for wall sign

Old Business: Bed & Breakfast

- Mindy Notte compiled language for B & B / Short-Term Rentals
 - Key additions/changes in red from information/packet we have been reviewing
 - Added comments in margins with context or questions
 - Review & discuss
 - Take home for further review – bring additions/questions/feedback to August meeting
 - Kris Hopkins will attend August 5, 2019 meeting to help with questions

Audience Comments:

Meeting Adjournment

MOTION _____
2ND MOTION _____
TIME: _____

Joe Zingaro Chairperson

Melanie Shubitowski



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Planning Commission Meeting Minutes June 4, 2019

The Conneaut Planning Commission met for their regular monthly meeting on June 4, 2019 beginning at 6:00 pm. The Pledge of Allegiance was recited. Role was called; in attendance were Ms. Notte, Mr. Zingaro and Mrs. Gaugh and Mr. Sedmak, Mrs. Parlongo. Mr. Zingaro asked for a motion to excuse Mrs. Spencer. Mr. Sedmak made motion and Mrs. Gaugh seconded the motion. Roll was called - all approved – motion carries.

Mr. Zingaro then asked for a motion to approve the minutes from the May 7, 2019 meeting. Motion to approve was made by Mrs. Gaugh and seconded by Mr. Sedmak. All were in favor, motion carried.

New Business – Truck World located at 780 St. Route 7, Conneaut, OH review of final grading plan. CT Consultants, represented by Mr. Dave Frey is here to provide the final engineering review of the grading plan, next month we will be reviewing the Final Site Plan. Mr. Gary Burke and Mr. Sam Sowards are here representing Truck World and brought a large set of final grading plans to review with the Planning Commission. Mr. Sowards asked Mr. Frey how he would like the drainage calculations sent to him and Mr. Frey asked for them to be submitted in a tabular form. The site grading plan gives you your dimensions, drainage & catch basin calculations – a portion of the site we are not constructing yet because the wetland permit has not been completed which is demonstrated on page C-3. Hoping it will be complete in the next 2-4 weeks. The Army Core of Engineer has accepted the mitigation credits and a they gave last minute request for a preservation easement that we will never develop the balance about 10 acres. We are mitigating 4 acres or 3.9 actually and the other 10 acres will be in a preservation easement that will be managed by a conservatory company Ohio Land Conservation, we will forgive building on that part of the wetlands and focus on the west side or about 12 acres that will be developed and have 2 acres reserved for another USE (Parcel 1). We also purchased the Stolson property for a hotel so that it is a little bit removed from the Travel Center. We are focused on Phase 1 to get the Travel Center built and improve the truck parking. We will decide after all of that what we will do with Parcel 1 and its USE in the next phase. There is a plan once we are done to improve Under-Ridge Rd about 400 to 500 feet back and we will work on keeping a good strong curb

appeal. We plan a placing a thousand (1,000) foot storm drain in the frontage so we can maintain it by mowing/weed eating the grass. We are committed to image and cleanliness as you can see by looking at some of our other properties. We were delayed with the wetland piece so projected end date will not be September of 2019 – we are looking at-least another 6 to 9 months from September. A working Traffic Light will be installed and most likely covered with bags for residents to get used to the idea of a traffic light being there and will be in use after the project is completed.

Mrs. Gaugh – Asked about Parcel 3 – Mr. Sowards replied that is the balance of the wetlands that will be preserved

The Board and Mr. Burke discussed his location in Jackson and that they are committed to keeping a clean, well landscaped business and the board appreciated the fact they were keeping in line with the City's vision.

Mr. Zingaro entertained a motion to approve the Final Grading for Truck World located at 780 St. Rout 7, Conneaut, OH 44030.

Mr. Sedmak – Made motion to approve the final grading plan
Mrs. Gaugh – Second the motion
Roll was called – All approved - Motion Carries

New Business – Cortina Leathers located at 494 E Main Rd., Conneaut, OH 44030 – Mr. Frey said the drainage calculations and site plan had no issues and Mrs. Hopkins, CT Consultant Planner reviewed the site plans and identified two (2) variance in regards to parking and the landscaping has been addressed.

Mr. Zingaro – Are there any questions from the board
Mrs. Gaugh – Were the 6 parking spaces in the front allowed when you originally built the building or did you have to get a variance.

Mr. Prause – I am not sure – that was so long ago – everyone that handled that it my company are retired or have passed on

Mr. Conway – I can't speak to it 100% but I am almost sure the building was followed per protocol. I believe the building originally was built with the idea that the company was not going to grow and it obviously has which is a good thing, so what was talked about in 1999 as far as parking, we cannot speak too, but wish they would have added more parking and a bigger office so that we would not have a trailer in our parking lot.

Mr. Zingaro – Asked about employees
Mr. Prause said we plan on adding (7) initially and then continuing to grow and this expansion makes it possible.

Mr. Zingaro – asked the board if they had any other question – Mrs. Notte congratulated them on their continued growth as did the rest of the board.

Mr. Zingaro- Asked when you anticipate a start date

Mr. Conway – July 1, 2019 we would like to start breaking ground pending ZBA decision

Mr. Zingaro – If there no other questions, I will entertain a motion to approve the Twenty-Eight (28) Thousand Square Foot Expansion for Cortina Leathers located at 494 E Main Rd. Conneaut, Oh 44030

Mrs. Parlongo- made motion to approve the expansion site plans

Mrs. Notte – Second the motion

Roll was called – All approved – Motion Carries

New Business – O'Reilly's would like to install a wall sign and pole sign and need a Certificate of Appropriateness in the preservation district before they can move forward with the permitting process.

Mr. Long – Explained they are looking to install a 109 square foot wall sign due to the distance from State St for visibility which is only 30% of the actual building. The sign is an LED lighting low volatage which can be run by a photo cell. I am not sure how O'Reilly's will timing the lighting for on/off or dimming.

Mr. Zingaro- Asked if it meets our sign code variance

Mrs. Shubitowski – explained they are seeking a variance to install a 5'3" wall sign and code calls for 3' foot. There is no restrictions on the width just the height.

Mr. Zingaro – This is just a typical sign we see on buildings for O'Reilly's.

Mr. Long – yes, this is a national standard that they use in their sign package

Mrs. Notte – Asked if the sign was in red with black and white lettering on both the pole and wall sign

Mr. Long – yes, that is correct

Mrs. Gaugh – We had asked that they tone down the red – but it is a company color

Mr. Zingaro- What about the pole sign

Mr. Long – That seems to be the topic of conversation – we are looking to install the 5 X 15 pole sign for visibility

Mr. Zingaro- Have you constructed the sign yet

Mr. Long – No

Mr. Zingaro- From what I understand, O'Reilly's can manufacturer any type of sign – it does not have to be a pole sign in that neighborhood

Mr. Long – they have a sign standard – a sign package. They do have pole signs and monument signs

Mr. Zingaro- So if we request a monument sign – they would be more the willing to help us out there

Mr. Long – That will depend on where that monument sign is located and how much space we have and space seems to be the issue. There have 2 options – a 4 X 12 style less square footage for what we asking for but we would still like to have that at-least eleven (11) foot in the air for visibility and it is open so you can see on-coming traffic from either direction.

The Board feels that everyone will know where O'Reilly's is and do not think a sign is really needed but all agree a monument style will be more aesthetically pleasing if it does not cause any safety issues with traffic.

Mrs. Brown asked how far in will the sign sit from the right of way

Mr. Long – 6' feet 9" inches – there is not a lot of room in the parking lot as installing a five (5) foot base for a monument sign will lose a parking place which could cause a problem for the original site plan approval

Multiple people talking (inaudible)

Mr. Zingaro- I think what we need to do is take a vote for the Certificate of Appropriateness on the wall sign and ask Mr. Taylor to go back and see if there is monument style type sign that can be proposed and reviewed by Dave the engineer and bring back to the planning commission next month

Mrs. Gaugh – I feel comfortable with allowing Dave, CT Engineer reviewing a proposed monument sign and addressing the safety concerns and review it at our next meeting.

Board members all agreed to take a vote on the wall sign and have the pole sign modified to a monument sign and reviewed by the City Engineer and brought back to their next meeting on July 2, 2019

Ms. Notte- Can you confirm if the wall sign is just a red wall sign or is there red around the sign

Mr. Long – It is just a red sign

Mr. Zingaro asked the board if they would like to split the two signs and vote

Mrs. Gaugh made motion to split the two signs and approve the Certificate of Appropriateness for the Wall/Building Sign and ask O'Reilly's to propose a site plan for monument sign for our next meeting on July 2, 2019

Mrs. Parlongo- Second the motion – Roll was called, All approved, Motion Carries

New Business: ORDINANCE NO. 34-19 Accessory Structures City Council created Ordinance for Planning Commissions Review & Approval and go back to Council for their three readings.

Mr. Zingaro- I will entertain a motion to approve Ordinance No 34-19 to go back to City Council for the final three readings.

Mrs. Gaugh made motion to approve Ordinance No 34-19

Mr. Sedmak Second the motion

Roll was called – All approved – Motion Carries

Old Business – Bed & Breakfast - Mrs. Notte apologized for not having anything tangible to send to the board. I did talk with Stephanie & Connie Naylor from the County Tourism Board and they are both passionate, supportive and happy to promote the idea of making it feasible for someone to create a new business for Bed & Breakfast or Short -Term Rentals. The both say it is a very positive way to house people around the area. Stephanie indicated that when they surveyed the community, the more luxurious style Air B & B's / Short-Term Rentals are in high demand. Based off the County Tourism's and Kris Hopkins feedback, I am going to take that information and start creating definitions and I will bring that back to the board during our next meeting in July. Some definitions particularly Bed & Breakfast state four (4) bedrooms or less – I am interested in increasing that because for example Grandpa's Bed & Breakfast has five (5) and when you look around at legislation that is important because around anything that is five (5) and above so that distinction between four (4) and below or five (5) and above is actually very important. A lot of what Kris Hopkins recommended seems really good, so I will continue to work on that. The last thing to update is the Conneaut Tourism Board is meeting next Tuesday, June 11, 2019 and they indicated sort of their official feedback would be best gathered if one us were to attend and ask questions/concerns that would like to pose to them. I would be happy to attend if the board feels we are in a place where we are ready to address questions/concerns or come back in July with more information and attend the Conneaut Tourism Board Meeting in July. The Board all agreed that was a good idea to wait until July.

Mr. Zingaro – Did they offer anything that we would need to steer away from

Ms. Notte – No, they really didn't – I heard passion on the phone, they were very excited in that we are talking about it. The only feedback from Stephanie was that one (1) they were experiencing trouble with collecting the bed tax, so what they are doing is working at the state level with companies like Air B & B's and VRBO's to establish accountability. So, there was nothing negative discussed and they are very excited that the City is working on this from a long time discussion. One thing I will have to do is get with Kris Hopkins on the language of creating the regulations/restrictions for Bed & Breakfast, Short-Terms Rentals.

Mr. Zingaro – Is there any other discussion – no one from the board had anything more to add

Mr. Zingaro – Audience Comments

Mrs. Renn – Did O'Reillys get a Certificate of Appropriateness for the Signs

Mr. Zingaro – Just for the Building/Wall Sign but not the pole sign

Mrs. Renn – How far does the wall sign stand out from the building

Mr. Frey – It is 6' ¼" (six feet and a quarter inches)

Mrs. Renn – It does not have to be a bright red sign – the Pole Sign will be in my back yard and will light up my bedroom windows – I feel a monument sign is much better like the CVS sign

Mrs. Zackowitz – O'Reilly's does have other sign packages as you can see on the internet and different colors – they can do anything – so please make them do it. She read information about advertisement signs can cause distractions and hazards for drivers on the road

Mr. Zingaro – Is there any other comments or discussions – I will entertain a motion to adjourn

Mrs. Gaugh – made motion to adjourn the meeting

Mr. Sedmak – second the motion.

Roll was called – All approved

Time Meeting Adjourned: 7

Joe Zingaro - Chair

Melanie Shubitowski- Clerk



July 26, 2019

Ms. Janet Brown
Planning and Zoning Manager
City of Conneaut
294 Main Street
Conneaut, Ohio 44030

Re: *O'Reilly Auto Parts Roadway Sign Submittal*
SimonCRE Carp III, LLC
Buffalo Street Between Monroe Street and State Street

Dear Ms. Brown:

We have reviewed the subject drawings received on June 25, 2019 and recommend them for approval. With the open and decorative concept, no sight distance issues are anticipated.

Should you have any questions or comments, please do not hesitate to contact us at your earliest convenience.

Respectfully submitted,

CT CONSULTANTS, INC.

David L. Frey, P.E.
City Engineer
DLF:dlf

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

DESIGN REVIEW BOARD — CITY OF CONNEAUT

Exterior remodeling/restoration/rehab work within a designated Preservation District

Name of applicant: BARTLETT SIGNS, INC.
MICHAEL LONG Date of Submission: 5-24-19

Address of applicant: 7628 KLIER DR. FAIRVIEW, PA 16415

Address of subject property if different than applicant: 309 STATE ST CONNEAUT OH

Owner of subject property if different than applicant: SIMON CRECAPIX, LLC

Address of owner of subject property if different: _____

Date of commencement of anticipated project: 2019

Detailed description of work to be done on exterior is needed in order to apply for a Certificate of Appropriateness according to the Design Review Ordinance No. 186-87. Exterior work is the only part of concern to the Design Review Board. Specifics MUST, by the ordinance, state types of materials to be used, colors, sign, lighting and landscaping plans. Architectural appropriateness for the district is the paramount issue. Fill in sections applicable to your project:

Approximate costs you are working within for this phase of project: 22,000

Installing or changing sign? If so, we need know your specific plans (i.e. size, kind of materials, lighted/unlighted, where do you plan to hang, etc.):

INSTALLING NEW FREE STANDING POLE SIGN AND BUILDING SIGN.
NON-CORROSIVE MATERIALS - ALUMINUM - POLY CARBONATE
DETAILED PLANS ARE ON FILE.

Any exterior painting? Please specify colors to be used for building and/or trim. Submitting paint samples would facilitate approval.

NA

Exterior cleaning or other exterior surface change?

NA

Any exterior architectural changes planned? If so, we need detailed specifics:

SIGNAGE: (1) BUILDING SIGN & (1) ROAD SIGN.

Any extensive landscaping plans need detailed:

NA

Application: Certif. of Appropriateness

Any demolition planned (partial structure or whole)? If so, specify:

NA

Detailed specifications needed of any proposed exterior lighting:

ALL EXTERIOR SIGNAGE IS LOW VOLTAGE LED ILLUMINATED

Other:

Please submit architectural or contractors drawing or an artist rendering IF available. This would aid your application immensely.

Contact person is? MICHAEL LONG Phone: 814-882-1771

Contact persons address if different than those at the top of this form:

SAME

Signature of applicant or other authorized party: Michael Long

This section for Design Review Board use only

Additional details needed:

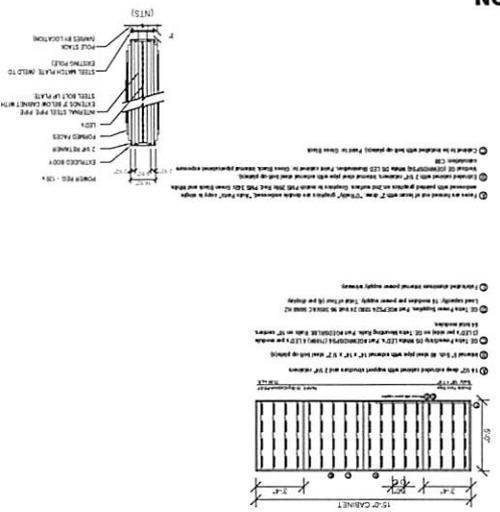
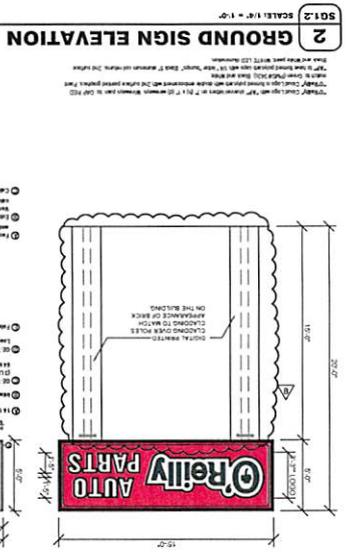
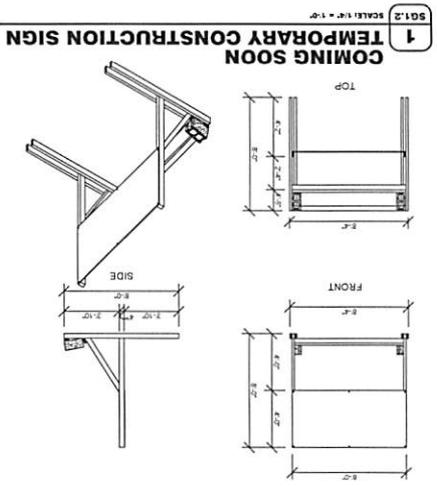
Comments:

Approved? _____ Disapproved? _____

Approved on the following conditions?:

Authorized signature of Design Review Board, City of Comcast: _____

Date: _____



NOTE:
REFER TO SHEET S01.3 FOR FOUNDATION
AND STEEL STRUCTURAL REQUIREMENTS.

TEMPORARY CONSTRUCTION SIGN
DETAIL, REFER TO S01.2

COMING SOON
DETAIL, REFER TO S01.2

SITE SIGN
TYPE: POLE SIGN X (10W X 20 H)
DETAIL, REFER TO S01.2

FOOT CLOSURE
DETAIL, REFER TO S01.2

SITE SIGN SCHEDULE

| NO. | DESCRIPTION |
|-----|--|
| 1 | REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS |
| 2 | CONTACT OWNERS OR TENANTS DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS ON CLARIFICATIONS |
| 3 | PERMANENT SIGNAGE OWNERS REVIEWED AND INSTALLED. REFER TO SCHEDULE OF WORK CONTRACT. SIGNAGE CHANGES PROVIDED FOR REFERENCE ONLY IN L.C. AND CONTRACTORS COORDINATION WITH SIGNING PROJECT CONSTRUCTION CONDITIONS |
| 4 | SITE SIGN CONNECTIONS AND HOUGHAN ELECTRICAL TO BE PROVIDED BY CONTRACTOR |
| 5 | REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY SIGN COMPANY PER OWNERS DIRECTION IN L.C. |
| 6 | AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY. |

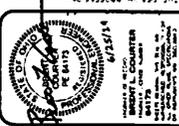
GENERAL NOTES

SG1.2
17029 CBT
17029 CBT
DATE: 07/20/2018
NO. KR
PROJECT: NEW O'REILLY AUTO PARTS STORE
247 BUFFALO ST.
CONNEAUT, OH 44030
SITE SIGNAGE DETAILS

O'Reilly AUTO PARTS
2501 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 892-2874 TELEPHONE

JOHN D. TORGERSOHN ARCHITECT
116 N. 2ND AVENUE
OSARK, MO 65751
P (417) 581-8889
F (417) 581-9002





SGB
 SGB ENGINEERING, INC.
 2540 W. BUCKINGHAM BLVD.
 SUITE 100
 CLEVELAND, OHIO 44115
 (216) 431-1100
 FAX (216) 431-1101
 WWW.SGBENGINEERING.COM

UTILITIES SITE PLAN
 PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 247 BUFFALO ST.
 CLEVELAND, OH 44103

O'Reilly Auto Parts
 COMPANY PROVIDES:
 15000 BUFFALO ST. CLEVELAND, OH 44103
 (216) 434-7400

DATE: 07/20/2018
 DRAWN BY: PHOENIX DESIGN
 CHECKED BY: PHOENIX DESIGN
 PROJECT NO.: 17059-CET
 SHEET NO.: US1

STATE OF OHIO LIMITATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Ohio, do hereby certify that I am the author of the design herein and that I am a duly Licensed Professional Engineer in the State of Ohio, License No. 4725714.
 DATE: 07/20/2018
 SIGNATURE: [Signature]

UTILITIES CONTACTS:
 ELECTRIC: [Blank]
 GAS: [Blank]
 WATER: [Blank]
 SEWER: [Blank]
 TELEPHONE: [Blank]
 CABLE: [Blank]

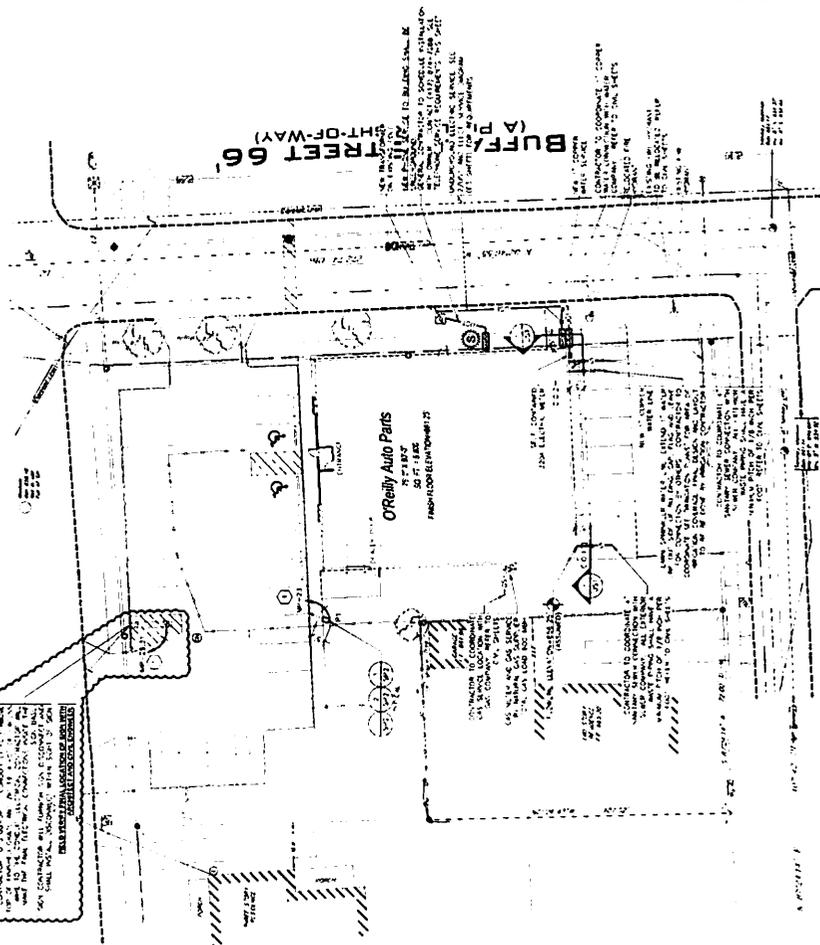
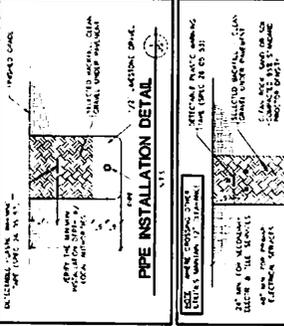
NEW UTILITIES:
 12" WATER MAIN
 12" GAS MAIN
 12" SEWER MAIN
 12" TELEPHONE MAIN
 12" CABLE MAIN

GENERAL NOTE:
 STOP-CALL BEFORE YOU DIG

EMIS KEYNOTE:
 811

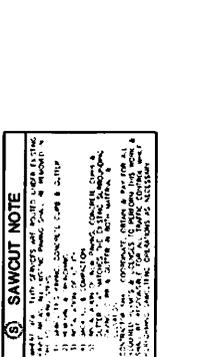
CONTRACTOR CAUTION!
 VERIFY SEWER LINE ELEVATION

TELEPHONE SERVICE REQUIREMENTS:
 CONTRACTOR SHALL VERIFY SEWER LINE ELEVATION AT ALL POINTS OF INSTALLATION AND REPORT TO THE TELEPHONE COMPANY.



METER LOCATION:
 12" WATER METER
 12" GAS METER
 12" SEWER METER

SAWCUT NOTE:
 CONTRACTOR SHALL VERIFY SEWER LINE ELEVATION AT ALL POINTS OF INSTALLATION AND REPORT TO THE TELEPHONE COMPANY.



EXISTING CONDITIONS NOTES:
 1. ALL EXISTING UTILITIES TO REMAIN AS SHOWN UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND REPORT TO THE CITY ENGINEER.
 3. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
 4. ALL UTILITIES SHALL BE PROTECTED BY A 12" CONCRETE PIPE WITH 4" SAND BEDDING.
 5. ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 48" BELOW FINISHED GRADE.

MONROE STREET 40'
 (A PUBLIC RIGHT-OF-WAY)

UTILITIES SITE PLAN
 SCALE: 1" = 20'



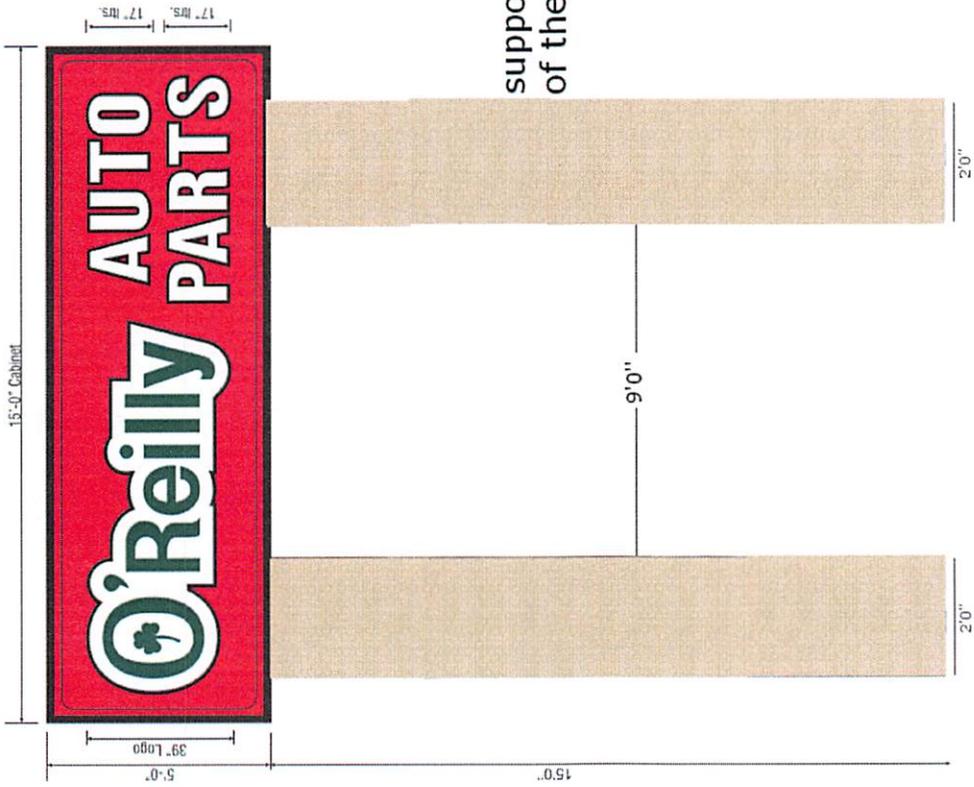
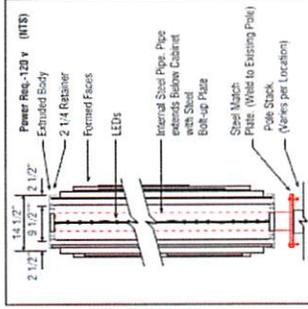
O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

This original artwork is protected
by copyright. No reproduction of this
design concept without permission.

Property of
O'Reilly
Automotive Inc.

Colors on print may not accurately
depict specific colors.

November, 2016
C-150-Windload Rating
5.15-SignCabinet-PE-DF
75.00 sq.ft.



support covering to match the look of the building materials and colors

Scale: 3/8" = 1'-0"

Manufacture and supply one (1) new d/f illum. cabinet with formed and embossed faces.

- ⊗ Faces are formed out of lexan with 2" draw. "O'Reilly" graphics are double embossed. "Auto Parts" copy is single embossed with painted graphics on 2nd surface. Graphics to match PMS 200c Red, PMS 342c Green, Black, and White.
- ⊗ Extruded cabinet with 2 1/4" retainers. Internal steel pipe with external steel bolt-up plate(s) for C-150 load ratings. Vertical GE (GEDS71-2) White LED illumination. Paint cabinet to: **Gloss Black**
- ⊗ Cabinet to be installed with bolt-up plate(s). Paint to: **Gloss Black**



June 26, 2019

Ms. Janet Brown
Planning and Zoning Manager
City of Conneaut
294 Main Street
Conneaut, Ohio 44030

**Re: Conneaut Travel Center (Truck World) Site Improvement Plans
Sowards Engineering Consultants, LLC**

Dear Ms. Brown:

We have reviewed the plans received on June 4, 2019 and offer the following comments for the Planning Commission's and your consideration.

Compliance with Planning and Zoning Code Requirements:

The subject site is located in a B-1 Highway Service Business District. The submitted drawings were reviewed for compliance with the following sections of the code:

- Chap 1121 - B-1 Highway Service Business District
- Chap 1131 – Supplemental Regulations and Requirements
- Chap 1134 – Off-Street Parking
- Chap 1135 – Site Development Plans

Specific issues to be addressed include:

- **Permitted Uses and Minimum Lot Size:** All of the proposed principal uses are permitted by right in the B-1 District (1121.01). The site plan (Sheet C-8) indicates a lot split to create a parcel for a future hotel (Parcel 1, 1.972 ac to C/L of Under Ridge Rd). However, hotels require a minimum lot size of 2 acres, which for the purposes of zoning is the area of the lot located outside the public right-of-way. This means that when development on Parcel 1 is proposed in the future, a *hotel will require an area variance*. (see 1103.01)
- **Front Building and Parking Setback:** The minimum front setback is 50 feet, measured from the ROW line (1121.01). This setback applies to the parking lot as well as the building (1134.04(g)). The site plan (Sheet C-8) indicates the parking lot has a setback of 8.3 ft. The *parking lot should be redesigned to comply with the 50 ft setback*, especially when considering the Love's development across the street and its much larger pavement setback. While the applicant has the right to seek a variance to allow the parking lot to be placed closer to the right-of-way, it is our opinion that the request is excessive given the size of the site.



June 26, 2019

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- **Required Parking Spaces:** Based on the proposed uses and associated building floor area presented by the applicant (Sheet A-1.0), Schedule 1134.05(d) requires the following number of parking spaces:

| Use | Floor Area (sq ft)/Unit | Unit requirement | Total Spaces |
|---|---|-------------------------------|--------------|
| Retail, with related comfort facilities | 8,428 sq ft | 1 / 250 sq ft GFA | 34 |
| Restaurants (Tenant spaces A & B) | 5,000 sq ft (~50% devoted to customer area) | 1 / 50 sq ft of customer area | 50 |
| Fuel pumps | 28 pumping spots | 1 / 2 pumps | 14 |
| Total | | | 98 |

A total of 151 spaces are provided on the site plan (Sheet C-8): 76 parking spaces for passenger vehicles (10' x 20'), 5 spaces for campers/RV/boat trailers (12' x 40') and 70 parking spaces for trucks (15' x 70'). The code does not distinguish between parking spaces for passenger vehicles vs trucks.

- **Parking Lot Landscaping.** Islands shown on the site plan (C-8) in the interior of the auto parking lot are required to be landscaped (1134.04). The applicant should submit a landscaping plan that identifies the proposed landscaping. In addition, interior parking lot landscaping should be added to the expansive area of pavement devoted to the truck parking. (see 1135.06(s) and 1135.08(b))
- **Long-Term Parking.** A parking space is defined as the “parking or temporary storage of a motor vehicle” (1103.01). However, the zoning code does not define “temporary storage” nor does it address overnight or long-term parking. Agreement should be reached between the city and the applicant on the maximum allowable time-frame for the “temporary storage” of vehicles (note: 72 hours is a common time-limit found in other codes). (see also Section 1135.01(b))
- **Traffic Study.** Applicant will be required to install public improvements according to the traffic study completed for the development. (1135.07(d))

Compliance with Engineering Requirements:

Drainage calculations have not been received to date. If CT receives a copy of the drainage calculations before the meeting on July 2, we will review and offer comments at that time.



June 26, 2019

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Should you have any questions or comments, please do not hesitate to contact us at your earliest convenience.

Respectfully submitted,

CT CONSULTANTS, INC.

City Engineer

David L. Frey, P.E.

Kristin M. Hopkins, FAICP
Manager of Planning Services

DLF:KMH /dlf;kmh

\\etc.local\CT_Data\Projects\2019\19000201\PHASE\09 Truckworld Site Plan Review\1906dlfkmm02.docx

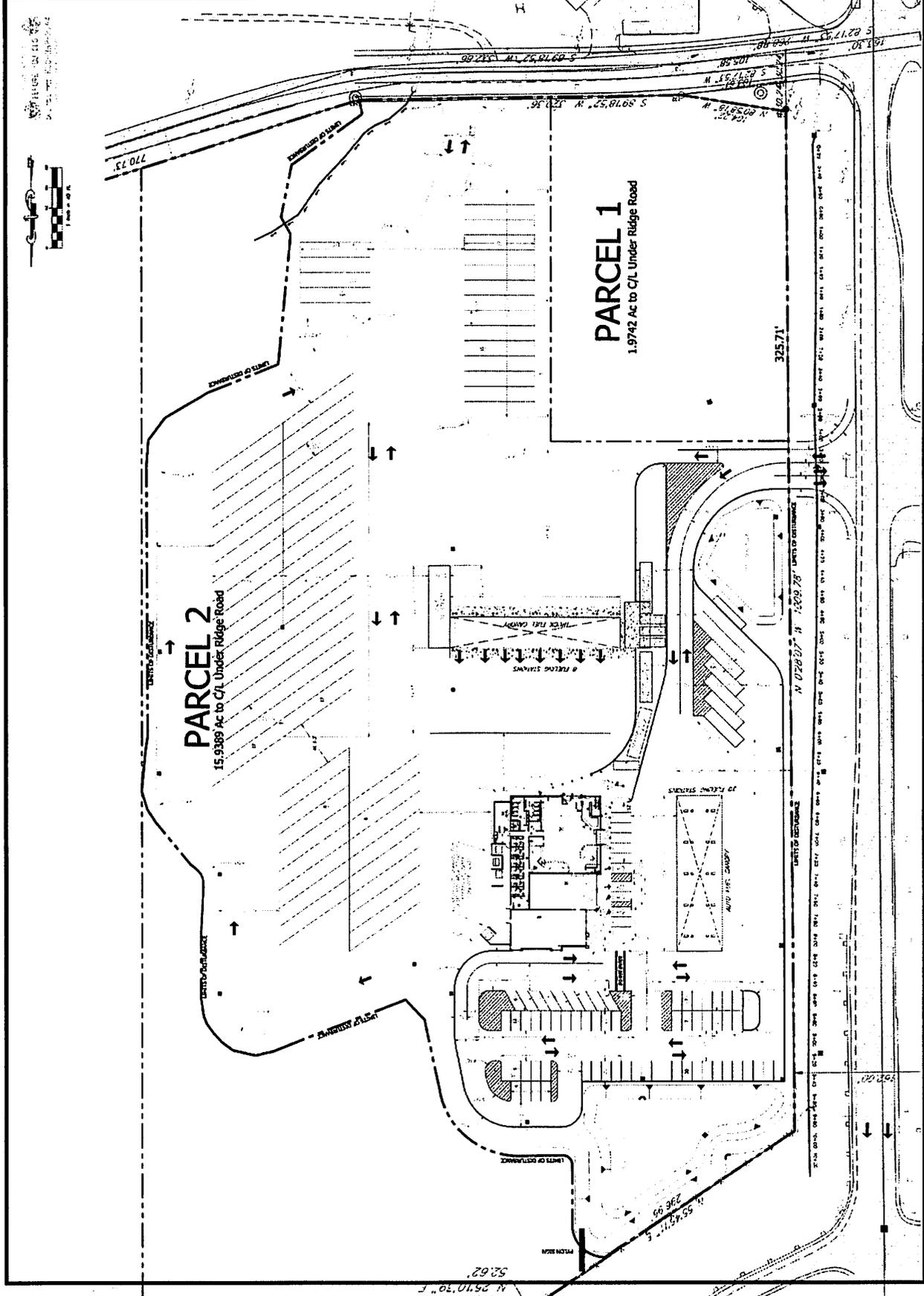
CONCRETE TRAVEL CENTER
SITE IMPROVEMENT PLANS
HOTEL AND ENTRANCES

| | |
|--------------|------------------------|
| DATE | 1/11/11 |
| BY | J. GARDNER |
| CHECKED BY | J. GARDNER |
| SCALE | AS SHOWN |
| PROJECT | CONCRETE TRAVEL CENTER |
| SHEET NO. | C-8 |
| TOTAL SHEETS | 10 |
| DATE | 1/11/11 |
| BY | J. GARDNER |
| CHECKED BY | J. GARDNER |
| SCALE | AS SHOWN |
| PROJECT | CONCRETE TRAVEL CENTER |
| SHEET NO. | C-8 |
| TOTAL SHEETS | 10 |

CITY OF COLUMBUS
OFFICE OF ENGINEERING
STATE OF OHIO

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PHONE: 614-890-1879

SOVARD ENGINEERING CONSULTANTS, LLC
11833 Drexel Road, Lisbon, Ohio 44132
Phone (office): 330-953-1651

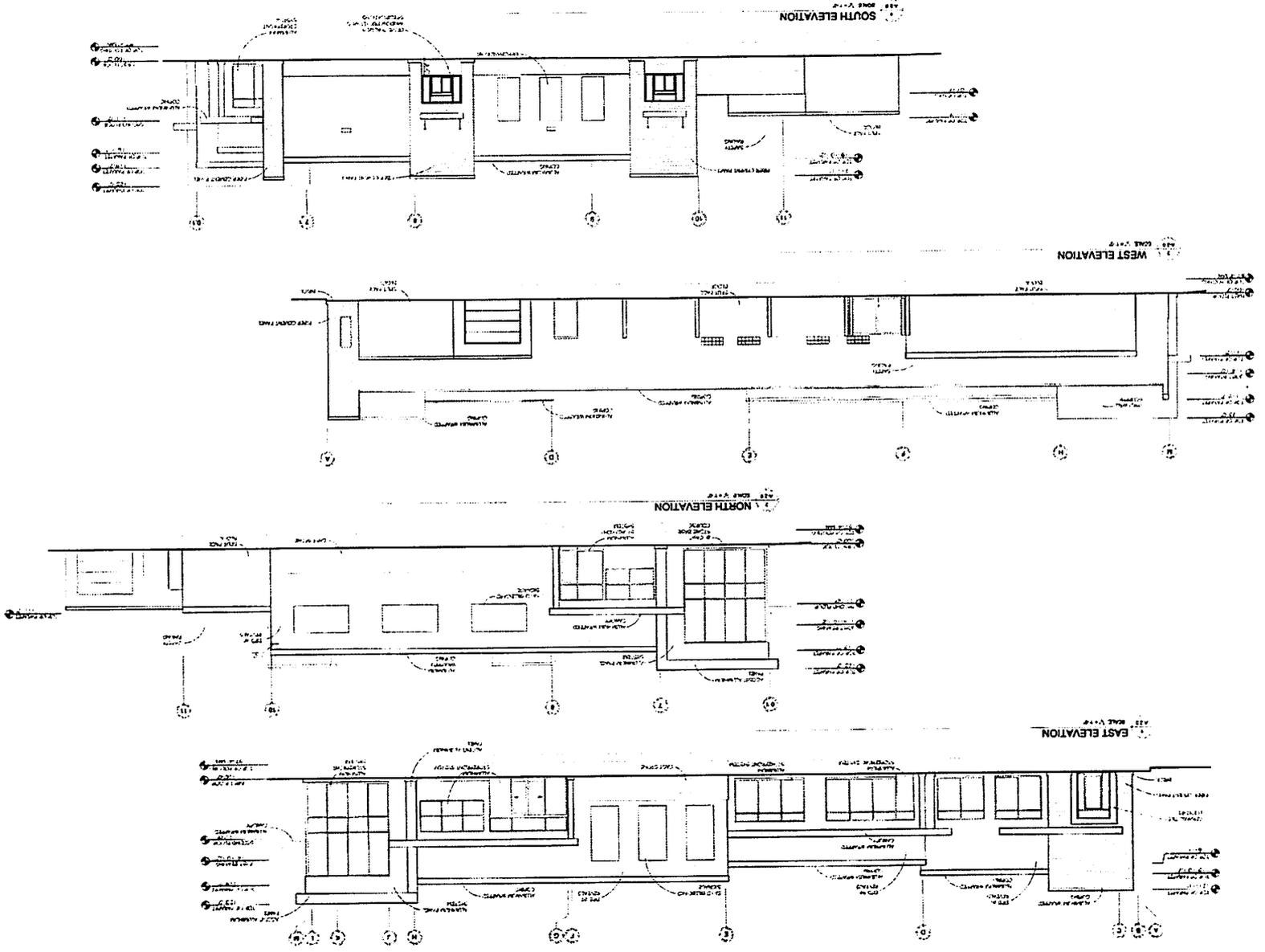


A-2.0

ELEVATIONS

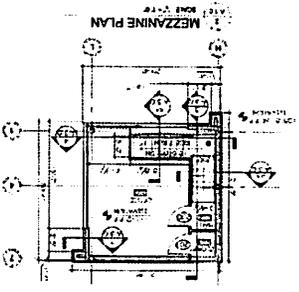
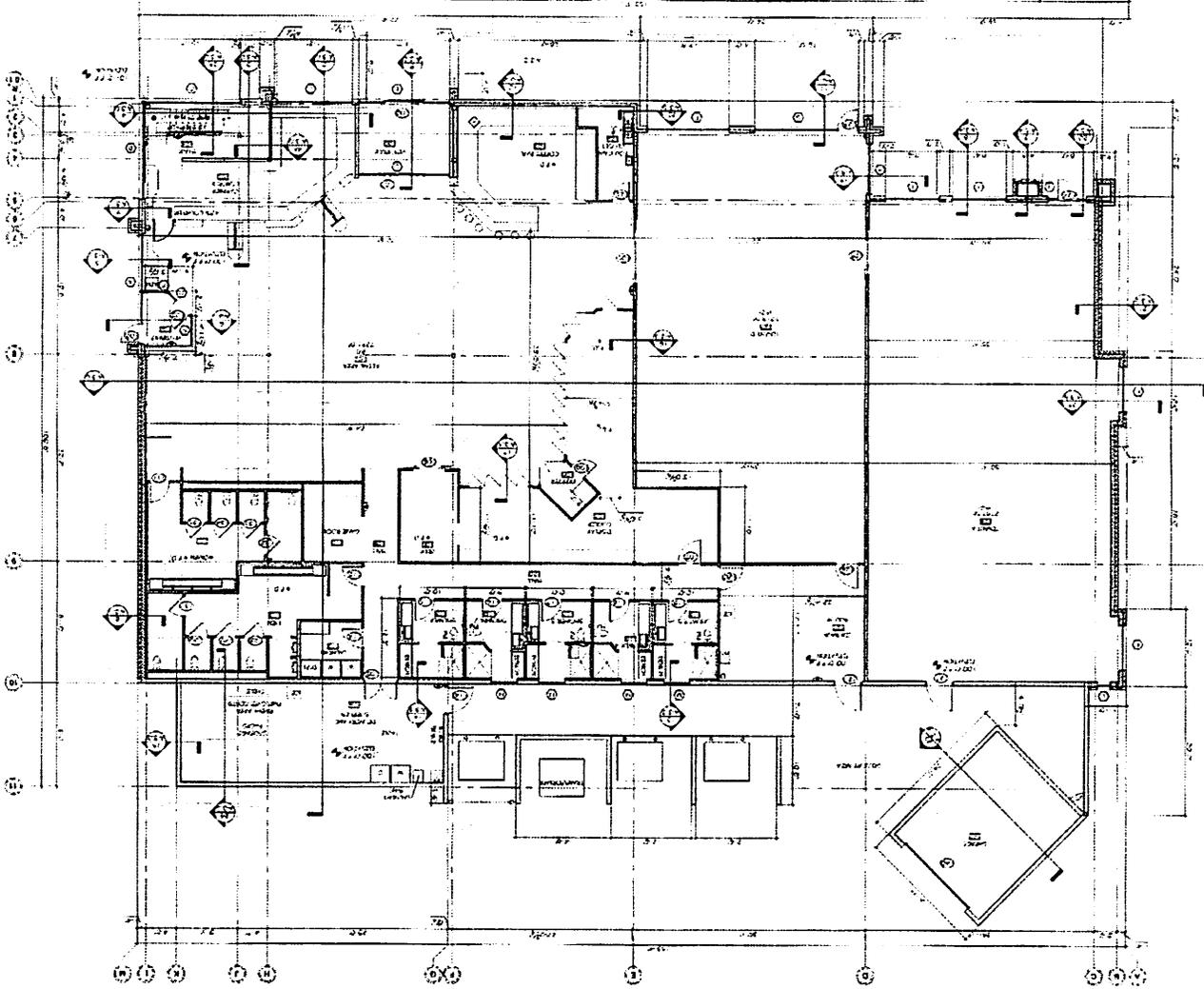
TRUCK WORLD
Connell Travel Center
Connell, Ohio

DPH
ARCHITECTURE



PROJECT: Connell Travel Center
 DRAWING: ELEVATIONS
 DATE: 5/20/19
 SCALE: AS NOTED
 DESIGNED BY: DPH
 CHECKED BY: [blank]
 APPROVED BY: [blank]

FLOOR PLAN
DATE: 11/11/10



LEGEND TO FLOOR PLAN

| SYMBOL | DESCRIPTION |
|---|------------------|
| (Symbol: Square with diagonal lines) | 1. FLOOR FINISH |
| (Symbol: Square with dots) | 2. FLOOR FINISH |
| (Symbol: Square with horizontal lines) | 3. FLOOR FINISH |
| (Symbol: Square with vertical lines) | 4. FLOOR FINISH |
| (Symbol: Square with cross-hatch) | 5. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 6. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 7. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 8. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 9. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 10. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 11. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 12. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 13. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 14. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 15. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 16. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 17. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 18. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 19. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 20. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 21. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 22. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 23. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 24. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 25. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 26. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 27. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 28. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 29. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 30. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 31. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 32. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 33. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 34. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 35. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 36. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 37. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 38. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 39. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 40. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 41. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 42. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 43. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 44. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 45. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 46. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 47. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 48. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 49. FLOOR FINISH |
| (Symbol: Square with diagonal lines, other orientation) | 50. FLOOR FINISH |

STAIR A
STAIR B
STAIR C
STAIR D
STAIR E
STAIR F
STAIR G
STAIR H
STAIR I
STAIR J
STAIR K
STAIR L
STAIR M
STAIR N
STAIR O
STAIR P
STAIR Q
STAIR R
STAIR S
STAIR T
STAIR U
STAIR V
STAIR W
STAIR X
STAIR Y
STAIR Z

A-1.0

FLOOR PLAN

TRUCK WORLD
Commercial Travel Center
Cincinnati, Ohio

DPH
ARCHITECTURE