

MINUTES
CITY OF WILMINGTON PLANNING COMMISSION
Tuesday, March 5, 2024

Wilmington City Planning Commission met in regular session on Tuesday, March 5, 2024, at 4:30 p.m. in the City Community Room, with Mayor Patrick Haley presiding.

CALL TO ORDER/ROLL CALL

Mayor Haley called the meeting to order at 4:30 p.m.

Patrick Haley (Mayor)	Present	Tony Thompson	Present
Michael Crowe (Service Director)	Present	Darrell Powell	Present
Tara Short (Park Board President)	Present	Ellen Hill	Present
		Delmas King Jr	Present

Staff Present: Samantha Ison, Clerk of Planning Commission; Drew DeMarsh, Clinton County Regional Planning;

APPROVAL OF MINUTES

Crowe moved to approve the January 9 minutes as presented. Short seconded the motion. The members unanimously agreed. January 9 minutes approved.

Site Plan Review

Property Owner:	Davids Rombach LLC
Address:	Rombach Ave & Davids Drive Parcel 290190401000100
Agent:	CESO c/o Paul Hanson
Zoning:	SC (Suburban Commercial)
Summary of Request:	Request for Site Plan Review for Wawa convenience store and fueling station

Paul Hanson with CESO presented the project which includes an approximately 5900 square foot store, 8 double sided fuel pumps, and electric vehicle charging stations. The property was previously rezoned to the Suburban Commercial. The site plan shows cross access easements in blue for the adjacent parcel on the west side. The stormwater detention accounts for both properties. The anticipated schedule is to construct in 2024 and open in 2025.

DeMarsh provided the staff report. Parcel was reviewed in December 2023 for rezoning from LI to SC. The current site plan proposes three access points: right-in/right-out on Rombach Avenue, right-in/right-out on Davids Drive, and full access on Davids Drive, south of the right-in/right-out. The traffic study indicated that a right turn lane heading south on Davids Drive was warranted, however there is not enough distance between the intersection and the northern right-in/right-out access point. RPC staff recommends eliminating the right-in/right-out access point to accommodate the warranted right-turn lane into the full access entrance. DeMarsh provided all comments from the City Engineer:

1. Please bookmark all PDF's to assist in the review process. This has been requested multiple times and not addressed.
2. Revise the term "Limited access" on page 4 and 7 to say "restricted access". The terminology "limited access" typically refers to L/A where no access is permitted by ODOT.
3. Restriping of the northbound left turn lane for Davids and Rombach will be completed with the upcoming David's Drive Phase 3 roadway improvement project and not required with this development.
4. The right-in/right-out driveways will need to be designed to restrict prohibited movements. The design will be reviewed during the site plan review.
5. Was the signal retimed at all in any of the scenarios? If so, changes need to be communicated so they can be implemented in the field.
6. The 35-mph speed zone on Rombach was recently extended to the Walmart Drive to the east. Revise any applicable turn lane calculations.
7. The speed limit is now 45 mph on Davids Drive. Revise any applicable turn lane calculations.
8. The right-in/right-out along Davids Drive is not proven to operate safely within the study. The right turn lane is warranted due to the amount of traffic turning into that access point but not recommended due to the proximity to the intersection. This reason proves that the location of this access point may cause backups into the signalized intersection due to vehicles slowing to enter. This access point needs to be removed from the site plan and traffic redistributed to the full access driveway on Davids Drive. This should result in a need for a right turn lane at the full access driveway on Davids Drive.
9. Submit capacity analysis files with revised submittal.

Staff received comments from Public Works: the water pit should be downstream of the shut-off valve, not upstream. Previous comments from the water department have been addressed. Sewer department also provided comments and corresponding drawing requesting an additional manhole be placed and a 6 inch sewer lateral from the proposed Wawa to the manhole and length of lateral to be 8 inch.

DeMarsh provided a positive recommendation contingent upon satisfying comments from Water, Sewer, City Engineer and approval of a variance from Board of Zoning Appeals.

Hanson stated that the variance is the on the agenda for the April 1st Board of Zoning Appeals meeting.

Haley opened the floor to public comment. No comment.

Powell moved to approve the Site Plan contingent upon applicant satisfying staff comments from Water, Sewer, City Engineer, and approval of a variance by the Board of Zoning Appeals. Short seconded the motion. Roll Call Vote: Short, aye; Powell, aye; Hill, aye; Thompson, aye; Haley, aye; Crowe, aye. Site Plan approved with contingencies.

Certificate of Appropriateness

Property Owner:	Flock Investment Group LLC
Address:	34 N South St
Agent:	Dustin Pearce
Zoning:	DC, Historic Overlay
Summary of Request:	Request for Certificate of Appropriateness for building repairs to include paint and window and door replacements.

Dustin Pearce with Flock Investment Group LLC presented the project. Pearce explained that the building is in poor condition and needs repairs. The proposed renovation includes fresh paint, window replacement, and door replacement. Windows and doors will match the surrounding buildings, which are glass and aluminum.

Short expressed concern with matching the doors and windows to neighboring buildings. The doors and windows on those properties are not historically accurate.

All Commission members, applicant, and audience look at google maps on the screen to see surrounding property store fronts.

Discussion followed regarding the importance of historical accuracy and keeping the original character of the building, regardless of whether or not surrounding properties are historically accurate.

DeMarsh provided the staff report and a positive recommendation. DeMarsh stated that staff would prefer the historical accuracy be preserved and that the doors be consistent in design to provide a symmetrical front. DeMarsh stated that he is not able to confirm that the color matches the historic colors due to his colorblindness.

Pearce stated that currently the door currently opens inward like a residential building. Pearce was told that he needed to either get it approved to open inward or would need to open outward to comply with code. His concern is that the door is right on the sidewalk and will open out into the foot traffic.

DeMarsh recommended he speak with Building and Zoning department.

Crowe stated that there is discussion of removing some width of sidewalk to create additional parking spaces in the downtown. This may reduce space for the door to open outward.

Haley opened the floor to public comment. No comment.

Hill moved to approve the Certificate of Appropriateness as presented. Powell seconded the motion. Roll Call Vote: Powell, aye; Hill, aye; Thompson, aye; Haley, aye; Crowe, aye; Short, aye. Certificate of Appropriateness approved as presented.

Informal Discussion

Property Owner: Wagstaff Dental
 Address: 138 N South St
 Agent: Abbot Image Solutions
 Zoning: DT, Historic Overlay
 Summary of Request: Informal Discussion regarding signage in the historic district

Doug Conrad of Abbot Image Solutions presented the project. Conrad explained that the Certificate of Appropriateness for the proposed signage for Wagstaff Dental was denied at the previous Planning Commission meeting due to the material. Conrad would like clarification as what is considered “disguised” as stated in the code.

DeMarsh read the relevant ordinance Sec 1159.03(e)(5)(d)(11):

A sign should be constructed with a minimum of different types of material so as to provide a consistent overall appearance. Materials shall be consistent with those of the building or of older origin such as brick, stone, masonry, and wood. Undisguised contemporary materials such as aluminum, plaster, fiberglass and glass shall not be used.

Short explains that the presented sign has no material that is also present in the corresponding building.

Conrad asked for a definition of disguise. DeMarsh responded that the interpretation varies depending on the individual and the context.

Discussion followed regarding potential material and design solutions for a more historically accurate sign. The use of faux brick and wood painted to look like brick were evaluated. It was determined that faux brick may be acceptable however, wood painted to look like brick is likely insufficient. The commission also discussed the modern font, to which agent stated the font is the business logo.

Haley opened the floor to the public. No comment.

Applicant will submit new designs for review.

No action.

ADJOURNMENT

Seeing no further comments or discussions from those present, Mr. Haley called for a motion to adjourn the meeting.

Crowe moved to adjourn the meeting. Meeting adjourned at 5:21 p.m.

Chairperson

Clerk