



**NOTICE OF PUBLIC MEETING  
CITY OF BEXLEY  
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, February 22nd, 2016 at 6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

**SPECIAL NOTE TO THE APPLICANT:** Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

- a. Application No.: 15-Exempt  
Applicant: City of Bexley  
Owner: City of Bexley  
Location: Commonwealth Park Field  
Request: The applicant is seeking Environmental Review and approval, to allow a seasonal, removable, lockable, portable restroom enclosure at the northeast quadrant of North Columbia Avenue and Commonwealth Park South.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

\*If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.\*

Mailed: 02-08-16

## **Commonwealth Park Restroom Facility Evaluation Report**

The Bexley Recreation Board confirmed the plans for evaluating the placement of a restroom facility at Commonwealth Park in the fall of 2015. The evaluation process included collection of data from users of the facility as well as an end of the season survey. Additionally, the Recreation and Parks Department tracked any issues brought to our attention by residents as well as issues identified by staff during our daily grounds checks of the facility.

Evaluation of the data was identified as twofold:

- 1) Did the portable restroom address an actual issue/need? Did users of the park need the facility and did they utilize the facility?
- 2) Evaluation of the impact of the facility on the immediate residents. Residents have conveyed a number of concerns that they have with the facility being placed on Commonwealth. Concerns raised included, but may not have been limited to:
  - a. Vandalism of the unit.
  - b. Odor coming from the unit.
  - c. The process for servicing the unit.
  - d. Safety associated with the design and location of the unit.
  - e. Use of the facility by people other than those that it was intended to be used by.
  - f. Responsiveness of the department to issues/concerns that come up.

### **Background Information:**

Upon completion of the restroom facility at Commonwealth Park, an email was sent out to permitted users of the space on Sept., 11, 2015. This communication included the rules and regulations for the facility as well as the information we asked that all participants provided to the department about their usage (Data Collection).

At the completion of the season, all permitted users received an end of year survey to complete and return to the department.

There were 14 total permitted users of the space during the fall. They include the Bexley School District's Middle School Field Hockey Program, the Bexley Recreation and Parks Youth Soccer Program, and 12 additional community teams.

### **Data Collection:**

Of the 14 permitted users, 9 turned in information on their team's usage of the restroom facility. Efforts were made to collect the remaining 5 users feedback (All community teams),

but no response was received. For the purpose of this report, we averaged out the responses we received from the 7 other community teams and applied those averages to the teams that did not respond.

Results

Dates Used – 96

Total Hours – 132

Number of Players – 1681 (This indicates the total number of time kids used the fields, not the number of different kids)

Number of Times the Restroom was used – 168

**Survey Results:**

Of the 14 permitted users, 6 returned the survey. Efforts were made to collect the remaining 8 users surveys (All community teams), but no response was received.

Results

<b>Rate the Following 1(lowest) – 5 (Highest)</b>	<b>Average Score</b>
The Need for the Restroom Facility	3.6
Facility Usage	3
Facility Cleanliness	4.75
Facility Condition	5
Clarity of Facility Rules & Regulations	4.6

At any point during your time at Commonwealth, did you notice an odor coming from the portable restroom facility? Yes – 0% No – 100%

Did you have any safety concerns with the facility? Yes – 0% No – 100%

Did the facility locking process work? Yes – 100% No – 0%

Did the facility meet your team/program needs? Yes – 100% No – 0%

**Additional Comments:**

- We only practiced on CP West so if I'd had a child who needed it, I'd still have to leave the team briefly unattended to go unlock the facility. I think it's a great idea, particularly for the younger teams, but only if someone else can keep any eye on the rest of the kids.

- I thought the only users would be the kids, but it seemed the parents used it just as much. Grandparents were super happy now.

#### **Communication Received Regarding Issues with the Facility:**

During the trial period we only received 1 piece of communication from the public and/or permitted users regarding a concern.

- The report was made at the end of the season and was concerning the portable restroom being removed from the facility and left out.

At the completion of the season, we discussed with our vender, Porta Kleen, about the pick-up process for the facility. This is a bit unusual of a process because of the housing around the unit. Recreation staff had to unlock and remove the unit from the housing so that Porta Kleen could pick-up the unit. On October 29, 2015, an email was sent to our account manager at Porta Kleen detailing the pick-up process. The email indicated that Porta Kleen would pick up the unit on Monday, Nov. 2<sup>nd</sup> soon after 9:30am when the unit would be removed from the housing. This plan was confirmed by Porta Kleen on 10/29/15. Unfortunately, Porta Kleen did not follow through with a pick-up on Monday as a result the unit was out of its housing for an unnecessary amount of time. Upon the issue being brought to our attention, it was addressed with the vender and the unit was retrieved.

#### **Issues Discovered by Recreation and Parks Staff:**

During the trial period, we noticed 2 issues with procedure not being followed. In both situations, Porta Kleen made an error with servicing the unit.

- Early in the process, a Porta Kleen service truck was seen servicing the unit from Commonwealth Park South. Porta Kleen was informed at the beginning of the contract that they would need to service the unit from Columbia Ave. and not Commonwealth South. When we saw the truck servicing from Commonwealth South, we contacted Porta Kleen about the issue and reminded them to use Columbia. I am not aware of any additional issues with this process.
- During a morning weekday grounds check, Recreation Staff noticed the lock was not secured on the facility. This was also a Porta Kleen issue as they had serviced the unit earlier that day and had not secured the lock. Porta Kleen was contacted and no other issues were observed.

## **Evaluation**

As indicated in our evaluation process, the success/evaluation of this facility was going to boil down to two things: 1) Did placement of the facility address a need? 2) Were we able to install and manage the facility in a way that minimized the concerns of the immediate residents?

Need – The City of Bexley Recreation and Parks Department identified a need for a restroom facility to address two major concerns with park usage at Commonwealth Park, safety and accessibility.

**Safety** – The safety concerns identified by the department were that without a restroom, kids that need a facility had two options: 1) Go in the bushes. 2) Travel across one or two street to use Jeffrey Park restroom facilities. Having the kids travel to Jeffrey Park created a safety concern with crossing up to two streets as well as created a situation in which a child may be alone and out of site with a volunteer coach. This is a safety concern for both the child and the coach.

While placement of the restroom facility at Commonwealth Park East did not eliminate all safety concerns, it did help to minimize the concerns. Users of Commonwealth West still had to cross one street to access the facility, but there is much better line of sight than if a child and/or coach went to Jeffrey Park to use the facility.

**Accessibility** – We know from the data that the restroom facility was utilized. Roughly 10% of park users utilized the facility. Coaches indicated that there was a 3.6 out of 5 in terms of the need for the restroom facility. How do we determine if that is enough usage to warrant a facility? I believe that a lot of people can have very different takes on that. In my professional opinion, we provide a park that we program and encourage the general public to utilize. Data indicates that when provided an accessible restroom facility it is utilized by those taking advantage of the park space. If we provide and encourage use of space and participants utilized the restroom facility, I believe that we did address a need.

Minimized the impact on the surrounding neighbors – Throughout this process we have had a number of public meetings and had a great deal of input from neighbors about their concerns with the placement of the facility at Commonwealth Park. Residents had a number of shared concerns and some concerns that were more unique. Although this may not include all of the concerns, many of the concerns included vandalism, odor, the process for servicing the unit, safety associated with the design and location, use of facility by people other than those intended, and responsiveness from the city to issues/concerns that come up.

During the roughly two month trial period, the Recreation Dept. and to my knowledge the City of Bexley, only received 1 communicated concern from the public. Through our management procedure, the Recreation Dept. only observed two additional issues. In all three cases, I believe that the City responded quickly to address those concerns. To my knowledge, there was no vandalism of the unit, no reported odor coming from the unit, design and location selection was done to minimize aesthetic and safety concerns, and the facility was not used by people who were not intended users.



City of Bexley  
Planning Commission

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**Decision and Record of Action – August 24, 2015**

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The City of Bexley Planning Commission took the following action at this meeting:

**Location:** Commonwealth Park – east quadrant  
**Application No.:** 15-Exempt  
**Applicant:** City of Bexley  
**Owner:** City of Bexley  
**Zoning:** OS  
**Request:** The applicant is seeking Environmental Review and approval to temporarily allow a seasonal, removable, lockable, portable restroom enclosure at the northeast quadrant of North Columbia Avne and Commonwealth Park South.

**MOTION:** The findings of fact and conclusions of law, as stated by Kathy Rose, The Commission finds that after review of the plans and consideration of the testimony given, that it would be appropriate to recommend approval for a temporary restroom enclosure with the following conditions: 1) Collection of data usage comparables for Fall sport event at Commonwealth Park and Jeffrey Park (who uses, No. of students, time duration for event, age of students, coach reports); 2) Research be done by legal counsel or a title company, to allow structures in the park; The restroom unit is approved to be placed on site until November 13, 2015.

**The applicant agreed to the findings of fact and conclusions of law.**

**VOTE:** All members voted in favor.

**RESULT:** **Approved with condition**

**Staff Certification:** Recorded in the Official Journal this 24 day of August, 2015.

  
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Kathy Rose, Zoning Officer

  
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Jason Sudy, AICP  
Side Street Planning  
City Planner

CC: Applicant, Development Office, File Copy

Commonwealth PK N + S

2299 S. Commonwealth PK

2355 " "

~~2299 " "~~

2371 " "

2399 " "

2300 N. Commonwealth PK.

2326 " "

2340 " "

2371 " "

2388 " "

2402 " "

2416 " "

Property owner

## Buffer search results

## Results 1 - 14 of 14

	Ait ID	Site Address	Owner 1	Owner 2
020L020 00100	020-000812-00	<del>COLUMBIA AV</del>	COLUMBUS COMMON	
020L020 00300	020-001585-00	<del>2399 S COMMONWEALTH...</del>	SCHNEIDER KARL	LUCKS WHITNEY E
020L021 02400	020-001548-00	<del>85 STANBERRY AV</del>	MEYER KAREN B S	
020L021 02500	020-001549-00	<del>91 STANBERRY AV</del>	QUINTENZ KENNETH B	SUSAN L
020L021 02600	020-001550-00	<del>125 STANBERRY AV</del>	KAUFMAN KATHERINE J	KAUFMAN BRETT
020L021 02700	020-001552-00	<del>141 STANBERRY AV</del>	LEVI YAEL	
020L021 02800	020-001553-00	<del>145 STANBERRY AV</del>	TAGGART MARY A	THOMAS M CO-TRS
020L021 02900	020-001554-00	<del>165 STANBERRY AV</del>	ALMASANU WENDY G	
020L021 03500	020-002425-00	180 N DREXEL AV	LEFKOWITZ MICHAEL S TR	
020L021 03600	020-001907-00	152 N DREXEL AV	LUCKS JOHN E JR	LUCKS CHERYL W
<del>020L021 03700</del>	<del>020-002225-00</del>	<del>152 N DREXEL AV</del>	<del>LUCKS CHERYL W</del>	
020L021 03800	020-001930-00	144 N DREXEL AV	LUCKS JOHN E JR	CHERYL W
020L021 03900	020-001744-00	126 N DREXEL AV	GLASSMAN ANDREW H	GLASSMAN JULIE B
020L021 04000	020-002088-00	98 N DREXEL AV	98 N DREXEL LLC	

POCKET PARK

