



**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.: 16-003
Applicant: Johnson's Real Ice Cream
Owner: Matt Wilcox
Location: 2728 E. Main Street
Request: The applicant is seeking Environmental Review and approval to allow a temporary trailer to be placed at the north end of the building, during the summer months. Please Note: This application was tabled at the January 25th meeting of the Planning Commission.

A copy of the application is available for review on the city website: www.bexley.org or 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.

Mailed by: 02-08-16

2016003

CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2014

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL **PLANNING COMMISSION** Date: _____
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. This application is submitted for: (please check)

A. Rezoning Lot Split Plat Approval Special Permit
 Variance Conditional Use Other _____

B. Exterior Design Review to include: Building Plans Site Development
 Signage Fence Other _____

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: _____

NAME OF BUSINESS: Johnson's Real Ice Cream

3. NAME OF APPLICANT: Math Wilcoxen

Address 2728 E. Main Street Bexley

Telephone Number 614-231-0014 E-mail: math@johnson'srealicecream.com

4. NAME OF OWNER: SAME AS ABOVE

Address _____

Telephone Number _____ E-mail: _____

5. Narrative description of project / request. (Attach additional sheets, if necessary).

Yearly permit for temporary trailer permit See Attached

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).

Attn: Planning Commission Review Board

RE: Yearly permit for temporary refrigeration trailer permit

TABLED: 1-25-16

This letter is to explain Johnson's expansion needs in order to maintain ice cream production in the City of Bexley. We are requesting a permit to allow for an 8 foot by 28 foot freezer trailer to be parked on the north side of our building while still allowing for 14 feet of exit driveway. This unit would be powered by 480v 3 phase electric using an ultra-quiet motor. No diesel motor will be used to eliminate the noise level. We anticipate the need for the trailer during our peak months of April, May, June, July and August.

Due to our production demands and with all the USDA regulations and listeria scare, we are now required to shut down production to load our trucks. We must shut down based on the configuration of our freezer loading doors being inside our production area. This is very costly to our company and due to freezer space restraints and frequency of pickups, we do not have any other options. Any freezer expansion inside our building is not an option as we have maxed out our capacity.

Our ice cream must be hand loaded on pallets at least three days a week and moved to a distribution site in Urbancrest, Ohio which distributes to over 300 restaurants in Columbus along with six states. Our goal is to load the freezer trailer in the morning, with product produced from the previous day, so that production can resume as normal. A truck driver will then bring an empty trailer and pick up the one we have loaded. By allowing this process, it will free up our current freezers so that we can continue production and keep up with peak demand.

I believe that this permit will allow us to continue ice cream production in the City of Bexley for the foreseeable future. We have no desire to look elsewhere outside of the city and are very proud of our relationship with this community!

Meeting: 2-22-16

I am re-submitting the updated information to the planning commission regarding traffic flow with our proposed trailer in place. The parking lot, along with striping, box truck parking and loading zone are also included. There is also an AASHTO showing the minimum turning path of a vehicle which is more than sufficient when scaled to our survey.

Regards,



Matt Wilcoxon

President

Johnson's Real Ice Cream

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

All Ohio Title Agency, LLC and/or Heartland Bank

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being Lot 9 & Part of Lot 10 W.J. Paul's Addition, Plat Book 10, Page 363, and Part of Lot 10 Bexley Highlands Amended, Plat Book 18, Page 54

Applicant: Johnson's Real Ice Cream

Posted Address: 2728 E. Main St., Bexley, Ohio

Apparent Encroachments: 1) Overhead Wires Crossing Property.

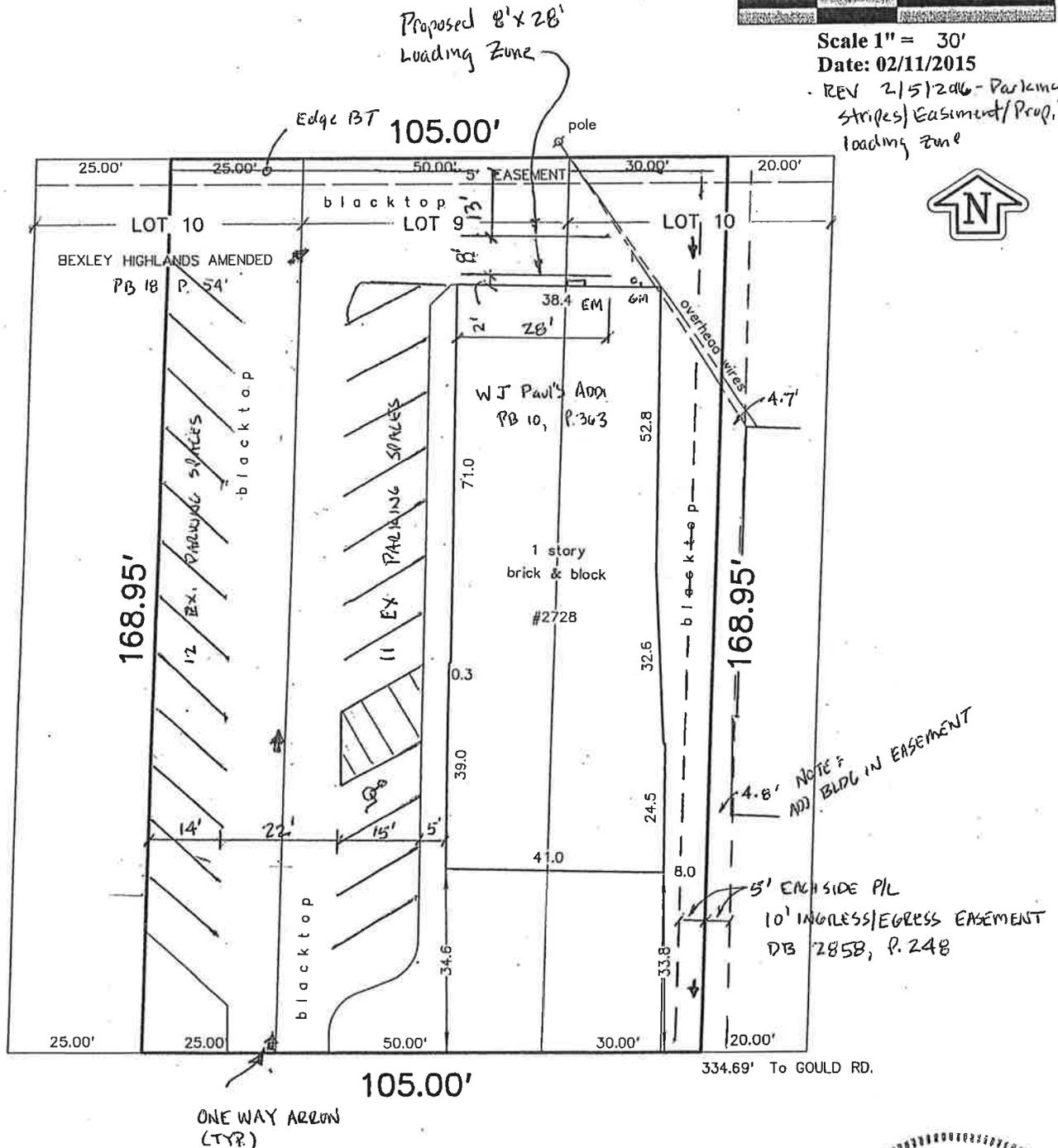
30' 15' 0' 30'



Scale 1" = 30'

Date: 02/11/2015

REV 2/5/2016 - Parking Stripes/Easement/Prop. Loading Zone



E. MAIN STREET 80'



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

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Trailer height = 11'0"

Proposed 8' x 28' Loading Zone

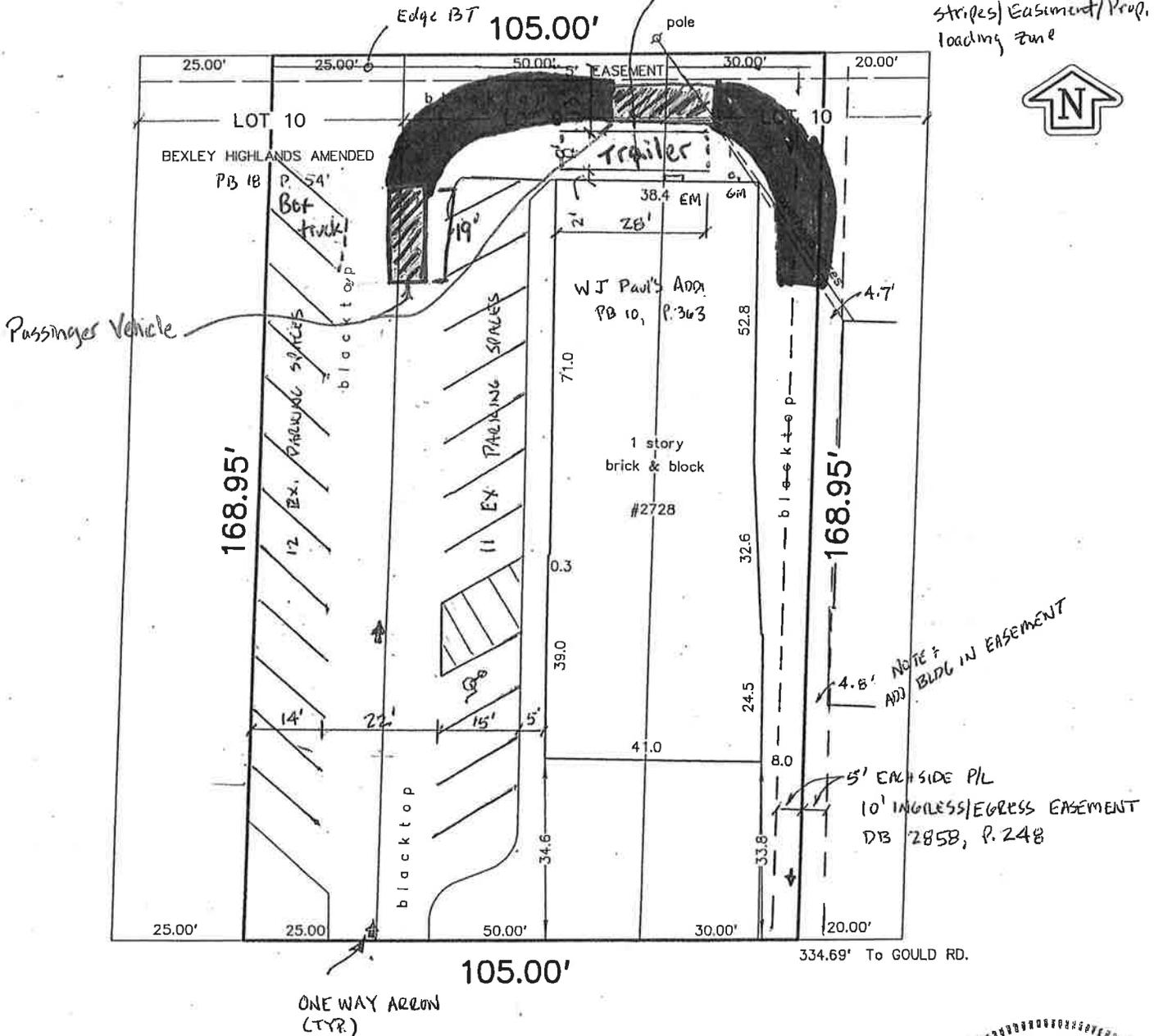
30' 15' 0' 30'



Scale 1" = 30'

Date: 02/11/2015

REV 2/5/2016 - Parking stripes) Easement/Prop. loading zone



E. MAIN STREET 80'



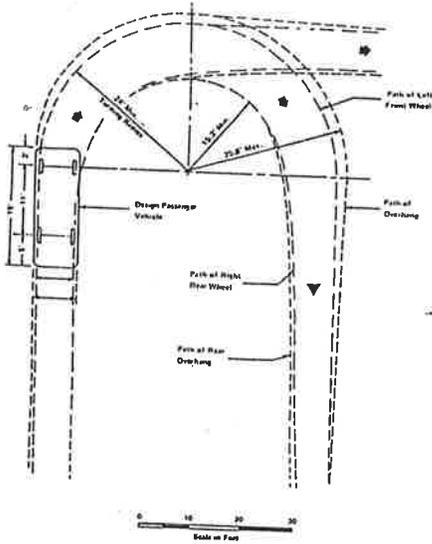


Figure II-1. Minimum turning path for P design vehicle.

1" = ~~20~~ 10'

Buffer search results

Results 1 - 29 of 29

	Alt ID	Site Address	Owner 1	Owner 2
020L000I 03900	020-000137-00	2767 SHERWOOD RD	GASBARRO JOSEPH L	CALDERONE ANNA
020L000I 04000	020-003966-00	2759 SHERWOOD RD	TALIS MARK P	
020L000I 04100	020-003967-00	2753 SHERWOOD RD	MADISON JENNIFER A	
020L000I 04200	020-003969-00	2745 SHERWOOD RD	BERSAGEL ERIC J	BERSAGEL SHANNON N
020L000I 04300	020-003970-00	2737 SHERWOOD RD	RHOTEN HELEN H	
020L000I 04400	020-003971-00	2731 SHERWOOD RD	GOSSER DIANE S TR	
020L000I 04500	020-003103-00	2721 SHERWOOD RD	KRAMER JACOB J	
020L000I 04600	020-003104-00	2715 SHERWOOD RD	HAYES PADRAIG R	HAYES MONICA L
020L000I 04700	020-003105-00	2703 SHERWOOD RD	GELDIS NICKOLAS J	DEBORAH G
020L000I 06000	020-000122-00	2680 E MAIN ST	2680 E MAIN LLC	
020L000I 06100	020-000160-00	2690 E MAIN ST	WOOD PENNY L	GRAHAM JEAN A, GRAHAM JA...
020L000I 06200	020-000162-00	2700 E MAIN ST	2700 PARTNERSHIP	
020L000I 06300	020-000174-00	2710 MAIN ST	MARSCHOT LLC	
020L000I 06400	020-000188-00	E MAIN ST	JOHNSONS REAL ICE CREAM	LLC
020L000I 06500	020-004119-00	2728 E MAIN ST	JOHNSONS REAL ICE CREAM	LLC
020L000I 06600	020-003973-00	2734-2738 E MAIN ST	JONATHAN HARTSTEIN LLC	
020L000I 06700	020-003975-00	2740 E MAIN ST	GEODAESIA	
020L000I 06800	020-003976-00	2740 E MAIN ST	GEODAESIA	
020L000I 06900	020-003977-00	E MAIN ST	DIETZ PROPERTIES LLC	
020L000I 07000	020-003978-00	2770 E MAIN ST	DIETZ PROPERTIES LLC	
020L000I 07100	020-003979-00	2774-2776 E MAIN ST	BEIM BETTYE J TR	MARJORIE L FRIEDMAN TR
020N022 00100	020-002921-00	2699 E MAIN ST	HENLEY SPECIAL ACCOUNT	LLC
020N022 00300	020-002011-00	2691 E MAIN ST	HENLEY SPECIAL ACCOUNT	LLC
020N022 07600	020-002925-00	2741 E MAIN ST	GALLAGHER RENTALS INC	
020N022 07700	020-001938-00	2729-2733 E MAIN ST	GALLAGHER RENTALS INC	
020N022 07800	020-002923-00	E MAIN ST	GALLAGHER RENTALS IN	
020N022 07900	020-002922-00	2719 E MAIN ST	GALLAGHER RENTALS INC	
020N022 08000	020-002059-00	2715 E MAIN ST	CABOT LAKE HOLDINGS LLC	
020N022 15101	020-001856-00	E MAIN ST	JALLAQ ISMAIL I	

Johnson's ice cream
2728 Main St.