



## Bexley Planning Commission Planning Staff Report – February 22, 2016

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### Johnson's Real Ice Cream – Temporary Outdoor Trailer

**Application #:** 16-003

**Location:** 2728 E. Main St.

**Zoning:** Mixed Use Commercial (MUC) District and Main Street (MS) District

**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.

**Applicant:** Johnson's Real ice Cream

**Owner:** Matt Wilcox

#### A. STAFF RECOMMENDATION

The applicant seeks environmental review for placing a temporary trailer at the rear of the store during summer months. The location is fully hidden from Main Street and would not eliminate any marked parking spaces.

The additional information submitted this month is in response to questions raised at the January 2016 Planning Commission meeting. Updates to the previous staff report are indicated in orange below.

Staff has **several** concerns with this application:

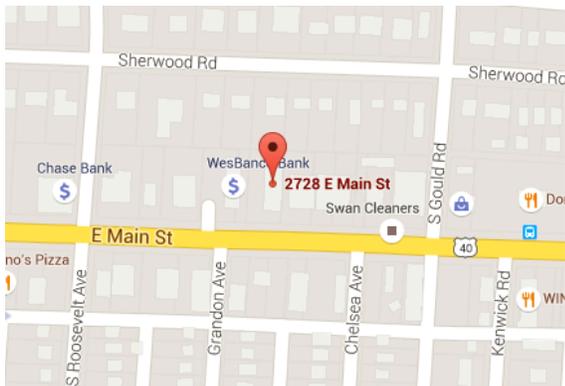
- The request is for a utilitarian, unscreened trailer. At a minimum, there would need to be screening for the undercarriage and preferably the entire trailer for the time it is in place. **This remains a staff concern as the applicant has indicated the trailer would be moved and replaced every day, so largely there would be a typical unscreened trailer parked on-site.**
- The "temporary" nature of the request would have to be tightly described, outlining specific dates of use. The months of use should be included in the motion. The application requests April through August. **Staff recommends limiting this approval to the months of April through August of 2016, as an opportunity to see the resulting impact. The applicant can then return following this season to ask for a longer extension.**
- The use of a trailer to create extra storage space is not a preferable precedent for Main Street. Staff would be much more supportive of construction of a permanent outdoor cooler that was architecturally screened. **The applicant has indicated that they need to load and move the trailer each day. While we now understand the process for proposed**

use of the trailer, an additional long-term solution should be established to create a more permanent, yet functional approach for the facility.

- The trailer will require an outdoor electric motor to operate. This will generate some measure of sound which, being unscreened, could have an impact on properties to the rear.

If the Planning Commission acts on the application, staff has included RECOMMENDED CONDITIONS at the end of this report.

## B. BACKGROUND



The site is located on the north side of East Main Street, between Wesbanco and a multi-tenant office user.

### Design Guidelines

The project is located in the Mixed Use Commercial (MUC) District and Main Street (MS) District, which uses the Main Street Design Guidelines to inform the Planning Commission as to appropriate site

development and architecture. The Guidelines do not encourage this type of outdoor storage facility, but would steer toward a more permanent architectural solution. In the absence of that, significant screening would be needed to meet the intent of the guidelines.

## C. CONSIDERATIONS

### Site plan

- The proposed trailer is fully behind the building at the rear of the site. A fence exists between the commercial use and the residential to the rear.
- The location does not appear to impact any designated parking spaces.
- The rear of the building is used as a drive aisle for those leaving the parking to the west. It appears that this trailer would leave enough room for this egress to continue, but the Service Department would have to verify this to be the case before anything could be placed there. The applicant has submitted a plan indicating vehicular access around the trailer. City engineering staff is reviewing to determine the feasibility of continued vehicular access around the rear if a trailer is parked there.
- At the January meeting, the applicant indicated the possibility of paving a strip adjacent to the rear fence that is currently unpaved, in order to provide more access width. The current plan does not indicate that approach.
- The gas meter locate along the rear of the building will require the trailer to be slightly away from the rear wall as indicated on the submitted drawing.
- The applicant may need to delineate the specific allowed parking area for the truck on the asphalt surface in order to ensure appropriate daily placement during seasonal usage.

#### **D. ADDITIONAL COMMENTS**

As per staff recommendation above, it is preferred that the applicant revise their proposal to:

- Find a more permanent physical solution; and/or **As indicated above, an additional long-term solution should be established to create a more permanent, yet functional approach for the facility.**
- Create a plan for significant screening of the trailer. **Since this trailer is anticipated to move every day, screening becomes unlikely; but a method to reduce any sound impacts of the needed electric motor should be discussed.**

#### **E. RECOMMENDED CONDITIONS**

Should the Planning Commission choose to act on this application, staff suggests the following conditions:

1. That the applicant work with staff to verify that placement of the temporary trailer does not impede vehicular access around the rear of the building; and
2. That the applicant will mark the pavement area designated for truck parking, identifying the proper location in collaboration with city staff; and
3. That the use of the trailer is limited to April through August of 2016, with renewals of this time period subject to future Planning Commission consideration; and
4. That any additional screening agreed upon with the Planning Commission be submitted, to the satisfaction of staff; and
5. That the location for use of the temporary trailer will be in substantial conformance with the renderings submitted at the February 22, 2016, Planning Commission meeting.

Prepared by:

Jason Sudy, AICP  
Side Street Planning  
[jsudy@sidestreetplanning.com](mailto:jsudy@sidestreetplanning.com)