

**EXCERPT FROM THE MINUTES OF THE NOVEMBER 17, 2016
PLANNING AND ZONING COMMISSION MEETING**

C.1. ZC 2016-16 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM POINT BLANK RANGE & GUN SHOP FOR A ZONING CHANGE TO REVISE PLANNED DEVELOPMENT 41 FOR THE PURPOSE OF INCLUDING THE "INDOOR SHOOTING RANGE" USE ON 2.1 ACRES LOCATED AT 6201 NE LOOP 820.

APPROVED WITH CONDITIONS

Planning Manager Clayton Comstock introduced the Planned Development request.

Applicant, Kevin Allee, 1053 Observatory Point, Mainville, OH, with Point Blank Range and Gun Shop, came forward and gave the details of the Planned Development request.

Mr. Comstock presented the staff report.

Chairman Shiflet asked the opinion of city staff regarding the screening wall in the rear of the building.

Mr. Comstock replied that the existing screening was part of the original PD requirement for the Staple's. The landscaping in that area has now matured and has mostly screened the view of the loading docks from Iron Horse Boulevard, so the request from the applicant for flexibility in that regard is understandable. The intent should be to screen the bulk of the ventilation equipment.

Chairman Shiflet stated that he believes the maximum fence height in NRH is 8 feet tall.

Mr. Comstock confirmed.

Chairman Shiflett asked if there was an issue with lighting along Iron Horse in this plan in regard to our lighting ordinance. He wanted to know if we want the light to bleed over to the sidewalk.

Mr. Comstock answered that the Development Review Committee request was to install the dual bell style light so that one would face their parking lot and one would face the street. This would mean that perhaps Oncor would not need to install street lights in the area in the future.

Commissioner Don Bowen stated that the wall should have some variation in color or something else to prevent a plain ten foot wall, similar to what the applicant showed being used at another location of this business.

Mr. Comstock stated that the top portion of the building will have a black cornice applied to it, so it is possible that a similar contrast could be made on the screening wall extension using either color or texture.

Commissioner Bowen asked if both hand guns and long guns would be allowed in the facility?

Mr. Allee came forward and stated that shotguns are allowed in the range as long as it is lead shot and not steel shot. A rifle may also be fired up to a .308 caliber, and .50 caliber guns may not be fired since this is only a twenty five yard range. He stated that this is more of a handgun range and he would guess that 70% of the time handguns are what is used by customers of the range.

Chairman Shiflet asked if they regulate the caliber that is used by the type of ammunition that is sold.

Mr. Allee replied that they don't sell 50 caliber ammunition or guns, and they are not allowed in the range. No tracer fire bullets, steel core bullets, no steel shot from a shotgun, and nothing larger than a .308 in the range.

Chairman Shiflet asked about armor piercing bullets.

Mr. Allee responded that would likely be considered a steel core bullet which isn't allowed. He stated that a private company pays them to mine the lead out. It is loaded in fifty five gallon drums after so many hours of range time and is then recycled.

Chairman Shiflet opened the public hearing.

Seeing no one wishing to speak, he closed the public hearing and requested a motion from the Commission.

Chairman Shiflet stated that he believes we should be looking at an 8 foot wall and a cap on it similar to what was shown in the presentation.

Commissioner Mike Benton motioned to approve ZC 2016-16, and Commissioner Kathy Luppy seconded the motion.

Chairman Shiflet stated that the screening wall for the ventilation equipment had been brought up by Commissioner Bowen, and he believes they should be looking at an 8 foot wall with color variation and a cap on top similar to the other store shown in the presentation.

Commissioner Benton asked if the ten foot wall was already included.

Mr. Comstock responded that the height of the rear wall has not been specified.

There was a discussion about the appropriate height of the screening wall.

Chairman Shiflet said that 8 feet is fine with him, he was interested in balancing the wall height with city regulations and the additional cost.

Commissioner Benton asked if the applicant was agreeable with a ten foot wall, and if five more feet could be added to the existing wall from an structural engineering perspective.

Mr. Allee responded that a structural engineer would need to be enlisted to determine the feasibility. His company is fine with an 8 foot wall, and he does not believe that the equipment will be visible based on the maturity of the rear landscaping. Mr. Allee agrees that a blank wall would be ugly and they are fine with putting a cap on the wall and breaking up the monotony of the wall.

Commissioner Benton stated that he is fine with an 8 foot wall would be fine with some type of color articulation within the wall.

Mr. Allee said they don't want visibility back there and people looking for copper on the expensive equipment. They will build some wing walls and have doors that will match the dumpster enclosure door to seal off the area that will be locked. He reiterated that an 8 foot wall is fine with the company.

Chairman Shiflet asked about the number of lanes that they are proposing.

Mr. Allee replied that this store is bigger than the other stores. their typical footprint is 15,000 square feet and they usually install two bays of 10 lanes each. The ventilation equipment they use is called Carey's and it can handle two bays of twelve lanes each, so they will probably do that here.

Commissioner Benton asked Commissioner Luppy if she would agree to a revised motion to add the 8 foot screening wall with color articulation. She agreed to the revision.

A MOTION WAS MADE BY COMMISSIONER BENTON, SECONDED BY COMMISSIONER LUPPY TO APPROVE ZC 2016-16 WITH THE CONDITION THAT AN 8 FOOT SCREENING WALL THAT INCLUDES COLOR ARTICULATION BE INCLUDED.

MOTION TO APPROVE CARRIED 4-0.