

APPENDIX C

**SITE PLAN/ BUILDING DESIGN APPROVAL OF
BANK BUILDING & CONDITIONAL USE PERMIT
(MARCH 19, 2014)**



March 31, 2014

Christopher Noble
Smart Hotels, Inc.
20600 Chagrin Blvd., Ste. 705
Shaker Heights, OH 44122

Re: *Application for Conditional Use Permit
and
Application for Site Plan/Design Review Approval
College Properties of Northern Ohio, Inc.
7 North Main Street
City of Oberlin, Ohio*

Dear Mr. Noble:

This will confirm that the Oberlin Planning Commission, at its meeting on March 19, 2014, considered the above-referenced applications for a Conditional Use Permit and site plan approval related to a proposed bank building, off-street parking and drive through lanes. The proposed bank building would be one-storey in height and would have a gross floor area of about 2,940 square feet \pm . Eleven (11) off-street parking spaces and three (3) drive through lanes are proposed.

After reviewing the site plan application, the Planning Commission moved to accept the recommendation of the Design Review Subcommittee and to approve the proposed building design, materials and colors with the understanding that some sandstone elements may be included in the final building design. The Commission then moved to approve the site plan subject to compliance with a number of conditions including: (1) that the two (2) proposed on-street parking spaces in front of the building on East College Street be eliminated; (2) that the proposed sidewalk along the east side of Willard Court extend to the north limits of the property/site; (3) that the proposed sidewalk along East College Street be concrete across the drive through entrance and that its final design be approved by the Public Works Department; (4) that a "revised" site plan be submitted reflecting Conditions 1 to 3; (4) that a landscape plan be submitted for the approval of the Planning Commission; (5) that an exterior lighting plan be submitted for the approval of the Planning Commission; (6) that Sign Permit applications be filed for any proposed signage, and that the approval of the Planning Commission be obtained prior to installation; (7) that all utility connections be approved by affected City departments; (8) that an excavation permit be obtained from the Public Works Department prior to any

Mr. Christopher Noble

March 31, 2014

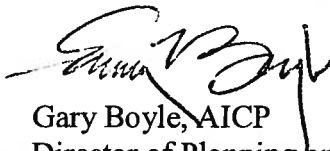
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construction within the public street right-of-way; and (9) that a building permit be obtained from the Building Division prior to construction.

It is also noted that the Planning Commission completed its review of your application for a Conditional Use Permit to accommodate the proposed bank drive through lanes, and moved to grant approval of that Permit subject to conditions. Enclosed are two (2) Conditional Use Permits, please have the College sign both Permits, retain one for its records and return the other Permit to this office.

Should you have any questions concerning this application, please do not hesitate to contact us.

Sincerely,



Gary Boyle, AICP
Director of Planning and Development

cc: T. Reed, Oberlin College
D. Neff, PE, Neff and Associates
P. Crowley, Chair, Oberlin Planning Commission
J. Young, Chair, Design Review Subcommittee
E. Norenberg, City Manager
J. Baumann, Public Works Director
Chief D. Kirin, Oberlin Fire Dept.
Chief T. Miller, Oberlin Police Dept.
S. Dupee, Director, OMLPS
R. Roberts, PE, City Engineer
S. Mularoni, Chief Building Official

**CITY OF OBERLIN, OHIO
CONDITIONAL USE PERMIT**

Date of Permit: March 21, 2014

Date of Initial Planning Commission Public Hearing: September 18, 2013

Date of Planning Commission Approval: March 19, 2014

Location: 52 East College Street

Applicant: Oberlin College
Cox Administration Building, Room 200
Oberlin, Ohio 44074

Proposed Use: The applicant proposes to construct a bank building with a gross floor area of about 2,940 sq. ft. \pm , and a drive through feature with three (3) lanes.

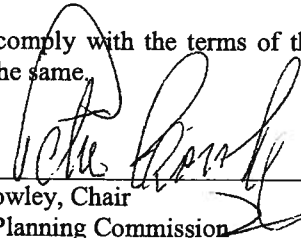
This Conditional Use Permit allows the operation of three (3) drive through lanes in conjunction with a bank subject to compliance with all of the following conditions:

1. that the applicant submit a "revised" site plan drawing eliminating the proposed on-street parking spaces within the East College Street right-of-way;
2. that the applicant apply for and obtain an excavation permit from the Public Works Department prior to any work being undertaken in the East College Street right-of-way;
3. that the applicant apply for and obtain a building permit from the Chief Building Official prior to the commencement of any construction;
4. that the applicant submit utility plans for the review and approval of the Public Works Department and OMLPs;
5. that a handicap accessible ramp be provided from the parking area to the proposed sidewalk on the east side of Willard Court;
6. that a concrete sidewalk be provided across the driveway connection to East College Street;
7. that no loudspeaker/communication system be used in conjunction with the proposed drive through that will create noise impacts off-site;
8. that any exterior site lighting incorporate full cut-off fixtures to avoid any glare on abutting properties or streets; and
9. that landscaping be installed in accordance with the approved plan and maintained by the applicant.

Through execution of this document, the applicant hereby agrees to comply with the terms of this permit. This permit shall become null and void if the use violates any provisions of the same.

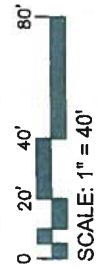
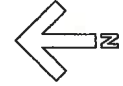
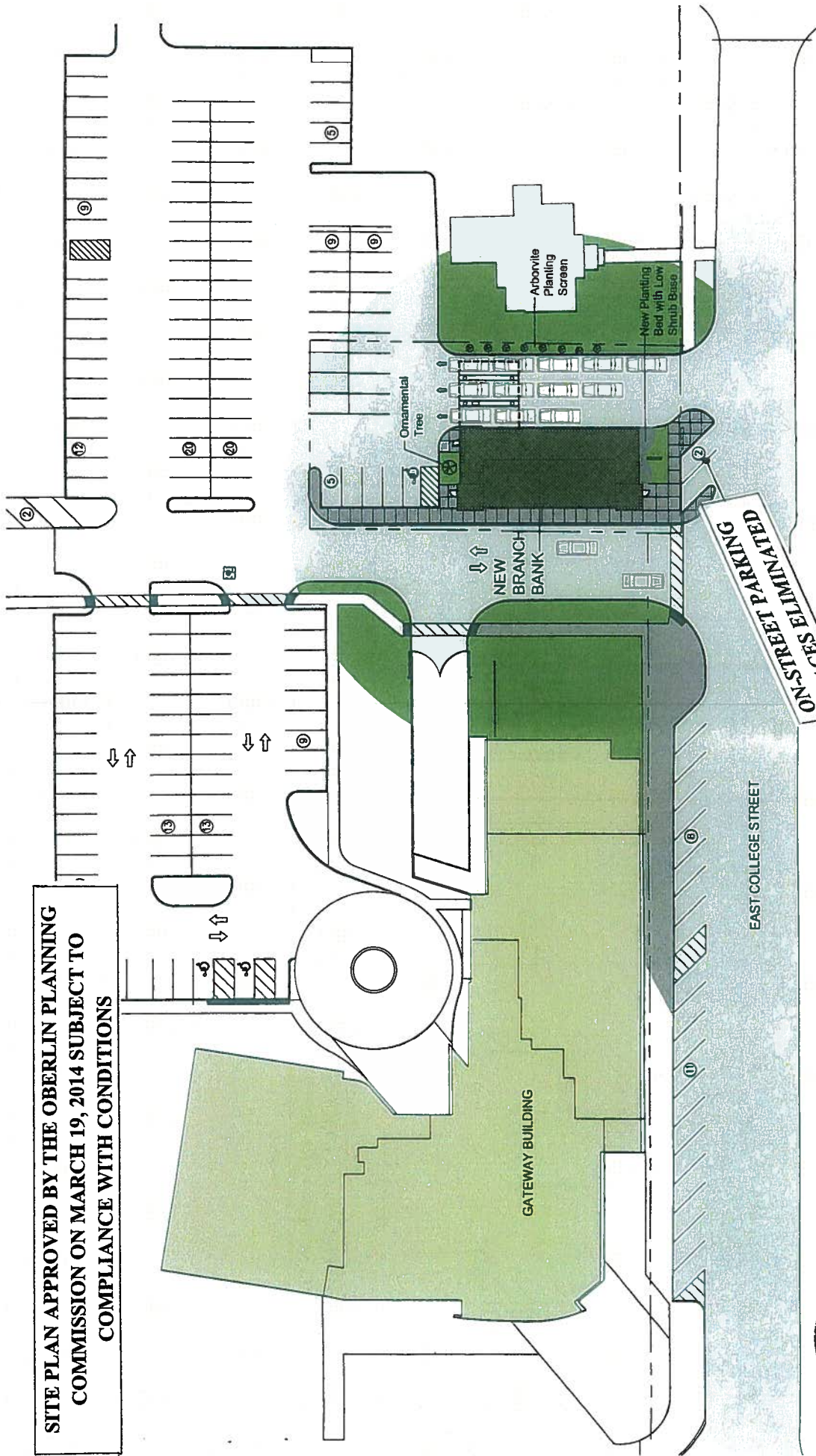


Ron Watts
Oberlin College
70 N. Professor Street
Oberlin, Ohio 44074

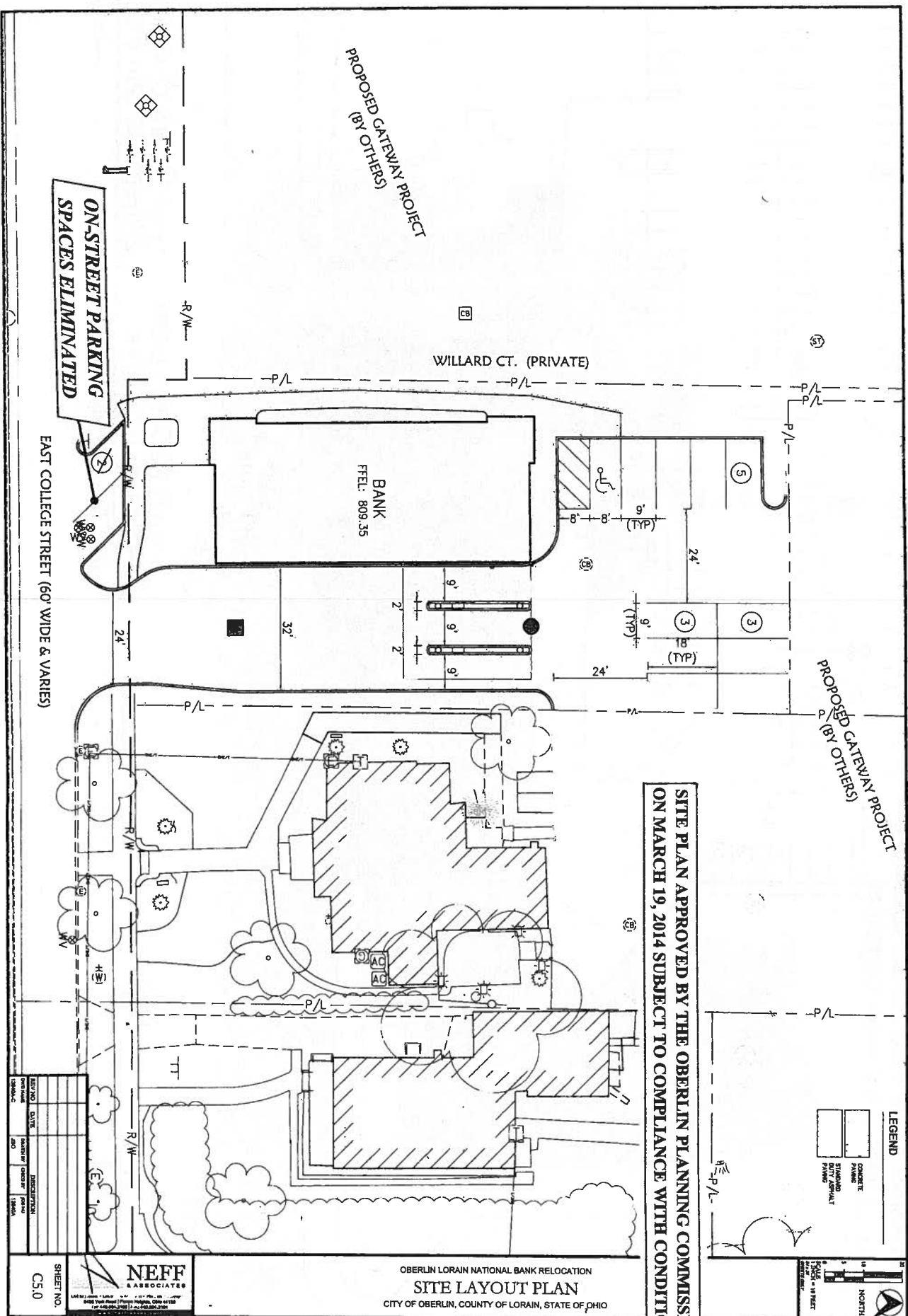


Peter Crowley, Chair
Oberlin Planning Commission
85 S. Main Street
Oberlin, Ohio 44074

SITE PLAN APPROVED BY THE OBERLIN PLANNING COMMISSION ON MARCH 19, 2014 SUBJECT TO COMPLIANCE WITH CONDITIONS



Lorain National Bank - New Oberlin Facility Gateway Complex
Clark & Post Architects, inc. Project No. 1212 February 28, 2014



PROPOSED GATEWAY PROJECT
(BY OTHERS)

ON-STREET PARKING
SPACES ELIMINATED

EAST COLLEGE STREET (60' WIDE & VARIES)

WILLARD CT. (PRIVATE)

BANK
FTEL: 809.35

PROPOSED GATEWAY PROJECT
(BY OTHERS)

SITE PLAN APPROVED BY THE OBERLIN PLANNING COMMISSION
ON MARCH 19, 2014 SUBJECT TO COMPLIANCE WITH CONDITIONS

LEGEND

- CONCRETE
- PAVING
- STANDARD DUTY ASPHALT PAVING

NORTH

SCALE: 1" = 10' - 0"

REVISION	DATE	DESCRIPTION

NEFF ASSOCIATES

10000 Lakeside Blvd., Suite 100
Columbus, Ohio 43240
614.291.1234

SHEET NO. C5.0

OBERLIN LORAIN NATIONAL BANK RELOCATION
SITE LAYOUT PLAN
CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO

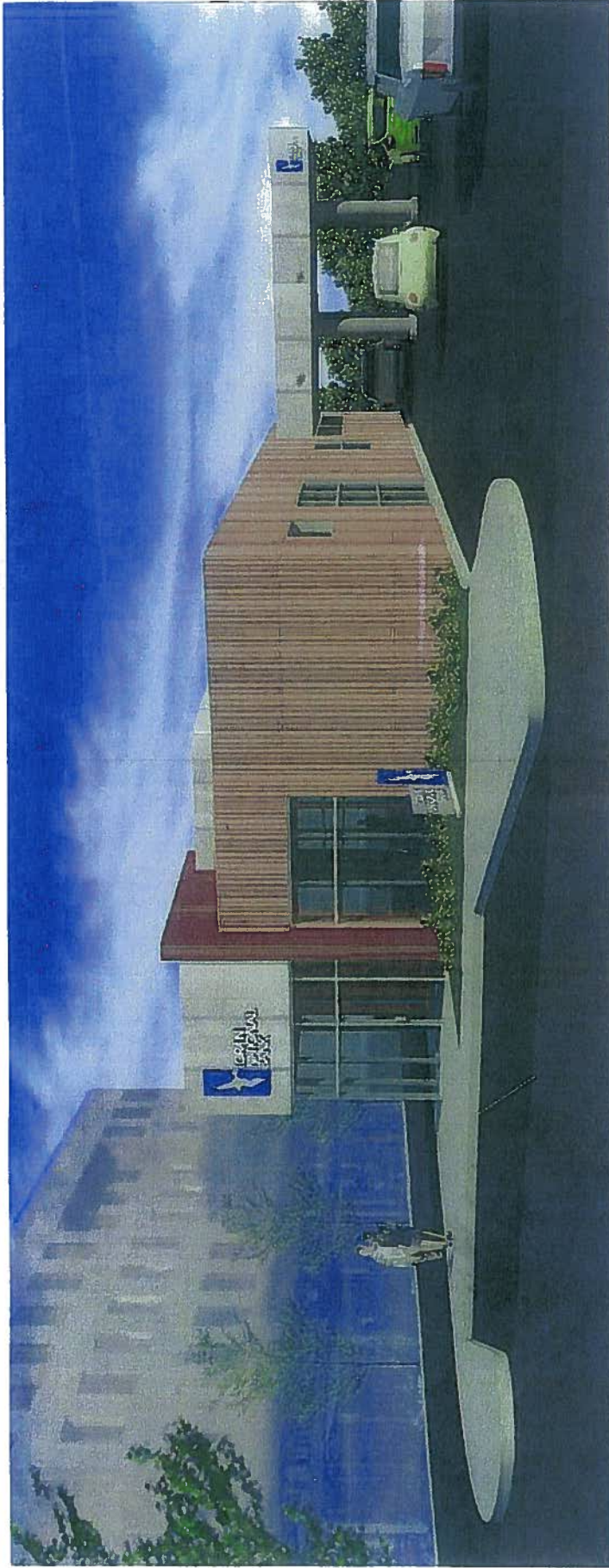


**BUILDING ELEVATION APPROVED BY THE OBERLIN
PLANNING COMMISSION ON MARCH 19, 2014**

**Lorain National Bank - New Oberlin Facility
Gateway Complex Southwest View**

Clark & Post Architects, inc.
Project No. 1212

February 28, 2014



**BUILDING ELEVATION APPROVED BY THE OBERLIN
PLANNING COMMISSION ON MARCH 19, 2014**

**Lorain National Bank - New Oberlin Facility
Gateway Complex
Southeast View**

Clark & Post Architects, inc.

Project No. 1212

February 28, 2014