

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

January 5, 2016

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Dr. John Dubos, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Planning & GIS Supervisor; Victoria Proehl, Community Development Manager; Jennifer Readler, Frost Brown Todd; Bill Vedra, Director of Public Safety; Cindi Fitzpatrick, Service Director; Captain Bill Dolby, Jackson Township Fire Department; Lt. Tammy Green, Jackson Township Fire Department; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the December 8, 2015 regular meeting were unanimously approved.

Chairman Leasure stated that #7 Woods at Pinnacle – Lot Split, is an additional item added to the agenda and asked for a motion to accept it. Mr. Linder moved to accept this addition, Ms. Oyster seconded and the motion was unanimously approved.

ORGANIZATIONAL ITEMS:

Officers for 2016 were nominated and approved. Mr. Linder nominated Mr. Leasure to serve as Chair for 2016. Dr. Dubos seconded; the vote was unanimous and Mr. Leasure accepted. Chair Leasure nominated Ms. Oyster as Vice Chair for the 2016 Commission. Mr. Boso seconded; the vote was unanimous and Ms. Oyster accepted. Dr. John Dubos was sworn-in to office on January 5, 2016 for a term to expire December 31, 2018; Chair Leasure's term expires December 31, 2019; Dr. Dubos' term expires December 31, 2018; Ms. Oyster's term expires December 31, 2017 and Mr. Linder's term expires December 31, 2016.

ITEM #1 – Scioto Meadows (Ashwood Glen) – Development Plan

(PID #201506010039)

Ms. Proehl presented the Development Department's findings. The applicant is requesting approval of a development plan for a 51 unit multi-family residential development proposed at 6524 Jackson Pike. The site is located on the partially developed portion of the Village at Scioto Meadows condominium development, originally approved by City Council in March 1999.

The application was tabled at the December 8, 2015 Planning Commission. Points of concern discussed at that meeting included rear-loaded garages, the organization of the proposed open space, exceeding the standard for maximum number of units in a building, and others.

A total of 51 units are proposed on the 7.6 acre site, yielding a density of 6.7 dwelling units per acre (the originally approved density for the Village at Scioto Meadows was 7.1 dwelling units per acre).

Proposed units will be accessed from rear-loaded garages. Staff has concerns regarding the northern most rear alley (parallel to Lakeview Drive North) about its length and narrowness. Staff recommends adjusting the location of Buildings A-D to allow the alley to be curved and extended south to connect to Lakeview Drive. This connection should be made either between Buildings A and B or Buildings C and D. The revised site plan should be submitted to staff for review and approval during the site engineering review process.

A total of nine (9) buildings are proposed, ranging from 2 to 8 units per building. All buildings have an approximate maximum building height of 19'10" above grade. In order to give the appearance of a one and a half story structure in an attempt to better match the character of area development, which is composed of two-story structures, Staff recommends the roof pitch and maximum height on the eight-unit and three-unit buildings at the Lakeview Drive East entrance

(Buildings E and F) and the eight-unit and four-unit buildings at the Lakeview Drive West entrance (Buildings A and J) of the development be raised to 25'5".

Additionally, elevations for Buildings H and J were not submitted. Staff recommends updated elevations be submitted for those proposed buildings or that the annotation on Sheet A1.3 be updated to reflect all three 8-unit buildings.

Landscaping is proposed on the site for both decorative and functional purposes and includes deciduous and evergreen trees, shrubs, and perennials and ornamental grasses.

Landscaping is also provided for each residential structure and partially around the leasing office and mailbox gazebo. Staff recommends additional trees around the perimeter of the leasing office building. Detailed planting plans have only been submitted for some of the dwelling types, but not all, so Staff recommends detailed planting plans be submitted for each unit type and that supplemental landscaping be added around the proposed gazebo.

Based on the number of units proposed, 2.3 acres of open space is required within the development. The applicant has provided a plan sheet indicating 1.64 acres of open space, which surrounds the development on the east, north and west boundaries. A large area on the northeast corner of the site has also been dedicated to open space and includes a sidewalk and gazebo. Although materials indicate there are 1.64 acres of open space provided, this calculation includes open space within setbacks. Only 0.86 acres can be counted toward the open space requirement, leaving 1.44 acres of unaccounted for open space. Staff recommends the applicant pay the required amount to compensate for the 1.44 acres of unaccounted for open space, per Code Section 1101.09.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the seven (7) stipulations and deviations as listed in the Staff Report.

Mr. Jack Reynolds, attorney for the applicant, was present to speak to the item. He stated that per advisement from the Development Staff, they have modified the buildings so that the garages are in the rear of the units and they all face forward. They revised their site plan and have submitted it to the Fire Department which depicts a drive aisle between buildings C and D, and they are currently working through the process of obtaining approval for access. In terms of parking, they have added additional parking spaces. They have no problem adding trees to the site and detailed landscaping around the gazebo. He continued to state that they have two concerns with Staff's recommendations; one being the extra height on the units and the other being the green space that is required under code. He stated that the open space is larger than what was originally planned and asked the Commission to make a recommendation to City Council to approve the amount of green space that they are providing.

Mr. Leasure asked what the concerns were related to the height requirements of the building. Mr. Reynolds stated that they are concerned about the costs associated with increasing the height based on the expenditures of approximately \$200,000 to relocate the road behind the units.

Mr. James Frey, Redwood Acquisitions, asked to speak to the item and handed out a copy of two site plans; one depicting the pre-developed open space and one showing the post-developed open space. Mr. Frey stated that the first plan shows that there are .17 acres and the new plan shows that there is .87 acres of open space; consequently Redwood is requesting that they not be required to pay the additional funds for the open space which, if required, would essentially end the project. Also, in regards to the pitch of the roof, he feels the current pitch is comparable to surrounding buildings and to add what the Development Staff has requested would equate to approximate \$2,500 per unit or \$30,000 in total. By providing the access road behind the units (\$200,000), they have maxed out available funding.

Chair Leasure asked what relief they are requesting. Mr. Reynolds stated that they are requesting to have the .87 acres of open space approved instead of the 1.44 which Staff recommended, ultimately saving them approximately \$50,000. Mr. Reynolds also pointed out that there had been some concern related to density, and the new plan has been reduced from the original 64 units to 51, resulting in a lower density. This could result in lessening the amount of traffic and impact on the neighboring areas.

Chair Leasure asked if dropping the acreage in the green space would be an impact. Mr. Rauch stated that Staff is under the impression that the developers of the apartment complex have been in discussion with the condominium complex related to sharing amenities. The condominium complex has agreed to allow them to use the pond for stormwater, but they would be unable to have access to any of the other amenities onsite. Based on that, Staff used their site plan as a new development to make calculations on open space. Mr. Boso asked if there is a community pool in the condominium community. It was responded that yes there is, but residents in the apartment complex would be unable to utilize it.

Mr. Frey reiterated that if Redwood would be required to change the pitch of the buildings and/or pay the additional fees for the open space, it would kill the deal.

At this time, Chair Leasure opened up the discussion to members of the audience.

Ms. Robin Cook, resident, asked to speak. She stated that she is an occupying owner of the condominium complex and feels that this proposed apartment complex, being a rental property, will offer nothing of value to the community. She also expressed concern over the lack of parking on Pondview Drive. She continued to state that no residents on Pondview Drive were given an opportunity to review and discuss the proposed development – it was solely a decision between a five-member condominium association board and Redwood properties. With the additional 51 rental units, traffic will also increase and compromise the safety of both adults and children. Due to these reasons, she would like to respectfully request denial of the proposed development plan.

Chair Leasure asked Ms. Cook, in response to her comment that she was an "occupying owner", if most owners rent out their condominiums. She stated that there is a mix, however, when the housing market was down due to the economy several years ago, several of the properties were bought out to use as rental property. Because of this, she stressed that there isn't a need for more rental units. They need homeowners who invest in and value their property.

Mr. Greg Wolske, resident, asked to speak. He stated the one of his biggest objectives of the proposed development is the density and the amount of additional cars and extra traffic that would be incurred. With only two ways in and out of the neighborhood, there is a safety issue given the number of children that live in the residential area. Mr. Wolske also expressed his dislike of the design of the proposed buildings. In looking at area maps, he does not see this type of mix of development in one area.

Mr. Larry Loftus, resident, asked to speak to the item. Mr. Loftus added his concern over the additional traffic that would be created by the new development and the safety factors for the many children that live in the area. He also stated his concern that adding apartments to the area will negatively impact the property values of the existing homes.

Ms. Crystal Stephenson, Board Member of the Village at Scioto Meadows Condominium Association, asked to speak to the item. She stated that the Board met with Mr. Frey and came to an agreement. She addressed some of the residents' concerns by reiterating the fact that the number of units was decreased to 51 units. She stated that she doesn't see any other viable options for this property and since Redwood is willing to share some of the maintenance costs, she sees this as a positive thing. Mr. Wolske asked her why she felt that additional housing or condominiums wouldn't be a viable option. Ms. Stephenson stated that the Association would need to cut off all utilities/sewers and since they own Pondview Road, no one would be able to utilize it.

Mr. Boso asked Ms. Stephenson what process was put into place to notify residents of the Board's decision related to this proposed development. She stated that there were petitions that were signed and that there were a few open meetings that were held, the most recent being one week ago. However, she stated that prior to that, no one had expressed any concern and only a handful of people attended the open meetings.

Chair Leasure asked if there was an area on Pondview that might have some acreage for cut-ins for additional parking. Ms. Stephenson stated that there is a very small amount.

Ms. Boso asked Ms. Stephenson how many signatures were obtained from current residents. Ms. Stephenson stated that she had received approximately 20 out of 104 existing units. Mr. Wolske stated that he lives in this area and had never received any type of notification related to this development.

Chair Leasure asked if the Fire Department was satisfied with the new turning radius that was added. Lt. Tammy Green stated that they are getting close and are just about there. She stated that she had not been provided with the length of the drive.

Chair Leasure stated that the Planning Commission will make a recommendation to City Council and it will be heard on Tuesday, January 19, 2016, at 7:00 p.m. This is a new set of Development Plans – replacing the previous sets that had been tabled by the Planning Commission.

Being no further discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the following seven (7) deviations and stipulations as noted in the Staff Report:

1. The location of Buildings A-D shall be adjusted to allow the alley to be curved and extended south to connect to Lakeview Drive. This connection shall be made either between Buildings A and B or Buildings C and D. The revised site plan shall be submitted to staff for review and approval.
2. The roof pitch and maximum height on the eight-unit and three-unit buildings at the Lakeview Drive East entrance (Buildings E and F) and the eight-unit and four-unit buildings at the Lakeview Drive West entrance (Buildings A and J) of the development shall be raised to 25'5".
3. Elevations shall be submitted for Buildings H and J or the annotation on Sheet A1.3 shall be updated to reflect all three 8-unit buildings.
4. An additional five (5) parking spaces shall be added to the site.
5. Additional trees shall be installed around the perimeter of the leasing office building.
6. Detailed planting plans shall be submitted for each unit type and supplemental landscaping shall be added around the proposed gazebo.
7. The applicant shall pay the required amount to compensate for the 1.44 acres of unaccounted for open space, per Section 1101.09.

Ms. Oyster seconded. Vote: Mr. Linder, No; Ms. Oyster, No; Chair Leasure, Yes; Dr. Dubos, No; Mr. Boso, No. The majority vote was a recommendation for disapproval.

ITEM #2 – 3927-3937 Front Street – Rezoning R-2 and IND-1 to PUD-C

(PID #201510210079)

Ms. Proehl presented the Development Department's findings. The applicant is proposing to rezone 3927-3937 Front Street spanning two properties approximately 0.32 total acres in size, on the west side of Front Street from R-2, Single-Family Residential and IND-1, Light Industrial Districts to PUD-C, Planned Unit Development Commercial District.

The site currently contains a multi-tenant building approximately 3,500 square feet in size, which leases to a variety of tenants. The intent of the PUD is to allow the site to function with existing tenants while ensuring the property does not become a nuisance in the future. The applicant has submitted a zoning text for the site, to be approved as part of the requested rezoning to set the standards for development on the site in terms of uses and signage. The text restricts uses on the site to those permitted in PSO and C-1 Districts as well as creative arts studios and storage associated with on-site businesses.

The requested PUD-C will allow the site to function with existing tenants while ensuring the property does not become a nuisance in the future by regulating use and signage standards. Staff believes the proposed rezoning is appropriate based on the proximity of other parcels zoned for compatible development and its location off of Front Street.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Being no discussion, Mr. Linder moved to recommend approval of the Rezoning to City Council as submitted. Mr. Boso seconded and the vote was unanimously approved.

ITEM #3 – Pinnacle Pets – Development Plan

(PID #201509280073)

Ms. Proehl presented the Development Department's findings. The applicant is requesting approval of a development plan for an overnight kennel and grooming facility on Farm Bank Way for Pinnacle Pets Play and Stay. The proposal includes an 8,960 square foot building and 16 space parking lot connected by a covered canopy.

The Planning Commission approved a lot split and recommended approval of a special use permit request in November 2015 in preparation for the development of this site. The second reading of the special use permit application was approved by Council on December 7, 2015.

The 1.77 acre site will be accessed from a single 25 foot wide curb-cut off of Farm Bank Way. A 25 foot ingress/egress access easement is also proposed to allow future development north of the site to use the same access point off of Farm Bank Way. Materials indicate this agreement will be submitted separately by the property owner and staff requests this agreement be recorded prior to construction commencement.

The proposal meets most of the setbacks set by the zoning text, however the proposal does not meet the 10 foot pavement setback along the southern property line, due to the access drive location. Staff is supportive of this deviation.

A large stormwater pond is located to the north of this development, on the adjacent parcel. A drainage easement will need to be obtained to allow this site access to the pond. Staff requests this easement be recorded prior to construction. The pond was installed when the northern development was constructed, and installed to be used as a regional stormwater system for this area. However, staff has concerns with the pond. Staff requests the basin be made compliant with the Grove City Stormwater Design Manual, including function and aesthetic features, such as the installation of an aerator and fountain. Fencing is proposed between the access drive and the pond, as required by the Stormwater Drainage Manual Section 6.7.8, however no details were submitted on this fencing. Staff request details be submitted and approved by the Public Service Director. Additionally, staff requests that stormwater be piped across the open space between storm structures 2 and 3 to avoid the area functioning like a small dry basin, which is not permitted in Grove City. There are a number of fees required for the future improvement of Farm Bank Way, but staff believes these fees can be addressed during the Site Improvement Plan process.

The proposal includes a single story building, 18'8" high and approximately 8,960 square feet in size. The east (front) façade of the building will be composed of a combination of materials, including concrete block, spec-brik, metal wall panel and aluminum storefront.

The zoning text from the previous rezoning includes architectural standards regarding building materials. According to materials, 1,701 square feet of the elevations is composed of cultured stone or class, which exceeds the 50% requirement as set forth by that zoning text.

A dumpster enclosure is proposed along the northern portion of the site. Materials indicate the dumpster will be enclosed by a concrete block wall with a gate. Only one side of the dumpster enclosure is proposed to be screened. Staff requests the dumpster enclosure be finished in materials to match the primary structure with stained wood gates. Staff recommends the applicant provide landscaping around the dumpster on three of the four sides, per Code requirements.

Landscaping is proposed throughout the site, including within two parking lot peninsulas and around the proposed building. Details have been provided for the proposed landscaping. Staff requests that a note be added to page L1.0 stating that "No straw can be used with grass seed." Additionally, Staff requests the landscape area around the proposed sign be landscaped with permanent plant materials. Code Section 1136.06(d) requires that all vehicular use area parking lot islands have one 2" minimum caliper tree planted in the planting area. Materials indicate the two northern most peninsulas are only striped. Per Chapter 1136.06(d), parking rows shall begin and end in planting areas. Staff recommends installing curbed landscaped peninsulas containing one 2" minimum caliper tree in the planting area of each peninsula in the parking lot as required by code.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the stipulations and deviations as noted in the Staff Report.

Mr. Rich Ireland, Dublin Building Systems, was present to speak to the item. He asked to address each stipulation that was noted.

#1. "The 25' ingress/egress access easement and drainage easement shall be recorded prior to construction commencement." Mr. Ireland stated that this would be fine and they would have those prior to construction.

#2. "The access drive shall be permitted to encroach into the 10' pavement setback along the northern property line." Mr. Ireland stated that this is just a statement stating that the drive encroaches into that setback.

#3. "A fountain and aerator shall be installed in the existing stormwater basin to be made compliant with the Grove City Stormwater Design Manual." Mr. Ireland stated that when the existing office park just north of this property was designed, the pond had a fountain and aerator, and for some reason, it is no longer there. Consequently, they are working with KRG, the management company, to bring the pond up to standards.

#4. "Details of the proposed fencing between the access drive and pond shall be submitted and approved by the Public Service Director." Mr. Ireland stated that this was a comment in the first submittal which was revised with this submittal. It was shown on this plan with the thought that it would be a split-rail type of fence, mainly decorative, however once they got more into the details with Grove City as to what was required, they realized it's more like a highway guardrail. He continued to state that their position is that they would like to NOT install this type of guardrail and instead perhaps install a higher curb in that section along the driveway with landscape boulders. Chair Leasure asked what the depth of the pond would be. Mr. Rauch stated that if the pond was installed according to stormwater regulations, it would be at least ten (10) feet. Chair Leasure asked if there is any type of alternative fencing. Mr. Rauch stated that they are trying to address issues relative to the current project and when they go to develop the remainder of the development, they will address other issues relative to landscaping and pond safety. Mr. Linder asked Mr. Rauch whether or not he thought Mr. Ireland's suggestion for replacing the fencing was adequate. Mr. Rauch stated that Staff would prefer to see the decorative guard rail installed along the drive; however, a higher curb might suffice as well. This is an item that the City's engineers would evaluate. Mr. Boso stated that he would support the higher curb.

#5. "Stormwater shall be piped across the open space between storm structures 2 and 3." Mr. Ireland stated that the pipe that goes under the drive is designed to carry 100 year storm and is not designed to backup. The pond will never backup into that pipe. Since the swale is graded at 1%, it will always drain out. Also, due to the design of the parking lot, it provides cleaning of the water before it goes into the pond, per EPA requirements. Consequently, they would like to leave it as is. Eric Meininger, EMH&T stated that their concern is that there is a channelized flow out front that will create a low spot that will get somewhat swampy and will create a channelized path of erosion. They prefer to keep all of the stormwater piped. Even with the best intentions of the grade, it would never look quite right. There would always be oil and garbage from the parking lot getting into it. He suggested that installing a bio-retention swale might be an alternative that they could discuss. Mr. Rauch offered that the additional language be added to stipulation #5 that "unless it is approved by the City engineers during the site improvement plan process" to allow both sides equal time to make sure whatever is installed will meet OEPA requirements while being sensitive to design costs of the project.

#6. "The dumpster enclosure shall be finished in materials to match the primary structure with stained wood gates." Mr. Ireland stated that the Robinettes intend to use a product called Eco Stone to fence in the outdoor areas. They propose to use the same material around the dumpster in lieu of the stained wood, including the gates. Mr. Linder asked Mr. Rauch his position on using this material. Mr. Rauch stated that Staff has concerns related to the long-term maintenance of the product. Mrs. Robinette stated that the material was composed of a solid recycled composite. Mr. Rauch stated that this would be a first for the Development Staff to allow an alternative product with no visibility through it for the dumpster enclosure. David Efaw, Red Architecture, asked to speak. He stated that the gate would be built very similar to a gate that would be built with wood on it. It would have a steel frame and bollards. They are only proposing to mount this alternative product to the steel frame. The three walls around it would be built just like the fence on the south side of the building. It will have the durability; the product will just be different. Mr. Rauch stated that Staff would like to see the dumpster enclosure utilize the same type of material as the building. Mr. Robinette presented a picture of the proposed material to the Board. He stated that this material would be thicker than a standard vinyl material. Mr. Ireland stated that if Staff was concerned about the prospect of damage to the material, the owners would replace the damaged material and there would be bollards between the actual dumpster and the fence. Mr. Robinette stated that, if needed, they would provide Staff with specifications related to the durability of the product.

#7. "Supplemental landscaping shall be installed around the dumpster in accordance with Chapter 1136." Mr. Ireland stated that they are willing to add landscaping around all sides of the dumpster.

#8. "Curbed landscaped peninsulas shall be installed in the parking lot adjacent to the access drive. These peninsulas shall contain one 2" minimum caliper tree in the planting area as required by code." Mr. Ireland stated that there are little peninsulas where it's paved and there is a public sidewalk next to the building. Because they are very tight on parking, the peninsulas are being striped off and there's a safety striping in the aisle, which is a continuation of the pedestrian path. Staff is asking that the pavement be removed, a curb added and a tree planted, however, this will impede the pedestrian path. This would also result in the loss of two parking spaces. Mr. Rauch stated that since the peninsulas are required to be 8', they should not lose a parking space. Staff also has concerns that the driveway will be a future common access drive for a larger development. With that, you need to try and control speeds, traffic, radii and turning movements, which is why we are pushing for a concrete curbed island which restricts movement. It will provide a more logical 90 degree interaction with the drive coming in. It's not necessarily a problem now, but once the site to the north becomes developed, it becomes more of an issue. Mr. Robinette asked for a recommendation on how they should handle pedestrian traffic. Mr. Rauch stated that if the sidewalk is pushed into the parking area, pedestrians can walk through the parking lot. Mr. Efaw stated that if the sidewalk got extended through the peninsula, in order to achieve a landscaping requirement, they would need to go over to the adjacent parking space to make the peninsula bigger in order to get the tree and landscaping in. Mr. Rauch stated that there are other alternatives than losing the peninsulas. Even if the sidewalk is lost, the peninsulas

are important for maintaining vehicular movements. Mr. Efav asked if the sidewalk was a City requirement. Mr. Rauch stated that ultimately, the City would like to see connectivity and to make the area more walkable. Pedestrian traffic is as important as vehicular traffic. Mr. Ireland asked if the City would be willing to eliminate the sidewalk and add the curbed islands. Mr. Rauch stated that an alternative would be to place the sidewalk on the north side of the drive, however, details can be worked out in the construction phase. Mr. Linder stated that from safety perspectives, he'd like to see both the sidewalk and the islands.

#9. "The proposed ground/monument sign shall be set within a permanent landscaped bed." Mr. Ireland stated that they are in agreement with adding permanent landscaping around the sign.

Mr. Linder asked Mr. Rauch how #5 and #6 should be clarified to state that the City would continue to work with the developers on these items. Mr. Rauch stated that #5 should read: "Stormwater shall be piped across the open space between storm structures 2 and 3 unless otherwise approved by the City Engineer during the site improvement plan review process." #6 should read: "The dumpster enclosure shall be finished in materials to match the primary structure with stained wood gates unless otherwise approved by the Development Department during the site improvement plan review process." Mr. Rauch also reminded the Commission that for #4, they were entertaining the idea of removing the guardrail fence, so language could be changed to reflect a higher curb. The stipulation could read "Details shall be provided by the applicant for the increased height in curb along the driveway access."

Mr. Ireland stated that in response to the dumpster enclosure, if they were unable to come to an agreement on material used, his client would like to go back to a cedar board on board. Mr. Rauch reiterated that they would work something out during the site review process. Mr. Boso stated that there would most likely be an opportunity to meet and work something out before the item goes to Council on January 19, 2016.

Being no further discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the following nine (9) deviations and stipulations:

1. The 25' ingress/egress access easement and drainage easement agreements shall be recorded prior to construction commencement.
2. The access drive shall be permitted to encroach into the 10 foot pavement setback along the northern property line.
3. A fountain and aerator shall be installed in the existing stormwater basin, to be made compliant with the Grove City Stormwater Design Manual.
4. Details shall be provided by the applicant for the increased height in curb along the driveway access and approved by the Public Service Director.
5. Stormwater shall be piped across the open space between storm structures 2 and 3 unless otherwise approved by the City Engineer during the site improvement plan review process.
6. The dumpster enclosure shall be finished in materials to match the primary structure with stained wood gates unless otherwise approved by the Development Department during the site improvement plan review process.
7. Supplemental landscaping shall be installed around the dumpster in accordance with Chapter 1136.
8. Curbed landscaped peninsulas shall be installed in the parking lot adjacent to the access drive. These peninsulas shall contain one 2" minimum caliper tree in the planting area as required by code.
9. The proposed ground/monument sign shall be set within a permanent landscaped bed.

Mr. Boso seconded and the vote was unanimously approved with Ms. Oyster abstaining from the vote.

ITEM #4 – Speedway #1231 – Special Use Permit (Outdoor Sales)

(PID #201510080077)

Ms. Proehl presented the Development Department's findings. The applicant is requesting a Special Use Permit for the outdoor sales of merchandise at Speedway, located at 1895 Stringtown Road. The request is to locate two ice machines, two propane tank cages, and two seasonal merchandise displays on the front walk between the building and the vehicular

area. Items will be located outside 24 hours a day, 7 days a week and seasonal merchandise includes windshield washing fluid (from October 15th – March 1st) and 24-pack water bottles (March 1st – October 15th).

Staff has concerns with the location of the outdoor sales items, especially the ice boxes and propane display given the size of these items and the width of the sidewalk. The sidewalk along the front of the building is 4 feet wide and the ice boxes extend 3 feet from the storefront into the sidewalk. Other display items extend approximately 2 ½ feet from the storefront, leaving customers and employees a maximum of 1 ½ feet of walking area on the sidewalk. Staff recommends the applicant move the ice boxes and propane display to the eastern and western sides of the building, respectively, in order to provide a larger portion of the sidewalk to be used by customers.

The applicant has indicated that the propane will be secured with locks and customers will need to seek assistance from staff. The ice, water and windshield washing solution will be self-serve.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit stipulations noted in the Staff Report.

Mr. Todd Russell, Senior District Manager with Speedway, was present to speak to the item. Mr. Russell stated that Speedway is struggling in selling the propane with it being on the side of the building. The propane requires being locked up, so employees need to go outside with the customer to unlock it and for safety issues, they do not like it on the side of the building. When it's in view in the front, other employees and customers can see the area. The ice is not currently locked up, however, if it were to be moved to the side of the building, it would need to be. He continued to state that bollards are already installed for the propane tanks. They have already removed the mulch from the sidewalk to comply with code and are down to just selling ice and propane out front. If this were to be disapproved, they would probably discontinue all outdoor sales and both ice and propane are two very popular items. His goal is to eventually rebuild at this location, however, if sales decline, that might not be possible.

Mr. Linder asked how long they have had outdoor sales. Mr. Russell stated that it had been approximately 15 years. When the City contacted him, they removed the mulch, water softener and all window signage and are solely using the front sidewalk for ice and propane sales. Mr. Linder expressed his concern that they were using the sidewalk and asked if this was just recently being enforced. Mr. Rauch stated that it came to the Development Department's attention has an enforcement issue. Mr. Russell stated that they have a ramp in the middle of the sidewalk and the propane and ice are on the far ends which are the least prohibitive areas as possible.

Chair Leasure asked if there could be anything done about the traffic flow through the station. Mr. Russell stated that this location is one of their highest volume stores and they are looking at a future rebuild that might address that particular problem. Mr. Russell stated that they recently invested approximately \$170,000 in a car wash which demonstrates his company's commitment to future reinvestment of the building and the lot.

Mr. Linder reiterated his concern related to the lack of safety by having the sidewalk blocked by sales items. Mr. Rauch asked if there was a reason the ice couldn't be moved inside. Mr. Russell stated that it's rare to do that as it would take up space that is used for other items.

Being no further discussion, Mr. Linder moved to recommend approval of the Special Use Permit to City Council with the following stipulations:

1. The ice boxes and propane display shall be moved to the eastern and western sides of the building, respectively.
2. The project narrative shall be updated to accurately reflect the specific timeframe of "winter" (October 15-March 1) and "summer" (March 1-October 15) months.

Mr. Boso seconded and the vote was unanimously approved.

ITEM #5 – Grove City Brewing Company – Special Use Permit (Outdoor Seating)

(PID #201511300088)

Ms. Proehl presented the Development Department's findings. The applicant is proposing to install an outdoor seating area for a new brewery, Grove City Brewery, at 3946 Broadway in the Town Center. Currently, the multi-tenant building has three spaces, which are occupied by the Plum Run Winery, Day Starz Day Care and Hunts Photography. The Grove City Brewery and Plum Run Winery will eventually occupy the entire building. A special use permit application was

approved in 2013 for an outdoor seating area for Plum Run Winery, which is located to the rear of the building. This application includes a new seating area located at the front (northwest corner) of the building and an expansion of the existing patio to the rear of the building. A portion of the proposed front patio will extend into the right-of-way. These improvements will be reviewed by the Safety Director, through a separate administrative process.

The front patio is proposed in the current indentation of the building and will be approximately 900 square feet in area (22'x41'). Of this, approximately 176 square feet will be within the right-of-way. A 41' long landscape planter will extend from the neighboring building to the south out towards Broadway to provide separation between the seating area and the parking lot and drive aisle on the property to the south. The planter will be a minimum of three (3) feet in height and two (2) feet wide, made from poured concrete block with a brick veneer to match the structure. No details were submitted for the planter or the landscaping to be installed within the planter. Staff recommends the applicant work with the Urban Forester to select appropriate landscaping for the planters.

A 36" decorative fence will enclose the front of the seating area, extending eight (8) feet from the building. Fencing will be similar in material and color to the fence around the existing rear seating area; however details were not submitted for the fence. An additional 22 foot long permanent landscape planter will be installed to provide separation between Broadway and seating area and adjacent sidewalk. There will be approximately five (5) feet of sidewalk between the planter and the fence.

The seating area will be open during normal business hours (which vary from 1pm to as late as midnight, depending on the day of the week). Additional decorative gooseneck lighting (matching existing fixtures) is proposed on the front and side facades of the building that surround the patio. Speakers are proposed for front patio to play background music, the rear patio (previously approved) permitted music and live entertainment (ending at 10pm). Approximately eight (8) tables with 32 seats and umbrellas are proposed for the front seating area, and the umbrellas will not display any signage. Tables and chairs will be black decorative metal and umbrellas will be green and brown to match those utilized in the existing rear seating area.

Materials indicate the expansion of the rear patio will allow approximately 16 more chairs (4 tables) and will have gates added to expand it to the neighboring building to prevent vehicle access between the seating area and building to the east; however no details were submitted for the proposed gates. Staff recommends details of the gates be submitted to staff for review and approval.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the stipulations as noted in the Staff Report.

Mr. David Crosby was present to speak to the item. He stated that they are in agreement with all items mentioned in the Staff Report. For the record, he stated that the official name of the brewery will be Grove City Brewing Company which will be under the umbrella of Plum Run Vineyard, LLC. He also stated that the two proposed gates in the back area which were in the original plan for the patio were asked to be removed by the landlord; however, they may be requesting to add those in the future. If added, they would match what is currently back there. In respect to the easement area, he will be in contact with the Service Department and with the Urban Forester for the landscape planters in both areas where it is needed.

Ms. Oyster asked for clarification on where the sidewalk will run in relation to the planter. Mr. Crosby demonstrated the layout of the sidewalk stating that there will be a planter placed where there is currently a curb-cut to prevent cars from pulling in. Ms. Oyster asked if the walkway back towards the patio would be regraded. Mr. Crosby stated that both the walkway and patio would need regraded so that it will be ADA compliant.

Ms. Oyster asked the City if there is a concern with the driveway being shortened to 22'. Ms. Shields responded that a 22' curb-cut is fairly typical for commercial property and sufficient to accommodate two-way traffic.

Mr. Boso questioned the curb cut in front of the building. Mr. Crosby stated that there is currently a 3 vehicle-wide curb-cut which the owner would like to remain. Mr. Boso stated that during the reconstruction of Columbus Street, that area may be re-curbed and asked Mr. Crosby if he would object to that. Mr. Crosby stated that he would not.

Mr. Linder asked if the Safety Director would address the safety concerns of the front. Mr. Rauch stated that anything in the right-of-way and seating area would be reviewed by the Safety Director. Mr. Linder asked if bollards could be placed inside the planter for extra security from cars. Mr. Rauch stated that the Planning Commission's concerns would be passed along to the Safety Director. Mr. Linder asked if it would need to be added as a stipulation. Mr. Rauch stated that it could if they would like it emphasized. He continued to state that the patio expands both right-of-way and private property.

Technically, Planning Commission is approving what is on the private property and the Safety Director will be addressing the areas within the right-of-way.

Being no further discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council with the following stipulations:

1. All fencing shall be decorative and constructed from metal, finished black, comparable with existing patio fencing located within the Central Business District. Details of the proposed fencing and gates (front and rear) shall be submitted for staff review and approval.
2. The applicant shall work with the Urban Forester to select appropriate plantings for the landscape planters.
3. The applicant shall obtain and record an easement to allow for the front patio and associated improvements to be located on the adjacent southern property.
4. The Safety Director shall review the patio seating area and right-of-way to determine proper safety measures.

Mr. Linder seconded and the motion was unanimously approved.

ITEM #6 – Grove City Brewing Company – Certificate of Appropriateness

(PID #201511300089)

The applicant is requesting approval of a Certificate of Appropriateness (COA) for exterior modifications and signage as part of their proposed renovation of the existing multi-tenant building located at 3946 Broadway in the Town Center.

The applicant is proposing to renovate the entire building, including the exterior facades. The façade along Broadway will be glass windows and brick veneer. Gooseneck lighting fixtures are proposed on the front portion of the building to provide lighting for the new patio. A 9'x9' glass garage door is proposed on one front façade (McKee Model 452 door by Wayne Dalton), but the framing color has not been specified. Staff recommends revised materials be submitted to indicate the color of the metal framing. Additionally, the current "H" on the front of the building will be reconstructed onto the front façade, and made of synthetic wood. Staff recommends this element be finished black in order to accent and complement the brick treatment as well as integrate with fencing and building lighting features.

Proposed signage includes a projecting sign, measuring 17.9 square feet total. The projecting sign will be constructed of metal with a maximum of six (6) inches thick. Materials indicate the colors will be consistent with those of the Town Center, but no specific colors are provided. Staff recommends details regarding the colors of the sign be submitted.

Per Section 1138.28, a maximum of 25 square feet of signage is permitted. The existing ground mounted sign (to remain) measures 14.9 square feet, leaving an availability of 10.1 square feet. As proposed the projecting wall sign would exceed code allowances by 7.8 sf. However, it should be noted Planning Commission is authorized to approve variance within the HPA in accordance with Section 1138.05. In reviewing the sign's characteristics and site circumstances, staff is supportive of a variance to allow for an additional 8 square feet of signage as this structure has multiple tenant spaces and frontages, provided no one frontage has more than 20 square feet. Additionally, staff is supportive of granting variances to allow this projecting nameplate sign to exceed the maximum four (4) square feet in area and extend more than the maximum three (3) feet from the façade. As proposed the sign will be approximately 18 square feet and will extend out approximately 5 feet from the building. In staff's opinion the sign furthers the character of the area and is compatible with Grove City Lanes' projection sign.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the stipulations as noted in the Staff Report.

Mr. Michael Mantkowski was present to speak to the item. He stated that the only question was in regards to the color of materials and he stated that they planned to make them black as opposed to the standard storefront. They are in agreement with all other items.

Chair Leasure asked when they plan to be in operation. Mr. Mantkowski stated that they are hoping for an April opening, although they are currently approximately one (1) month behind.

Mr. Linder asked if the City requires bollards in front of the overhead doors. Mr. Mantkowski stated that the doors would be in the patio area, so bollards would not be necessary. Ms. Green, JTF, stated that there would be bollards in the front corner to block a gas meter.

Being no further discussion, Mr. Linder moved to recommend approval of the Certificate of Appropriateness to City Council with the following stipulations:

1. Materials shall be updated to show the color of the framing on the glass garage door.
2. Details of the proposed color on the new signage shall be submitted.
3. Staff is supportive of variances to allow for an additional 8 square feet of signage provide no one frontage has more than 20 square feet of signage; allow for the nameplate sign to exceed the maximum 4 square feet and extend up to 5' feet from the building façade along Broadway.
4. The "H" element located on the Broadway (front) façade, proposed to be reconstructed, shall be finished black.

Ms. Oyster seconded and the motion was unanimously approved.

ITEM #7 – Woods at Pinnacle – Lot Split

(PID #201512310091)

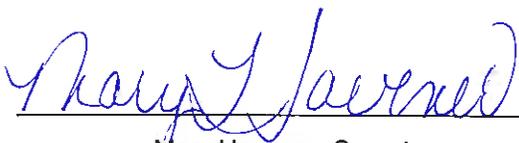
Ms. Proehl presented the Development Department's findings. The applicant is proposing to divide an existing 31.787 acre tract of land into two parcels – 22.898 and 8.889 acres. The 22.898 acre parcel to be created with the split is to be transferred to Schottenstein Homes, LLC for the development of a single family homes. This configuration also matches the previously approved development plan and final plat. The remaining 0.039 acres was previously split off in October 2015, and was recently transferred to Schottenstein Homes, LLC, which provides access to Pinnacle Club Drive for this subdivision.

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

Mr. Mark Smith, Civil and Environmental Consultants was present to speak to the item.

Being no discussion, Ms. Oyster moved to approve the Lot Split as submitted. Mr. Linder seconded and the motion was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 3:00 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman