

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

REGULAR MEETING

January 11, 2005

The meeting was called to order at 4:20 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl L. Grossman, Mr. Larry Corbin, Mr. David Dye, Mr. Marvin Holt and Mrs. Christa Longbrake. Others present: Councilman Bill Saxton; Seth Dorman, Development and Planning Officer; Charles Boso, Development Director; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary.

Chair Dye noted that a quorum was present. The minutes of the December 14, 2004 regular meeting and December 21, 2004 Special Meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *1561 Stringtown Road – Zoning Change* has been postponed to the January 25, 2005 regular meeting. *Fifth Third Bank – Development Plan and Fifth Third Bank – Special Use Permit; and both Lamplighter Square – Zoning Change submissions* have been withdrawn.

ITEM #1 2005 Organizational Meeting

Chair Dye noted the purpose of the Organizational Meeting is to elect a Chairperson and a Vice-Chairperson for the coming year.

Mr. Marvin Holt nominated Mr. David Dye to continue to serve as Chairman of Planning Commission; seconded by Mrs. Christa Longbrake. Mr. Dye abstained from the vote. The nomination was passed by the majority. Mr. Dye accepted the position of Chairman.

Mayor Cheryl L. Grossman nominated Mr. Marvin Holt to serve as Vice-Chair of Planning Commission; seconded by Mrs. Longbrake. Mr. Holt abstained from the vote. The nomination was passed by the majority. Mr. Holt accepted the position of Vice-Chairman.

**ITEM #2 Premier Property Inspections – COA - Sign (Project ID# 200412130104)
4026 Broadway**

Applicant: Chuck Faught and Lou Willard, 4026 Broadway, Grove City Ohio 43123

Mr. Chuck Faught and Mr. Lou Willard were before the Planning Commission to seek approval of window signage for property located within the Historical Preservation Area. Chair Dye noted that both Mr. Faught and Mr. Willard were present during the caucus and spoke to this item. The main area of discussion during the caucus centered on the use of personal names in window signage within the Historical Preservation Area. Chair Dye clarified that their request meets the size and basic information requirements, but they are also seeking a variance to allow their individual names and probably a variance to have more than one phone number on the sign. Chair Dye did not have any stipulations. Mr. Willard wished to comment that the importance of their names on the sign is just as important as the company name as they will have drive by business and their office will not be staffed because they will be out performing inspections.

Mayor Grossman requested that they vote for the variance separate from the vote for the alternate sign provided by the Applicants. Planning Commission members all agreed.

Chair Dye requested a motion to approve the alternate sign which does not include the individual names. Mr. Corbin made a motion that the Premier Property Inspections – Certificate of Appropriateness – Sign be recommended for approval to City Council as submitted; seconded by Mr. Holt. The motion was unanimously passed.

Chair Dye stated the next issue is the use of individual names on the proposed sign. Mrs. Longbrake stated that she personally has a business in the Town Center and is also president of the Town Center organization and she would be the last person to discourage business from taking place, however, given the current state of the City Code she felt it would be opening a “can of worms” to approve the use of personal names on this sign and an unfortunate situation would be made even worse.

Mr. Faught stated that during the time between caucus and the business portion of the meeting, he and Mr. Willard drove Broadway and Columbus Street and found 18 businesses that have names and phone numbers and they are not just professionals such as doctors and lawyers, there are several different kinds. Mr. Holt quested if Mr. Faught found those signs within the Historical Preservation Area. Mr. Faught stated yes. Mr. Faught further stated the lettering they are requesting is 1 inch tall and 22 letters wide.

Mr. Holt made a motion that the Premier Property Inspection – COA – Sign be recommended to City Council for the approval of the variance permitting the inclusion of their names on the signage. Chair Dye stated the motion for the variance will fail for lack of a second. Therefore, their application will be forwarded to City Council with a recommendation of approval for the sign and without a recommendation for the inclusion of names as a variance to the sign.

ITEM #3 1561 Stringtown Road – Zoning Change from SF-1 to C-2 (Project ID# 200412130104)
Northwest corner of Stringtown and Thistlewood

Applicant: Sean Cullen, Confirmed, LLC, 150 E. Broad Street, 8th Floor, Columbus, Ohio 43215

Mr. Holt made a motion to postpone this item to the January 25, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously approved.

ITEM #4 Parkway Centre North – Outlot 23 – Development Plan (Project ID# 200412130105)
East of Thistlewood/North of Stringtown

Applicant: Sean Cullen, Stringtown Partners North, LLC, 150 E. Broad Street, 8th Floor, Columbus, Ohio 43215

The Applicant is requesting approval to construct a small retail/restaurant strip on Outlot 23 which is currently located between the Longhorn Steakhouse and Discount Tire Company sites. The proposed building will compliment both Parkway Centre North and Parkway Centre South, although tenant use has not been determined.

Chair Dye noted that Mr. Cullen was present during the caucus and spoke to this item. Chair Dye noted the following stipulations:

- Parking requirements shall be 1 per 200 s.f. for retail use and parking requirements shall be met for each individual user depending on the final use for each portion of the building.
- Drawing shall be amended to show the gate for the dumpster.
- Drawing shall be amended to show the gas light detail.
- Building signage shall require white lettering unless an alternative signage is approved by City Staff or through an amendment to the Development Plan.
- Building signage shall not contain any exposed neon and the enclosed neon tubing shall be white in color.

- Monument sign base shall be extended to incorporate poles into the brick base.
- Bollards shall match those currently in the Parkway Centre.
- Irrigation shall be provided along Stringtown Road, specifically between Stringtown Road and the parking area.
- Plans shall be revised to indicate concrete approaches per Grove City Standard Drawings, C-GC-41B or C-GC-42.
- Plans shall be revised to indicate the curb ramp detectable warning surface per Grove City Standard Drawing C-GC-43DW
- Plans shall be revised to indicate curb ramps per Grove City Standard Drawing C-GC-43.
- Drive-thru shall only be permitted if City Engineer is satisfied with the design.
(If not, application shall be returned to Planning Commission and not continue to City Council.)
- Landscape screening on the north side of the building shall be tall enough to screen meters located on the wall and said meters shall be no higher than 4 feet above grade with adequate room for the meters to be read.
- Evergreen hedge shall be planted along the west and north property lines.
- Applicant shall coordinate species type and landscaping issues with the City's Urban Forester.
- 12 inch water main shall be located on the site and shall meet the minimum cover requirements per the City Engineer.
- Window trim shall either be dark bronze or white to coordinate with other buildings in Parkway Centre North.
(Staff to notify Council which color has already been approved)
- No wall-pack lighting shall be allowed. Lighting must be shielded and either upcast or downcast.

Mr. Cullen stated he understood and agreed to comply with all of the stipulations. Mr. Cullen also expressed his appreciation to the Planning Commission for their time and reviewing the application.

Mrs. Longbrake made a motion that the Parkway Centre North – Outlot 23- Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #5

**Stringtown Road BP – Development Plan
1881 Stringtown Road**

(Project ID# 200412210108)

Applicant: Michael Martinelli, 9171 Dry Fork Road, Harrison, Ohio 45030

This application comes before the Planning Commission seeking approval to renovate the existing BP Station. The proposal is to raze the existing building and construct a new 3,200 square foot facility with a convenience store and to add an additional fuel station while expanding the existing canopy over the fuel islands.

Chair Dye noted that Mr. Martinelli was present during the caucus and spoke to this item. Discussion during the caucus focused on the City's request to have the existing canopy updated and also requested BP to install a sidewalk along the west property line. Mr. Martinelli expressed concerns with the financial aspect of replacing the canopy, explaining that this canopy was built on top of the storage tanks and any additional weight on the canopy would be a safety issue. In addition, replacing the canopy would be a huge undertaking requiring complete removal of the existing tanks and pumps.

Chair Dye noted that any recommendation made today is conditional upon the City receiving the requested information regarding the canopy by February 3, 2005. Chair Dye then noted the following stipulations:

- Applicant shall provide exterior elevations for all four sides of the building, however they are not required to be color renderings.
(It is Planning Commission's expectation and understanding that that will disclose a four-sided brick building including brick around the dumpster enclosure and utility screening.)
- Applicant shall amend store-front system to match the trim and shake siding colors as shown on the color rendering.
- Applicant shall use dimensional shingles on the roof.
- Applicant shall construct a sidewalk along the west property line in conjunction with an easement for use of that sidewalk.
- Applicant shall provide an easement in which an east/west sidewalk shall be constructed by others along the south property line.
- As a result of the sidewalk, the landscaping along the west property line may need to be adjusted and shall be coordinated with the City's Urban Forester.
- Applicant shall move a single evergreen that is currently shown in an island at the southeast corner of the site to a location that is south of the dumpster.
- Applicant shall make additional revisions to the canopy located over the gas pumps.

Mayor Grossman stated she was disappointed in the Applicant's inability or unwillingness to at least investigate further options on the canopy. Mayor Grossman further stated that she was not asking for removal, rather enhancements to what is shown in the rendering. Mayor Grossman also requested clarification that Mr. Martinelli was unwilling to conduct any further investigations as far as the canopy is concerned. Mr. Martinelli stated he did speak with his engineers during the break between the caucus and the business portion of the meeting and he is willing to further investigate other options for the canopy. Mayor Grossman formally requested that Mr. Martinelli research other alternatives to replacing the canopy and provide that information to the City by February 3, 2005. Mr. Martinelli agreed to provide a report with visuals to the City by that date.

Mr. Martinelli stated that he appreciated Mayor Grossman's comment during the caucus that they were 98% there. He understands they are at the door step and their current building is not attractive at all and

minimum lot sizes of 10,000 square feet. Additional, there will be 2.81 acres of open space including a “tot lot” with playground equipment that will be deeded to the City but maintained by the Home-owner’s Association. This application is also contingent upon City Council accepting the annexation as well as the rezoning request.

Vice-Chair Holt noted that Mr. Reynolds was still at the podium for this application. Vice-Chair Holt then noted the following stipulations:

- City shall select and plant all street trees. A note to this effect shall be added to Sheet 3 of 4 on the plan.
- A detail shall be provided to City Staff for the proposed two-rail wood or vinyl fence proposed between lots 15 and 16.
- Applicant shall coordinate with the Parks and Recreation Director regarding equipment and/or dollar amount for the “tot lot”.

Mr. Reynolds noted that during the break, he spoke with the Parks and Recreation Director regarding this item. The Applicant will make a written submittal to her before the Council meeting. Mayor Grossman stated that the City appreciates their partnership.

Mrs. Longbrake made a motion that the Creekside Section 7 – Development Plan be recommended for approval to City Council with the stipulations as noted by the Vice-Chair; seconded by Mr. Corbin. Chair Dye abstained, the motion was passed by the majority.

ITEM #12 Lamplighter Square – Zoning Change (Project ID# 200412210115)
1 ± acres Lamplighter Drive

Applicant: Community Housing Network, Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

Mr. Holt made a motion to withdraw this item with a fee waiver if resubmitted within 120 days; seconded by Mrs. Longbrake. The motion was unanimously approved.

ITEM #13 Lamplighter Square –Preliminary Development Plan (Project ID# 200412210116)
1 ± acres Lamplighter Drive

Applicant: Creative Housing, Inc., Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

This application comes before the Planning Commission proposing to construct a small multi-family housing development. The proposal includes two 4-unit ranch style apartment buildings with interior only access to the individual apartments. During the caucus, representatives from the Creative Housing Network discussed that their buildings are designed to accommodate tenants with mental and physical disabilities. The plan proposes few parking spaces due to the nature of their tenants.

Chair Dye noted that Mr. Plank was present during the caucus and spoke to this item. Chair Dye noted the following stipulations:

- Final Zoning Text shall designate use specific provisions that tie down exactly how the property is intended and will be permitted to be used.
- Adequate pavement width for emergency vehicle use must be provided.

Mr. Holt made a motion that the Lamplighter Square – Preliminary Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mrs. Longbrake. The motion was unanimously passed.

**ITEM #14 Lamplighter Square –Zoning Change (Project ID# 200412210117)
3.5 ± acres Lamplighter Drive**

Applicant: Community Housing Network, Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

Mr. Holt made a motion to withdraw this item with a fee waiver if resubmitted within 120 days; seconded by Mrs. Longbrake. The motion was unanimously approved.

**ITEM #15 Lamplighter Square –Preliminary Development Plan (Project ID# 200412210118)
3.5 ± acres Lamplighter Drive**

Applicant: Community Housing Network, Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

This application comes before the Planning Commission proposing to construct a multi-family housing development. The proposal includes a clustered, townhouse style arrangement of 25 dwelling units and one unit housing a site manger’s office and community room. During the caucus, representatives from Community Housing Network and Amethyst Inc. presented information regarding that they provide safe, affordable housing for women with or without children that are recovering from drug and alcohol dependency. This proposed housing, in particular is intended for those women that have completed the program.

Chair Dye noted the Mr. Plank was still at the podium and spoke to this item. Chair Dye noted that there were no stipulations requested for this item. Mr. Plank stated that they would also include use specific provisions in the zoning text.

Mr. Holt made a motion that the Lamplighter Square – Preliminary Development Plan be recommended for approval to City Council as submitted. Chair Dye noted that the motion fails for want of a second. Chair Dye then requested any other motions. Of which there were none. Chair Dye then stated that he was uncertain of the next step due to their failure to move and take action on this item and will therefore refer the Applicant to the City Attorney for the next step, which could be that the application moves forward to Council without a recommendation from Planning Commission, but that the City Attorney would make that decision.

**ITEM #16 4110 LLC – Preliminary Development Plan (Project ID# 200411230101)
4110 Demorest Road**

Applicant: J. Greg Laws, PO Box 243, Grove City, Ohio 43123

Mrs. Longbrake made a motion to take the 4110 LLC-Preliminary Development Plan application off the table; seconded by Mr. Holt. The motion was unanimously passed.

This application comes before the Planning Commission as the first step in the process to rezone this property from PSO to PUD-I. Future development on the site is proposed to include a new building similar in size to an existing building on the site.

Chair Dye noted that Mr. Laws was present for the caucus and spoke to this item. Chair Dye noted the following stipulations:

- Change in use will likely result in the need for additional screening in the form of landscape buffering from adjacent properties.
- Operating hours may need to be addressed in consideration of the nearby residential properties.
- Noise issues may need to be addressed in consideration of the nearby residential properties.
- Specific use issues may need to be narrowed in consideration of the nearby residential properties.
- Outdoor storage and lighting issues will need to be addressed.

Mr. Laws stated he understood and agreed with the stipulations. Mrs. Longbrake made a motion that the 4110 LLC – Preliminary Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

Having no further business, Chair Dye adjourned the meeting at 4:47 p.m.

Jennifer Uhrin, Secretary

Chair David Dye

Vice-Chair Marvin Holt