

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

REGULAR MEETING

January 12, 2010

The meeting was called to order at 1:31 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Phil Honsey; Mr. Gary Leasure, Mr. Marv Holt, and Mr. Mike Linder. Others present: Kim Dooley, Development Intern; Jennifer Readler, SZD; Mike Keller, EMH&T; Lt. Bill Dolby, Jackson Township Fire; Chuck Boso, Development Director; Tami Kelly, Clerk of Council; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester and Jennifer Uhrin, Secretary. Mr. Dan Havener was absent.

Chair Holt noted that a quorum was present. Chair Holt then noted there were no changes to the minutes for the December 15, 2010 regular meeting. The minutes were approved by unanimous consent.

Chair Holt asked for a motion to amend today's agenda to reflect the election of officers for the Commission. Mr. Leasure made a motion to add the election of officers to today's agenda; seconded by Mr. Honsey. Vote taken – the motion was unanimously passed. Additionally, **ITEM #7 The Mews at Pinnacle Club – Development Plan** was postponed to the January 26, 2010 regular meeting.

Mr. Leasure nominated Mr. Holt to serve as Chair; seconded by Mr. Honsey. No further nominations for Chair were received. Vote taken – all in favor. Mr. Holt shall serve as the 2010 Chairman of the Planning Commission.

Mr. Honsey nominated Mr. Leasure to serve as Vice-Chair; seconded by Mr. Linder. No further nominations for Vice-Chair were received. Vote taken – all in favor. Mr. Leasure shall serve as the 2010 Vice-Chair of the Planning Commission.

**ITEM #1 Dogs Rule!, LLC (Dog Day Care) – Special Use Permit (Renewal) (Project ID# 2010010700001)
4095 Hoover Road**

Applicant: Carla & Dennis Eaddy, 4095 Hoover Road, Grove City, Ohio 43123

The applicant is requesting an amendment of a Special Use Permit for the operation of a day care facility for dogs within an existing retail strip center located on the west side of Hoover Road, north of Columbus Street. The use was previously approved by City Council on February 2, 2009; however the approval was stipulated to be effective for only one (1) year from its effective date (March 4, 2009). The hours of operation for the facility are from 7:00 a.m. to 7:00 p.m. Monday through Friday, with peak drop off hours between 7am – 9am and peak pickup hours between 5pm – 7pm.

Staff verified with the Grove City Division of Police that no complaints have been filed against this business.

Mr. Eaddy was present and spoke to this item. Mr. Eaddy read a letter from his wife who was unable to attend today's meeting. He further added that they were very appreciative of the Grove City community and were happy to be able to provide their services.

Chair Holt clarified that Planning Commission is looking at this application for continuous approval, not for a year-to-year basis. Mr. Leasure questioned whether they provide boarding and/or grooming services. Mr. Eaddy stated they are strictly a daycare at this point. He further stated that the dogs are typically dropped off in the morning, play all day and are very tired when picked up at the end of the day.

Mr. Honsey made a motion that the Dogs Rule!, LLC (Dog Day Care) – Special Use Permit (Renewal) be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously passed.

**ITEM #2 Self-Storage Facility – Development Plan
Urbancrest Industrial Drive**

(Project ID# 200911230057)

Applicant: Scott Harper, Harper Architectural Studio, 105 A Commerce Park, Westerville, OH 43082

The applicant is proposing to construct a new self-storage facility on 6.615 acres located on Urbancrest Industrial Drive. The proposed plan includes ten (10) storage buildings ranging in size from 2,100 sf to 14,902 sf, each containing a variety of storage unit sizes. There will also be a management office with a two bedroom residence attached near the entrance to the site. The site will be accessible from a single curb cut off of Urbancrest Industrial Drive. A decorative black fence is proposed around the development, as well as a security gate at the front entrance. All storage will be within the proposed enclosed buildings, with no outside storage proposed.

The proposed plan shows ten parking spaces. The storage buildings will have decorative fiber board brick panel finish with fiber board stone panels along the bottom three feet with lighter-tone brick accent panels on all sides visible from the roadway including I-270 and Urbancrest Industrial Drive. The requested colors include Rose Buff for the primary brick panel finish and Beige for the accent brick panels. Lighting will consist of a combination of free-standing and sconce-type fixtures.

Mr. Scott Harper and Mr. Zach Zeune were present and spoke to this item.

Chair Holt noted the following stipulations:

1. The decorative black metal fence shall be extended along the north edge of the pavement to create consistency with the rest of the development.
2. All of the west and north elevations of Building C shall be finished with the decorative brick and stone fiber boards.
3. All metal siding used to finish elevations not visible from the roadway shall have a dark bronze or brown finish.
4. All exterior overhead and man doors shall have a dark green finish.
5. Applicant shall provide sample material board to Council.
6. Applicant shall provide a color rendering of the typical elevations.
7. Applicant shall ensure that trunk wrap is completely removed from all trees.

Mr. Harper and Mr. Zeune stated they were in agreement with the stipulations.

Mr. Honsey questioned whether a sprinkler system was required due to the size of the buildings. Mr. Harper stated that the buildings would be subdivided with fire walls or a fire barrier and would then not be required to have a sprinkler system.

Mr. Leasure made a motion that the Self-Storage Facility – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded Mr. Honsey. Mr. Linder abstained from the vote. The motion passed by the majority.

**ITEM #3 The Pinnacle Club, Section 2, Phase 4 – Plat Approval (Project ID# 200910070049)
West of existing Pinnacle Club subdivision**

Applicant: Jason Francis, M/I Homes, 3 Easton Oval, Ste 340, Columbus, Ohio 43219

The applicant is requesting approval of a plat, which contains thirty-nine (39) lots on 14.687 acres of land held by M/I Homes of Central Ohio, LLC. A new 3.343-acre reserve, Reserve “KK,” will be created with the plat south of English Turn Drive. The plat approval will also include the extension and dedication of English Turn Drive as well as two new roads, Sandrell Drive and Tournament Way, for a total of 2.413 acres of new dedicated right-of-way.

The applicant is requesting the plat deviate from the Pinnacle Club Subarea E Development Plan approved by City Council on September 8, 2009 by shifting the lot line boundaries of lots 773 and 774 to the north in order to border and not overlap into the Stream Protection Zone. This area was previously platted in Section 2 and was included in Reserve H. The applicant is proposing to re-subdivide Reserve H in Section 2 Phase 2 of the Pinnacle Club Subdivision, in order to transfer the land added to the extended lots 773 and 774 from Phase 2 to Phase 5. This will ensure that all of the land within the Stream Protection Zone north of English Turn Drive, lies within Reserve H, as part of Section 2 Phase 2. After the re-subdivision, the total area of Reserve H will be reduced from 1.798 acres to 1.757 acres.

Mr. Jason Francis was present and spoke to this item.

Chair Holt noted that no stipulations were associated with this item.

Mr. Honsey made a motion that The Pinnacle Club, Section 2, Phase 4 – Plat Approval be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously passed.

**ITEM #4 The Pinnacle Club, Section 2, Phase 5 – Plat Approval (Project ID# 200910070050)
West of existing Pinnacle Club subdivision**

Applicant: Jason Francis, M/I Homes, 3 Easton Oval, Ste 340, Columbus, Ohio 43219

The applicant is requesting approval of a plat, which contains twenty-nine (29) lots on 10.031 acres of land held by M/I Homes of Central Ohio, LLC. Two new reserves, “MM” and “LL,” totaling 1.198 acres of land, will be created with the plat. The plat approval will also include the extension and dedication of Snowy Meadow Drive and Sahalee Drive as well as a new road, Tournament Way, for a total of 2.238 acres of new dedicated right-of-way. The proposed lots meet all applicable requirements of the Pinnacle Club Zoning Text and are consistent with the Development Plan approved by City Council on September 8th, 2009.

Mr. Jason Francis was present and spoke to this item as well.

Chair Holt noted that no stipulations were associated with this item.

Mr. Leasure made a motion that The Pinnacle Club, Section 2, Phase5 – Plat Approval be recommended for approval to City Council as submitted; seconded by Mr. Honsey. The motion was unanimously passed.

**ITEM #5 Sound Communications, Inc. – Certificate of Appropriateness (Ext. Modifications)
3474 Park Street (Project ID# 200912220058)**

Applicant: Toni Van Horn-Stephenson, 3474 Park Street, Grove City, Ohio 43123

The applicant is requesting approval of a Certificate of Appropriateness (COA) to renovate the Bimco Building located at 3474-3476 Park Street. A Certificate of Appropriateness was approved by City Council on May 4, 2009 for exterior modifications to the property; however the applicant wishes to amend the approved design. Currently, the building is situated on two (2) tax parcels (PID# 040-000498, 040-000786). The originally approved plans involved the painting of the existing concrete masonry on the majority of the south elevation facing Park Street, adding new windows to the existing window openings currently filled with concrete masonry, eliminating the existing entryway covered by plywood, and adding awnings over all doors and windows. With this application, the applicant is proposing to change the materials in order to cover the south elevation with exterior insulation and finish for a consistent look across the building. The window and door locations from the previously-approved plans have not changed with this application. Awnings located over the door and windows on the south elevation will have a black finish.

Ms. Toni Van Horn-Stephenson and Mr. Garry Stephenson were present and spoke to this item.

Chair Holt noted the following stipulations:

1. Two small class trees (such as Japanese Tree Lilac, Hedge Maple or Weeping Cherry) shall be planted along Park Street and three small class trees shall be planted along the building's east elevation and subject to the Urban Forester's approval.
2. In accordance with Chapter 1136, all ground mounted mechanicals shall be screened from view with an evergreen hedge and subject to the Urban Forester's approval.
3. In accordance with Chapter 1136, the flagpole located in front of the building is to be set in a landscaped area and subject to the Urban Forester's approval.
4. Applicant shall remove the fire department connection located on the exterior of the building.

Ms. Van Horn-Stephenson and Mr. Stephenson agreed to comply with the stipulations.

Mr. Leasure made a motion that the Sound Communications, Inc. – Certificate of Appropriateness (Ext. Modification) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Linder. The motion was unanimously passed.

**ITEM #6 Sound Communications, Inc. – Certificate of Appropriateness (HPA - Sign)
3474 Park Street (Project ID# 200912220059)**

Applicant: Toni Van Horn-Stephenson, 3474 Park Street, Grove City, Ohio 43123

The applicant is requesting approval of a Certificate of Appropriateness for a sign at 3474-3476 Park Street. The sign will have blue, raised block letters with a black background, and will display Sound Communications' name and logo. The black background will be contoured to the letter and logo shape. The total area of the proposed signage is 34.46 square feet. A small window sign is also proposed on the door on Park Street. Staff is supportive of a variance to exceed the maximum sign square footage.

Ms. Toni Van Horn-Stephenson and Mr. Garry Stephenson were present and spoke to this item as well.

Chair Holt noted that the Planning Commission was also supportive of a variance to exceed the maximum sign square and then noted the following stipulations:

1. The blue vinyl film utilized on the sign lettering and logo shall be selected from the approved Historical Preservation Area Color Palette.
2. The window sign on the entry door on Park Street shall be no larger than one (1) square foot.
3. A variance from Section 1138.28 is granted, permitting the square footage of the proposed sign to exceed the maximum permitted sign area.

Ms. Van Horn- Stephenson and Mr. Stephenson agreed to comply with the stipulations.

Mr. Honsey made a motion that the Sound Communications, Inc. – Certificate of Appropriateness (HPA-Sign) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously passed.

ITEM #7 The Mews at Pinnacle Club – Development Plan (Project ID# 200910090051)
4714 Buckeye Parkway

Applicant: Terry Andrews, The Stonehenge Company, 147 N. High St., Gahanna, Ohio 43230

Mr. Leasure made a motion to postpone this item to the January 26, 2010 regular meeting; seconded by Mr. Linder. The motion was unanimously passed.

Having no further business, Chair Holt adjourned the meeting at 2:16 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair