

**ITEM #3 Drury Inn & Suites - Preliminary Development Plan (Project ID# 200312230130)
Southeast corner of Stringtown Road & I-71**

Applicant: Jonathan Wochoer, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio 45227

Mr. Jonathan Wochoer represented Drury Inn, Inc. Chair Dye noted that Mr. Wochoer was present during caucus. Chair Dye clarified that the application in front of them is a Planned Unit Development rezoning, which requires a separate finding by the Planning Commission that eight specific prerequisites to a planned zoning district have been met. Those eight specific items are listed in the Staff Report. Chair Dye requested any comments or concerns regarding the eight findings. Hearing none, Chair Dye requested a motion specifically satisfying the eight findings for PUD.

Mr. Holt made a motion that the eight findings be approved for the PUD zoning. The motion was unanimously approved. Chair Dye noted that the criteria does exist to support a PUD zoning therefore, the Preliminary Development Plan can now be discussed.

Mrs. Evans made a motion to recommend to City Council the approval of the Preliminary Development Plan with the following stipulations:

- The revised plan that is being reviewed today is dated January 6, 2004.
- The roof is not proposed as a metal seam roof as in the original document.
- The proposed plan will meet all of the C-2 district standards other than the height, which is proposed at 80 feet.
- A text will be submitted prior to the actual hearing on the final Development Plan.
- The current plan will be revised at a minimum to show end islands in the parking lot at locations where a line of parking stops per our landscape code.
- The current plan will be revised to reflect the changes as noted in the Staff letter dated January 5, 2004 to meet code requirements.

Mr. Wochoer stated he understood and agreed to the stipulations. The motion was unanimously approved.

Mr. Wochoer also thanked Staff and Planning Commission Members for allowing them to move forward with this project and looked forward to being a part of this community. Mayor Grossman stated she looked forward to them being a part of our community as well and that it will be a great partnership.

**ITEM #4 Thomas Property – Lot Split (Project ID# 200312020125)
4286 Rensch Road**

Applicant: James Pearsall, E.M.H.& T., 170 Mill Street, Gahanna, Ohio 43230

Chair Dye noted that Mr. Pearsall was present during caucus. Chair Dye clarified that Mr. Pearsall had submitted a new drawing dated January 9, 2004 to correct the text, but not the drawing itself.

Mrs. Evans made a motion to approve the Thomas Property Lot Split with the following stipulations:

- The consideration of this lot split is tied to the new lot that is being created by this action.
- The small lot having frontage on Rensch Road will be tied into sanitary and storm systems.
- The lot split shall be supported by appropriate easements in both directions as necessary for that site to be properly served.

Mr. Pearsall stated he understood and agreed to the stipulations. The motion was unanimously approved.

**ITEM #5 Advanced Family Medicine – COA (Sign) (Project ID# 200312100126)
4160 Broadway**

Applicant: Richard Bigham, Jr., 326 Canyon Drive South, Columbus, Ohio 43214

Chair Dye noted that Mr. Warren Guard represented the applicant and was present during caucus.

Mr. Holt made a motion that Advanced Family Medicine – Certificate of Appropriateness (Sign) be recommended for approval to City Council with the following stipulations:

- 8-foot maximum sign height including decorative end caps.
- Sign is to be consistent with other signs in the area.
- Evergreen bushes to be added to the base of the sign.
- Adjust sign placement as far East as possible, must be a minimum of three feet off the sidewalk. Otherwise the width of the sign will need to be revisited.
- An uplit external spotlight will be added and will be pointed away from S.R. 62.
- Any change to the sign, including lettering, whether size or font, would require a new submission to the Planning Commission.

Mr. Guard requested clarification as to which historical paint brand was acceptable, either Pratt and Lambert or Valspar. Chair Dye responded that both of those charts are acceptable.

Mr. Guard stated he understood and agreed to the stipulations. The motion was unanimously approved.

ITEM #6 2800 Demorest Road – Rezoning (Project ID# 200307080069)

Applicant: William E. Saxton, 3703 Broadway, Grove City, Ohio 43123

Mr. David Morrison, Archcon Inc., 3847 Broadway, represented the applicant and was present during caucus.

Chair Dye noted that no stipulations or changes were requested for this application.

Mrs. Evans made a motion that the 2800 Demorest Road Rezoning be recommended for approval to City Council as submitted. The motion was unanimously approved.

**ITEM #7 Concord Park, Section 1 – Plat Approval (Project ID# 200312230128)
 North East Corner of Holt Road and Grove City Road**

Applicant: Rockford Homes, Inc., 999 Polaris Parkway, Columbus, Ohio 43240

Mr. Don Wick, 999 Polaris Parkway, Columbus OH 43240 represented the applicant. Chair Dye noted that Mr. Wick was present during caucus.

Mrs. Evans made a motion to recommend the approval of Concord Park, Section1, Plat Approval to City Council with the following stipulations:

- The Staff comment letter dated January 8, 2004 contained several technical requirements that will be complied with by the applicant.
- The Applicant acknowledges responsibility for maintenance of the south pond area. However, this may change at a future date during the Phase Two Plat submission when it will be determined whether a Home Owner’s Association or the City will take over maintenance of this area.

Mr. Wick stated he understood and agreed to the stipulations. The motion was unanimously approved.

**ITEM #8 O’Charley’s Restaurant – Development Plan (Project ID# 200312160127)
 Stringtown Road – Parkway Centre**

Applicant: Edwards & Hotchkiss Architects, 219 Ward Circle, Suite One, Brentwood, TN
 37027

Mrs. Evans made a motion to place this item on the table. The motion was unanimously approved.

TABLED ITEMS FROM DECEMBER 9, 2003 MEETING

**Central Scheduling – C.O.A. (Signs) (Project ID# 2003102901080)
3963 Broadway**

Applicant: James A. Weaver, Jr. 3963 Broadway, Grove City, Ohio 43123

This item was left on the table and therefore died on the table.

**Autumn Grove (Rensch Road Tract)–Development Plan (Project ID# 200310140100)
4286 Rensch Road**

Applicant: Mr. David Denniston, EMH&T, 170 Mill Street, Gahanna, Ohio 43230, for Dominion Homes

Mrs. Evans made a motion to take this item off the table. The motion was unanimously approved.

Mr. Donald Plank, 145 East Rich Street, Columbus, Ohio attorney for Dominion Homes represented the applicant. Chair Dye noted that he was present during caucus.

Chair Dye clarified that the revised plan currently being reviewed is dated January 9, 2004, and consists of 249 lots bringing it to a density of 2.64 units per acre. Mr. Plank confirmed that information. Chair Dye noted that the applicant has agreed to comply with the following stipulations:

- Applicant to comply with the recommendations of the traffic study once it is completed and submitted, by way of performing any necessary road improvements that relate to the portions of Rensch Road on which they have frontage and contributing to the extent called for by the study for offsite roadway improvements.
- The “Tot Lot” consisting of just over two acres on the east side of the site will be equipped with a slide and a swing set in a fashion that is typical of Grove City Parks that have those kinds of features.
- Benches and trash receptacles will be included in the “Tot Lot”.
- Trash receptacles to be installed along the bike path.
- Improvements to the “Tot Lot” and bike path regarding the design and type of accessories will be made in conjunction with the City’s Park Maintenance Department and Urban Forrester, Dan Snyder to ensure consistency with the rest of the Grove City Parks.
- Lot 70 will be removed in order for that ground to be combined with the “Tot Lot” area to enhance the access.
- As shown on the current plan, irrigation will be installed along the entire Rensch Road frontage with a strip approximately 50 feet wide, which is also to be landscaped and sodded. Long term this area to be maintained by a Home Owner’s Association as shown on the plan.
- Connect the sidewalk at Rishel Road at the north end of the site in lieu of simple access by way of the bike path connection, which is back further away from the road.
- All lots must meet the minimum requirements for the R-2 district. Specific lots in Staff’s report of January 13, 2004 will need to be confirmed that they meet those requirements.
- Several items in Staff’s report dated January 13, 2004 regarding technical issues such as a change in labeling or extensions of sewer, etc. will be corrected as needed.
- Coordinate with the City’s Engineer to ensure the retention basin tie-in with Tangle Brook is completed appropriately.
- Council to decide if the plan is approved for houses on lots 50, 2, 38 & 39, and that those houses may front Rensch Road, but vehicular access will not.
- Lot configuration in the area of 31 has been revised, however, notice will be given to Council that Planning Commission has not reviewed that revision.

Chair Dye read a letter dated December 12, 2003 by Mr. Wesley Horn, 4274 Rishel Street, Grove City, Ohio 43123 regarding the retention pond. A copy of which is attached to these minutes.

Mr. George Finley, 4298 Rensch Road, (adjacent property owner to this proposed development) then spoke to this application. Mr. Finley discussed several items regarding this proposed development.

- Possible flooding areas that may require additional catch basins
- Proposed lot places house closer to his property than what he had anticipated, however, Don Plank has agreed to work with him on this.
- Plan doesn't show trees on his property line that are 30 + years old, he requested something be worked out to preserve as many of those as possible.
- Mr. Finley requested some type of protection for his property against the construction, as far as dust and debris that may be created and blown onto his property.
- Mr. Finley also requested to see drawings as to the proposed plans for the widening of Rensch Road, if that was to happen.

Chair Dye responded that the construction process is based on engineering plans that are reviewed by the City and care is taken during that process to assure that no new hazard is created for existing property owners. Unfortunately, the Code does not provide for any special protection from the commonplace development activities that will take place. Chair Dye encouraged Mr. Finley to contact the developer to see if they are willing to put up some type of screening along the edge of his property during the construction process, however he reiterated that this was not mandated per Code, but would have to be done voluntarily by the developer.

Chair Dye stated that from a flooding standpoint, the engineering of the ponds is to be reviewed by our engineer to ensure that it doesn't flood anyone. The developer will also have to consider Mr. Finley's storm water issue.

Chair Dye was not able to offer any insight as to the possibility of widening Rensch Road, as the traffic study has not been completed. However, if the traffic study deems that Rensch Road must be widened and that right-of-way must come from Mr. Finley's property, he would be compensated accordingly.

Chair Dye recommend that Mr. Finley make sure that Mr. Plank has his name and number and that Mr. Finley should get a contact name and number from Mr. Plank.

Mr. Holt made a motion that Autumn Grove (also known as Rensch Road Tract) – Development Plan not be recommended for approval to City Council with the above referenced stipulations.

Chair Dye stated that the property in question is zoned R-2 and has been zoned R-2 for a long time and if we don't like it, shame on us for not changing it before. He further stated that our Code specifically allows the City to come in and rezone, previous property owners have had the chance to come in and rezone. We have a big chunk of acreage out there that we don't like because we didn't do something about it, so shame on us and we are obligated, unless we can demonstrate or there are reasons that this application does not meet the technical requirements of the R-2 zoning district, we don't have the discretion to vote to disapprove this.

Mrs. Evans stated she was not giving a disapproval vote based on the R-2 zoning, rather that this development provides no aesthetic value to the City and that there are a number of safety issues that have not been addressed to her satisfaction as a Planning Commission Member and until then she will never vote yes for this.

Mr. Holt stated that his vote would be in the negative. Although the Development Plan may meet all of the codes and regulations, it's his position as a Planning Commission Member to make a recommendation to Council and this plan lacks imagination and design and safety concerns. He personally feels this is not the type of plan he wants to see in Grove City.

Mayor Grossman stated her negative vote is based on the Oath she took to protect the health, safety and welfare of the people of this City and she believes there are enough issues out there that she will not support this project.

Chair Dye noted that a "Yes" vote would be sending this on with a recommendation of disapproval and a "No" vote would be sending this on with a recommendation to approve the plan.

The vote was as follows:

Mrs. Longbrake – Yes
Chair Dye - No
Mrs. Evans – Yes
Mayor Grossman – Yes
Mr. Holt – Yes

Chair Dye stated that the application would be forwarded to City Council with a recommendation of disapproval.

Having no further business, Chair Dye adjourned the meeting at 4:13 P.M.

Jennifer Uhrin, Secretary

Chair David Dye