CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **January 18, 2011**

The meeting was called to order at 1:32 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; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Jennifer Readler, SZD; Ryan Andrews, EMH&T; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Chuck Boso, Development Director; Dominic Marchionda, Development Staff; Molly Frasher, Administrative Staff and Kimberly Dooley, Planning Commission Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the December 28, 2010 regular meeting. They were approved by unanimous consent.

ITEM #1 **2011 Organizational Meeting**

Chair Holt stated that he would not seek or run for Chairman of Planning Commission for the 2011 year. Mr. Honsey nominated Mr. Holt remain Chairman; seconded by Mr. Havener. Chair Holt requested additional nominations. No additional nominations were stated. Mr. Holt will remain Chairman for the 2011 year by unanimous consent. Chair Holt stated that it was his pleasure to serve and stated that he was thankful for the knowledge and work of the Commission members and staff.

Chair Holt then requested nominations for the position of Planning Commission Vice-Chairman for the 2011 year. Mr. Linder nominated Mr. Leasure; seconded by Mr. Havener. Chair Holt requested additional nominations. No additional nominations were stated. Mr. Leasure will be Vice-Chairman for the 2011 year by unanimous consent.

ITEM #2 **3985 Broadway – Certificate of Appropriateness (HPA Exterior Modifications)**
3985 Broadway, Grove City, Ohio 43123 **(Project ID# 201012170049)**

Applicant: Abdellah Bahij and Natalie Dennison, 4352 Jody Dr., Grove City, OH 43123

The applicant is proposing to make modifications to the existing structure at 3985 Broadway to bring the structure into character with the surrounding structures and to better match the intended character of the Historical Preservation Area and the Town Center. In addition to the building modifications the applicant is proposing an outdoor seating area within the alleyway to the south of the structure.

The city is currently in discussion with the applicant to acquire the ten (10) foot area shown on plans as a pedestrian walkway between the proposed seating area and the structure to the south, as well as the west-most fifteen (15) feet in order to connect the two existing parking areas off of Grant Avenue and Park Street. As part of these discussions, the applicant has requested the City remove the existing curb cut on Broadway, eliminating vehicular access to the alleyway.

Five new parking spaces will be added to the site between the proposed dumpster location and the rear of the structure.

The applicant is proposing a number of exterior alterations to the structure including installing new doors and windows as well as decorative lights to match those of Parkers Tavern and Grove City Lanes. All exterior colors used on the building exterior comply with the HPA color palette.

Ms. Dennison was present and spoke to the item. Chair Holt noted that two sets of plans were submitted showing differing locations for the dumpster. Ms. Dennison stated that they were in discussion with Mr.

Yerkes, owner of property to the south, to potentially share the existing dumpster. If this is the case, a dumpster would not be located on the applicant's property. Mr. Leasure questioned how refuse would be handled if they shared with adjacent property. Mr. Rauch stated that Mr. Yerkes, owner of the former pharmacy to the south, would not be utilizing the existing dumpster to its capacity with the future office use of the building, therefore it would have the capacity to handle refuse from the applicant's property. If an agreement is not reached, the applicant would install a trash enclosure at the rear of the property, shown on plans.

Mr. Havener stated that there was a conflict between the extent of fence shown on the building elevations and the plan sheets. The extent of the brick on the south elevation was also questioned and whether or not the brick would extend to the start of fence. Ms. Dennison stated that, originally, the dumpster was to be located directly behind the structure where existing meters and other service structures are located and this is the reason for the larger extent of the fence on the elevations. After discussions with staff, the applicant chose to move the dumpster to the rear of the property in the parking area. Ms. Dennison stated that the brick will wrap around the structure and will not extend to the fence. Mr. Havener stated that he felt the fencing was too long if the trash enclosure would not be in that space. Mr. Rauch stated that staff would work with the applicant on this issue.

Mr. Leasure questioned the alleyway between the applicant's structure and the structure to the south. Mr. Rauch clarified that this is not an actual alleyway and is part of the applicant's private property.

Mr. Havener questioned lighting along the pedestrian walkway and the responsibility of lighting within this area. Mr. Honsey stated that the City would be responsible for keeping the walkway lit. Mr. Honsey also stated that this would be part of a Town Center lighting and infrastructure update detailing lighting options to ensure pedestrian safety accessing the rear parking area. Ms. Dennison stated that new lighting fixtures are proposed along the south elevation, within the seating area.

Chair Holt noted that one set of plans show a different seating arrangement and Mr. Havener questioned the child play area. Ms. Dennison stated that the child play area is no longer being considered. Mr. Honsey stated that the Commission should be very clear in recommending a certain set of plans, seeing that the two plans vary. Ms. Dooley clarified that the plans showing the child play area are older plans that have been included in the packets with a note showing how the applicant addressed previous staff concerns in creating the revised plans. The revised plans do not include the child play area.

Mr. Honsey asked Mr. Rauch if the City had acquired the easement across the south of the property shown on plans. Mr. Rauch stated that they are still in discussion and have not acquired the easement. Mr. Honsey asked if it was appropriate to stipulate that the south-most ten feet be dedicated to the City or to stipulate the land remain open for a pedestrian walkway. Ms. Readler stated that requiring dedication of property should be attributable to the development proposed. Mr. Honsey stated that the development of this property does not create the need for pedestrian improvements so it would not be a fair burden to place on the applicant.

Mr. Havener questioned whether the thin brick will be extended around the northeast corner of the structure. Ms. Dennison stated that she did not believe that the brick would be extended the entire length between buildings but that the brick will be wrapped around the building everywhere, pending access.

Chair Holt noted the following stipulations:

1. Curbing shall be utilized around the perimeter of the landscape bed adjacent to the dumpster if a dumpster is placed on the property.

2. The applicant shall work with the Urban Forester in the selection of landscaping for the site.

The applicant was agreeable to the stipulations.

Mr. Honsey made a motion that the 3985 Broadway – Certificate of Appropriateness be recommended for approval to City Council with the noted stipulations; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #3 **3985 Broadway –Special Use Permit (Outdoor Seating)** **(Project ID# 201012170050)**
3985 Broadway, Grove City, Ohio 43123

Applicant: Abdellah Bahij and Natalie Dennison, 4352 Jody Dr., Grove City, OH 43123

The applicant is proposing to install an outdoor seating area for a restaurant at 3985 Broadway. The proposed seating area will be approximately 1,000 square feet in area and will extend almost fifteen (15) feet out from the south of the structure into the existing private alleyway leaving a ten (10) foot walkway between the proposing seating area and structure to the south. The seating area will be enclosed by a three (3) foot aluminum fence with five dining sets within the seating area. The applicant is proposing to install a landscape bed along the edge of the seating area fronting Broadway as well as planters along the rear of the seating area, separating it from the rear parking area. Patio furniture as not been selected, though the applicant has indicated that the furnishings will be either concrete tables or commercial aluminum tables and chairs.

Mr. Linder asked if the Fire Department had any issues with the seating area and the one proposed exit gate from it. Mr. Rauch stated that the plans were sent to the Jackson Township Fire Department for review and they did not return any comments or concerns and that typically as long as there is one point of access from the patio area to a walkway there are no concerns.

Chair Holt noted that the outdoor furniture had not been approved and requested that the applicant submit proposed furniture for approval to either the Development Department or the Building Division prior their purchase and placement in the seating area.

Chair Holt noted the following stipulations:

1. The applicant shall work with the Urban Forester to select landscaping.
2. All umbrellas installed in the outdoor seating area shall have a black finish.
3. No signage shall be permitted on umbrellas.
4. Proposed outdoor furnishings shall be submitted for approval to either the Development Department or the Building Division prior to their purchase and placement in the seating area.
5. No public announcement system or music shall be played in the patio area.
6. Lighting design within the outdoor seating area shall compliment the lighting in the Historical Preservation Area.

The applicant was agreeable to the stipulations.

Mr. Havener made a motion that the 3985 Broadway – Special Use Permit be recommended for approval to City Council with the noted stipulations; seconded by Mr. Linder. The motion was unanimously approved.

ITEM #4 **Buckeye Beverage Bay –Special Use Permit (Drive Thru)** **(Project ID# 201012270051)**
4170 McDowell Rd, Grove City, Ohio 43123

Applicant: Robin B. Ranft, 194 Cherrytree Lane, Commercial Point, OH 43116

The applicant is proposing to operate a car wash and beer and wine drive thru at 4170 McDowell Road. The site was the previous site of a car wash and two oil change bays as well as a small office area. The applicant is proposing to continue to operate the car wash but close the center bay in order to install a cooler for the storage of beverages. The remaining bay will be the site of the proposed drive thru. There will be no outdoor storage or sales on the site. The building has access to five (5) parking spaces which will be used by the employees.

Mr. Ranft was present and spoke to the item.

Mr. Leasure clarified with Mr. Ranft that he will be closing the lubrication part of the previous use.

Chair Holt asked if the existing car wash equipment would remain. Mr. Ranft confirmed that the equipment will not be changed.

Mr. Leasure asked if there would be problems or conflict with the proposed drive thru if customers pull over in front of the wash. Mr. Ranft stated that an employee would be available to clean cars so customers don't have to get out of their vehicle.

Mr. Honsey made a motion that the Buckeye Beverage Bay – Special Use Permit be recommended for approval to City Council; seconded by Mr. Leasure. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:07 p.m.

Kimberly Dooley, Secretary

Marv Holt, Chair