

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

REGULAR MEETING

January 23, 2007

The meeting was called to order at 2:30 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: Ms. Linda Swearingen; Mr. Marvin Holt; and Ms. Julie Oyster. Others present: Kyle Rauch, Development and Planning Officer; Lt. Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Mayor Cheryl Grossman and Dan Havener were absent.

Chair Holt stated that he would like to express his appreciation to the Development Department, Building Department, Urban Forester, City Engineer and Jackson Township Fire Department for the manner that they exemplify professionalism in their review of Planning Commission applications. Chair Holt noted the review of Turnberry Retail Center is an example of that professionalism. Chair Holt stated that it makes the Planning Commission members jobs much easier. Chair Holt noted that Kyle has followed down the same path of Seth and his reviews are very thorough. Chair Holt again expressed his appreciation.

Chair Holt noted that a quorum was present. Chair Holt noted there was a change to the minutes for the January 9, 2007 regular meeting. On Page 2 of 5 in paragraph 6 the word "he" should be changed to "the." Ms. Swearingen made a motion to amend the minutes of the January 9, 2007 as noted by Chair Holt; seconded by Ms. Oyster. The motion was approved by the majority. Ms. Oyster made a motion to accept the minutes of the January 9, 2007 regular meeting as amended; seconded by Ms. Swearingen. The motion was approved by the majority.

Chair Holt noted the following changes to today's agenda: As requested by the Development Department, Item #4 *The Pinnacle Club, Section 2, Parts 1 & 2 – Zoning Text Amendment* and Item #5 *Beavers/National Auto Lease – Preliminary Development Plan* has been postponed to the February 13, 2007 regular meeting. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was approved by the majority.

ITEM #1 Turnberry Retail Center – Development Plan (Project ID# 200612140103)
Lot #1 – Turnberry Court

Applicant: David Puckett, Home Road Properties, LLC, 1115 South 4th Street, Louisville, Kentucky
40203

Don Plank, Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

This application pertains to the construction of a multi-tenant retail building on the northeast corner of Broadway and Home Road. The proposed building, with a footprint of 12,600 square feet would be situated on 2.271 acres.

Chair Holt noted that Mr. Puckett was present for the caucus and spoke to this item. Chair Holt noted that the Planning Commission concurs with and is in support of the 10 foot setback parking along Turnberry Court as a deviation to the 15 foot setback normally required. Chair Holt then noted the following stipulations:

- The applicant shall replace the E.F.I.S. material #2 (Dryvit "Monastery Brown") located on the front façade with a General Shale brick veneer as reflected in revised elevations dated January 19, 2007.
- The applicant shall extend the brick columns located under E.F.I.S. #2 to the top of the structure as reflected in revised elevations dated January 19, 2007.
- The applicant shall incorporate an illuminated fountain into the pond.

- The applicant shall consider using the same signage standards as at the Parkway Centre, keeping signage uniform in style and color.
- The applicant shall relocate the outside seating from the northeast side to the northwest side of the facility.
- The applicant shall provide additional landscaping to the southeast side of the facility which shall include evergreens such as Taxus.
- The applicant shall provide at least one-2" minimum medium class tree in each peninsula, island and aisle end island in accordance with Section 1136.06(d).
- The applicant shall widen the northern most parking lot island, containing the relocated seating area to a minimum 18' width and shift the handicap parking spaces south one space. In addition, this area shall contain additional landscaping and a 48" black fence as shown on the revised elevation dated January 19, 2007.

Ms. Swearingen made a motion that the Turnberry Retail Center – Development Plan be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. The motion was approved by the majority.

**ITEM #2 Turnberry Retail Center (Starbucks) – Special Use Permit (Drive-Thru Station)
Lot #1 – Turnberry Court (Project ID# 200612140104)**

Applicant: David Puckett, Home Road Properties, LLC, 1115 South 4th Street, Louisville, Kentucky 40203

Don Plank, Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

This application pertains to the proposed drive-thru in conjunction with the proposed multi-tenant retail building.

Chair Holt again noted that Mr. Puckett was present for the caucus and spoke to this item. Chair Holt noted there were no stipulations.

Ms. Oyster made a motion that Turnberry Retail Center (Starbucks) – Special Use Permit (Drive-Thru Station) be recommended to City Council for approval as submitted; seconded by Ms. Swearingen. The motion was approved by the majority.

**ITEM #3 Turnberry Retail Center (Starbucks) – Special Use Permit (Outdoor Seating)
Lot #1 – Turnberry Court (Project ID# 200612180105)**

Applicant: David Puckett, Home Road Properties, LLC, 1115 South 4th Street, Louisville, Kentucky 40203

Don Plank, Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

This application pertains to the proposed outdoor seating area to be used in conjunction with the proposed multi-tenant retail building, this area will include a set of Smith & Hawken table and four (4) chairs covered by an umbrella.

Chair Holt again noted that Mr. Puckett was present for caucus and spoke to this item. Chair Holt then noted the following stipulations:

- The seating may be increased to seat no more than 12 chairs.
- Umbrellas shall match the forest green building awnings and be secured in 95 lb. bases.

- No advertisements shall appear on umbrellas.
- The applicant shall incorporate a trash receptacle (manufactured by DuMore) as part of this seating area.

Ms. Swearingen made a motion that Turnberry Retail Center (Starbucks) – Special Use Permit (Outdoor Seating) be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. The motion was approved by the majority.

**ITEM #4 The Pinnacle Club, Section 2, Parts 1 & 2 – Zoning Text Amendment
Grand Strand Avenue (Lots 181-90; 319-30) (Project ID# 200612190106)**

Applicant: M/I Homes of Central Ohio, c/o Donald Plank, Plank & Brahm, 145 East Rich Street,
Columbus, Ohio 43215

Ms. Swearingen made a motion to postpone The Pinnacle Club, Section 2, Parts 1 & 2 – Zoning Text Amendment to the February 13, 2007 regular meeting; seconded by Ms. Oyster. The motion was approved by the majority.

Ms. Oyster made a motion that Chestnut Farms – Lot Split be recommended for approval as submitted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #5 Beavers/National Auto Lease – Preliminary Development Plan
4401 S. Broadway and 4407 S. Broadway (Project ID# 2006122700108)**

Applicant: Stephen J. Bowshier, LWB Investments, LLC, 2744 Clark Dr., Grove City, Ohio 43123

Ms. Swearingen made a motion to postpone The Pinnacle Club, Section 2, Parts 1 & 2 – Zoning Text Amendment to the February 13, 2007 regular meeting; seconded by Ms. Oyster. The motion was approved by the majority.

Having no further business, Chair Holt adjourned the meeting at 2:40 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair