

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

**REGULAR MEETING**

**February 5, 2013**

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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 call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Gary Leasure and Mr. Dan Havener. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Ice Miller; Ryan Andrews, EMH&T; Bill Vedra, Deputy City Administrator; Mike Boso, Chief Building Inspector; Capt. Jeff Pearson, Grove City Police; Lt. Bill Dolby, JTF Inspector; Christy Zempter, Zoning Officer; Tami Kelly, Clerk of Council; Kim Conrad, Parks & Recreation Director; and Molly Frasher, Secretary. Mr. Mike Linder entered the meeting at 1:42 p.m.

Chair Holt noted a quorum was present. Mr. Havener noted that the minutes of the December 4, 2012 regular meeting reflected that Mr. Leasure was present, which he was not; change noted with amendment and they were approved by unanimous consent. Mr. Leasure abstained from the vote.

**Item #1 – 2013 Organizational Meeting**

Mr. Leasure nominated Mr. Holt as chair for 2013; Mr. Havener seconded, there were no other nominations for the Chair position. Mr. Holt accepted the nomination by acclamation.

Mr. Havener nominated Mr. Leasure as vice-chair for 2013; Mr. Boso seconded and there were no further nominations for the Vice Chair position. Mr. Leasure was appointed by acclamation.

**Item #2 – Monterey Elementary – Development Plan**

**(PID# 201212280050)**

The applicant is proposing to construct a new facility for Monterey Elementary School located at 2584 Dennis Lane. The site will be accessed by the two existing curb cuts on Dennis Lane as well as a new proposed 36' cut on Hoover Road to accommodate automobile traffic. An additional bus-only loading/drop-off area will be accessed from a second cut on Hoover Road and will be restricted by a gate. This bus loading/drop-off area also has the ability to serve as an outdoor play area during school hours and additional parking for after-school programs/events held in the evenings.

Submitted materials indicate that Dennis Lane will be used as the primary route for student drop-off and pick-up. The Hoover Road entrance will be closed during peak traffic times to avoid off-site stacking on Hoover Road. The proposed development will contain 142 total parking spaces which exceed the required 124 spaces based on the square footage of classroom space proposed. The proposed new structure would be 61,585 square feet with 18,655 square feet of classroom space. The structure will be two stories in height finished in brick with a metal roof. The maximum height of the structure is 40'1"; however the Board of Zoning Appeals granted the school district a variance to exceed the permitted height of 35' by 5'2" for a total permitted height of 40'2".

The following stipulation was noted:

1. The Hoover Road automobile entrance shall be closed during peak pick-up and drop-off hours during the school year.

Mark Waller, South-Western City Schools, was present and spoke to the item. Mr. Waller is not concerned with the stipulation of closing the Hoover Rd entrance/exit during peak traffic hours. Typically, the district uses cones to block the entrance to the schools and it has not been an issue. He further stated that after the new school is completed, the old school will be used as a swing site while Richard Ave School is under construction; the old Monterey school will be demolished

in spring of 2016. After the old building is removed, that site will be restored to grass play surfaces. The district has been in discussions with the City to make the green space more community-friendly.

Chair Holt inquired when the construction would be complete, Mr. Waller replied 2014. Mr. Leasure asked if the school would utilize the ball field. Mr. Waller replied that the area will be used for geothermal wells where the ball field is currently located; there will be 102 wells utilized for this site. The heating and cooling costs, using geothermal, will be below \$.50 per square foot. Additionally, SWCS has an agreement with Parks and Recreation to utilize the new green space for some outdoor programming in the future. Chair Holt asked if any other schools in the district used geothermal energy and Mr. Waller replied that this will be the first school to use geothermal.

Chair Holt pointed out that the building will cross three different parcels and the City recommends they combine the parcels into one parcel and Mr. Waller said they will do so. Chair Holt also noted that SWCS work with the City on the path development. Mr. Waller commented that the site was over budget to accommodate the path but the district would have conversations with the city in the future on the matter.

Chair Holt expressed disappointment on the west side of the building where the exhaust fans are still visible from the entrance. Chair Holt wanted to know why there was not a parapet wall in place to screen the fans. Mr. Waller stated that the drawing is more three-dimensional and the fans appear to be more prominent than they will actually be from the street. He stated that it would be the same as the Park Street Intermediate kitchen hood fan on the roof without a parapet. He stated that a parapet wall would complicate the roof system on that elevation. Chair Holt requested that something be done to make mechanicals less obtrusive. Mr. Waller stated he would paint the exhaust fans any color that the chair would like; Chair Holt stated that he would like the fans painted the color of the brick. Mr. Waller stated that it was not a problem.

Mr. Linder asked if the Police had any concerns about the buses turning into the site from Hoover Road, sight-distance, and stacking along the busy road. Captain Pearson said that this was examined in previous meetings and that this was not a concern. It was stated that the area would be a 20 mph School Zone with posted signage. Mr. Waller stated that there are currently five buses on the site and that even with the increase in population at the school there would not be more than seven buses. He continued by stating that the placement of the site in relation to the population it serves means the majority of buses will be making right turns out of the site. Mr. Linder asked about how busing would be handled when the site is used as a swing site and two schools are operating on the site. Mr. Waller stated that buses for both schools would be able to utilize the designated bus area.

Chair Holt questioned the lack of a material sample board. Ms. Kelly stated that as long as there is a sheet with the details, it is okay.

Ms. Kelly asked if there were exposed mechanicals shown on plans. Chair Holt noted that there were, but they were limited. Chair Holt noted that this disappointed him. Mr. Waller stated it was an exhaust dome for the top of the kitchen exhaust. Mr. Waller said that they have no problem screening the domes. Chair Holt said that SWCS will be painting the domes to hide it from the entrance view. He stated there are two dome exhausts and one rectangular exhaust and that he was most concerned with the rectangular exhaust.

Being no further questions, Mr. Leasure motioned to recommend the approval of the Monterey Elementary Development Plan with the following stipulation:

1. The Hoover Road automobile entrance shall be closed during peak pick-up and drop-off hours during the school year;

Mr. Linder seconded and the vote was unanimous.

### **Item #3 – The Grove City Ranch Development – Method of Zoning Change**

**(PID# 201212280051)**

The applicant is requesting to rezone approximately 27 acres at the northwest corner of Hoover Road and London Groveport Road west of the Buckeye Grove Shopping Center from SD-1 and CF to PUD-R and PUD-C. The site to be rezoned is bordered by properties zoned SD-1 to the north, PUD-R and C-2 to the west, PUD-C to the east, and C-2 to the south across London Groveport Road.

The proposed rezoning would be made up of three subareas: Subarea 1 being a +22.40 acre multi-family development zoned PUD-R; Subarea 2 being +2.84 acres of commercial outparcels zoned PUD-C and Subarea 3 being a +1.79 acre shopping center expansion zoned PUD-C. Submitted materials show Subarea 2 fronting London Groveport Road, Subarea 3 along the eastern edge of the property, and Subarea 1 on the remainder of the lot.

Ms. Dooley stated that the applicant submitted development standards / zoning text outlining standards for each subarea including permitted uses and density, as well as standards for signage, site layout and landscaping and that staff feels that the proposed standards are appropriate for the area.

Jim Houk, representative for the applicant, was present and spoke to the item. He reiterated that Subarea 1 will be a multi-family project developed by Schottenstein Group; Subarea 2 will be retail retained by the Buckeye Ranch for future sale; and, Subarea 3 will allow for the expansion of the Buckeye Grove shopping area. Subarea 3 will only be used for a service isle and nothing will be built in that area. Mr. Houk described the apartments as very upscale and attractive; two-thirds of the apartments will have attached garages.

Being no questions, Mr. Boso motioned to recommend the approval of the method of zoning change as submitted, Mr. Leasure seconded and the vote was unanimously approved.

**Item #4 – PNC Bank – Lot Split**

**(PID# 201212310052)**

The applicant is requesting to split 0.9481 acres from the Grove City Plaza parcel to reconfigure the lot lines between PNC Bank and Kroger at the northeast corner of Hoover Road and Stringtown Road. The proposed split will essentially act as a transfer of approximately 0.025 acres between the parcels. The split / reconfiguration will ensure that a proposed expansion of the PNC drive-thru will occur entirely on the PNC Bank property.

The applicant, Josh Lyons, was present and spoke to the item. Mr. Lyons explained that PNC Bank would like to expand the drive-thru banking lines by one, making four lanes. PNC is making an equal trade of land with the shopping center for the lot split. The expansion won't be a major structural modification; PNC will cantilever a roof overhang for weather protection over cars. There will be no columns or building additions.

Being no further questions, Mr. Havener motioned to approve the lot split; Mr. Linder seconded and the vote was unanimous.

**Item #5 – PNC Bank – Special Use Permit (Drive-Thru)**

**(PID #201212310053)**

The applicant is requesting approval of a special use permit for the installation of an additional drive-thru lane to the existing PNC Bank at 2500 Stringtown Road at the northeast corner of Hoover Road and Stringtown Road. The site currently operates with three drive-thru lanes. The proposed additional drive-thru lane would be installed on the southeast side of the existing lanes, with an awning off the existing canopy to provide shelter for vehicles utilizing the proposed new lane and additional VAT service. The proposed awning will be metal to match the existing roof on the structure. The drive-thru hours will remain as currently held: Monday 8am to 2pm, Wednesday and Thursday 8am to 5pm, Friday 8am to 6pm, Saturday 9am to noon, and closed on Sunday and Tuesday.

Mr. Leasure inquired to the increased traffic loading onto the road or shopping center entrance resulting from the additional drive-thru lane. Mr. Lyons stated that they currently have stacking issues backwards but don't expect traffic tie-ups because the tellers phase the exits of the vehicles. Mr. Linder asked Lt. Dolby if he had any issues with the stacking and he stated no.

Being no further discussion, Mr. Linder motioned to recommend the approval of the special use permit as submitted, Mr. Havener seconded and the vote was unanimous.

**Item #6 – Plum Run Vineyard LLC – Special Use Permit (Outdoor Seating)**

**(PID# 201301100001)**

The applicant is proposing to install an outdoor seating area for the Plum Run Winery located at 3946 Broadway at the corner of Broadway and Columbus Street. The proposed seating area would be approximately 1,200 square feet in area and enclosed by 3' black decorative metal fencing. The seating area will be open during normal business hours: Tuesday, Wednesday and Thursday 1-7pm, and Friday and Saturday 1-9pm.

Ms. Dooley stated that materials indicate that live entertainment such as jazz and acoustic guitar performances will be held within the seating area, with amplified instruments and temporary speakers, typically between the hours of 7-9pm on Friday's and Saturday's. She stated that staff does not feel that live music or speakers in the seating area will negatively affect the use of adjacent property, as other restaurants in the area periodically hold live outdoor performances. She continued stating that materials state that music will be "low key" and the commercial structure on the adjacent parcel to the east of the applicant's property will essentially act as screening between the site and other properties. In general, staff feels that the proposed outdoor seating area is in harmony with the intended character of the district.

The following stipulation was noted:

1. No live music or the use of speakers shall be permitted within the outdoor seating area after 10pm.

David Crosby, applicant, was present and spoke to the item. Mr. Crosby said he was fine with the stipulation and their business is not open that late, their hours are until 9pm.

Mr. Linder asked if the area to the east was a playground. Ms. Dooley explained that the Daystarz Childcare has moved the location to just off of Cleveland Ave. Mr. Linder asked if the playground will be adjacent to the outdoor seating area and Ms. Dooley replied that it has not been constructed yet, but that staff has corresponded with the property owner, Greg Laws that he is okay with the proposed improvements. She further stated that proposed fencing with the outdoor seating area will improve the safety on the site, as it currently sometimes experiences cut-through traffic. Mr. Linder stated his concern that there will be adults drinking alcohol in close proximity to the children, if their hours of operation overlap. Mr. Rauch and Ms. Dooley stated the school hours end by 6pm.

Chair Holt inquired about the parking constraints. Mr. Crosby stated there was parking on the site and a public parking lot across the street as well as on street parking. Mr. Crosby stated they would like to keep the outdoor seating low-key with only five to six tables. Part of the outdoor area is also their processing area where grapes and juice are delivered. Mr. Linder asked if it was possible to move the fence away from the school area. Mr. Crosby said the end of the fence is at the existing bowling alley; there is no way for people to get around the area; it can be gated if needed. Mr. Linder asked if there was a barrier separation from the playground; Mr. Crosby said yes; planters would be added to enhance the area.

Chair Holt asked if the fire or police had any issues; none were stated.

With no further questions, Mr. Havener motioned to recommend the approval of the special use permit with the following stipulation:

1. No live music or the use of speakers shall be permitted within the outdoor seating area after 10pm;

Mr. Boso seconded and the vote was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:09 p.m.

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Molly Frasher, Secretary

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Marv Holt, Chair