

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

REGULAR MEETING

February 8, 2005

The meeting was called to order at 3:55 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl L. Grossman, Mr. Larry Corbin, Mr. David Dye, and Mrs. Christa Longbrake. Others present: Dr. Les Bostic, City Administrator; Bill Saxton, Council President; Seth Dorman, Development and Planning Officer; Charles Boso, Development Director; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official, Kyle Rauch, Planning and Zoning Coordinator, and Jennifer Uhrin, Secretary. Mr. Marvin Holt was absent.

Chair Dye noted that a quorum was present. The minutes of the January 25, 2005 regular meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Lamplighter Square –Preliminary Development Plan* was postponed to the February 22, 2005 regular meeting.

ITEM #1 The Shoppes at Grove City – Development Plan (Project ID# 200411230100)
Northwest corner of Stringtown and Thistlewood

Applicant: John Crook, ADA Architects, 17710 Detroit Avenue, Lakewood, Ohio 44107

This application pertains to the construction of a 22,000 square foot retail building and a 2,448 square foot restaurant with drive thru.

Chair Dye noted that Mr. Crook was present during the caucus and spoke to this item. Chair Dye clarified that they are not acting on the proposed restaurant building today. That building will need to be submitted as a separate development plan application. Chair Dye then noted the following stipulations:

- Trees currently located at the southeast corner of site shall be removed and replaced with a berm and new trees/plantings. Applicant to coordinate this with the City's Urban Forester
- Sidewalk located north of the future restaurant building shall be angled or relocated to create adequate spacing for the landscape screening around the dumpster that will be part of a future application.
- Text regarding signage shall be added to the plan itself.
- Text regarding signage shall also be amended to indicate "white" as the base signage color and that any deviations will need to be approved by the City's Building Department or if necessary, by the Planning Commission.
- Benches, bike racks and trash receptacles shall match those in the Parkway Centre Development Plan.
- Text shall also indicate that it is not permissible to use exposed neon window trim or neon accent lighting.

Mr. Crook stated he understood and agreed to comply with all of the stipulations.

Mrs. Longbrake made a motion that The Shoppes at Grove City- Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM # 2 Robarco – Lot Split (Project ID# 200501270008)
Northwest corner of Stringtown Road and Thistlewood Road**

Applicant: Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio
43215

This application pertains to a parcel that is being split into one parcel containing 3.14 acres and the residual parcel containing 3.95 acres.

Chair Dye noted that Mr. Plank was present during the caucus and spoke to this item. Mr. Plank acknowledged that the access easement by which The Shoppes at Grove City will access their item will be a recorded easement provided to the City. Mr. Plank also acknowledged that the 0.372 remaining parcel to the north of Killdeer will be combined with the parcel to its north. Mr. Plank noted that although not a condition of this application, they will be applying to have the residual 3.95 acre parcel rezoned to C-2.

Mrs. Longbrake made a motion that the Robarco – Lot Split be approved as submitted; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #3 Parkway Plaza– Zoning Change from SF-1 to C-2 (Project ID# 200501130004)

Applicant: Joseph Ciminello and John Roesch represented by Donald Plank, Esq. 145 East
Rich Street, Columbus OH 43215

Chair Dye noted that Mr. Donald Plank was still at the podium. Chair Dye did not have stipulations or comments resulting from the caucus, but would like to note that the applicants have agreed to comply with a letter signed by Donald Plank, Joseph Ciminello and David Kass pertaining to the future submittal of a Development Plan for this entire site. Mr. Plank stated that they agree to comply with the contents of that letter dated February 5, 2005.

Mrs. Longbrake made a motion that the Parkway Plaza – Zoning Change from SF-1 to C-2 be recommended for approval to City Council with the stipulation as noted; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #4 1561 Stringtown Road – Zoning Change from SF-1 to C-2 (Project ID# 200412130104)

Applicant: Sean Cullen, Confirmed, LLC, 150 E. Broad Street, 8th Floor, Columbus, Ohio
43215

Mr. Plank stated that he is authorized to stand in on behalf of Mr. Cullen for this item as it pertains to Item #3. Chair Dye noted that he had no further comments other than those that were shared with Item # 3, Parkway Plaza – Zoning Change. Chair Dye clarified that all comments pertaining to Item #3 – Parkway Plaza – Zoning Change also pertain to this item.

Mrs. Longbrake made a motion that the 1561 Stringtown Road – Zoning Change from SF-1 to C-2 be recommended for approval to City Council with the stipulation as noted; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #5 Dollar General – Preliminary Development Plan (Project ID# 200501180005)
4408 Broadway

Applicant: William J. Pizzino, PE; Pizzino Engineering & Consulting, 9495 S.R. 161, Plain City, Ohio 43064

This item pertains to the construction of a new Dollar General retail store on approximately 1.33 acres. Due to the straight zoning classification of this property, a Preliminary Development Plan is not required and the Applicant was not required to stay for the business portion of the meeting. However, Planning Commission did discuss this item during the caucus and offered the following comments:

- The City Engineer provided lane revision comments for the Applicant to consider.
- A tree survey and compliance with Chapter 1136 of the Code will be required.
- Confirmation of sewer access and depth will be required.
- Four sided architectural renderings will be required, with the use of brick on all four sides being strongly recommended.

ITEM #6 Grove City Endodontics, Inc. - Development Plan Amendment (Project ID# 200501180006)
4203 Gantz Road

Applicant: Dr. Dave Claffey, 2047 Stringtown Road, Grove City, Ohio 43123

This item pertains to the exterior façade of the building. The new façade will include fewer windows and a reduction in the size of the dormers, but will still be a combination of stone, E.I.F.S. and glass.

Chair Dye noted that Dr. Claffey was present during the caucus and spoke to this item. Chair Dye then recused himself from this and the next Agenda item. Acting Vice-Chair Longbrake noted the following stipulation:

- The north elevation center block shall be stone.

Dr. Claffey stated he understood and agreed to comply with the stipulation. Mr. Corbin made a motion that the Grove City Endodontics, Inc. – Development Plan Amendment be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mayor Grossman. Chair Dye abstained from the vote, the motion was passed by the majority.

ITEM #7 Parkway Crossing – Zoning Text Amendment (Project ID# 200501180007)
North side of White, west of Buckeye Parkway

Applicant: Chuck Evans, Schottenstein Real Estate Group, 2 Easton Oval, Columbus, Ohio 43219

Acting Vice-Chair Longbrake noted that Mr. Brett Kauffman with Schottenstein Real Estate Group was present during the caucus and spoke to this item.

Acting Vice-Chair Longbrake then noted the following stipulation:

- Prior to appearing before Council, a list of contiguous property owners must be provided to the Clerk of Council.

Mr. Kauffman stated he understood and agreed to comply with the stipulation. Mr. Corbin made a motion that the Parkway Crossing – Zoning Text Amendment be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mayor Grossman. Chair Dye abstained from the vote, the motion was passed by the majority.

ITEM #8 Lamplighter Square –Preliminary Development Plan (Project ID# 200412210118)
3.5 ± acres Lamplighter Drive

Applicant: Community Housing Network, Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

Mrs. Longbrake made a motion to postpone this item to the February 22, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #9 Dairy Queen – Development Plan Amendment (Project ID# 200501280009)
Parkway Centre South – Stringtown Road

Applicant: Rick Boone, 8167 Jefferson Dr., Canal Winchester, Ohio 43110

This application pertains to a 4 x 8 menu board sign that was not included in the original Development Plan.

Chair Dye noted that Mr. Boone was present during the caucus and spoke to this item. During the caucus, the size of the signs already approved for Steak ‘n Shake and Chick-Fil-A was questioned. It was determined that those signs are respectively 4’x 6’ 8” and 4’x 6’ 11” in size.

Mayor Grossman requested that Mr. Boone consider reducing the width of the sign to make it more comparable to the signs that have already been approved. Mr. Boone stated that was not a standard size for a Dairy Queen menu board and would have to be custom made. Therefore reducing the width of the sign would not be an option. Mayor Grossman reiterated the importance of the aesthetics that have been worked so hard for in that center and that she would really like to see a reduction in the width of the sign. Mr. Boone replied that with the 45 degree angle of the menu board and the proposed landscaping the visibility from Stringtown Road should be significantly reduced. Mr. Boone further stated that the menu board must be that size to accommodate the posters in the sign.

Chair Dye stated that the comparison for the sign widths appears to be 6’ 8” to 8’, which is approximately a 1’ 4” difference between the signs and he feels it is close enough to be consistent. He further stated that a two foot or more size difference would be an issue. Mayor Grossman agreed that after reviewing the sizes of the signs for Steak-n- Shake and Chick-Fil-A she was comfortable with the proposed Dairy Queen sign.

Chair Dye reiterated that Mr. Boone agreed to install the sign at the approximate angle as shown on the Development Plan, subject to final approval of the Chief Building Official or his designee, to minimize the visibility from Stringtown Road. Mr. Boone stated he understood and would comply.

Mrs. Longbrake made a motion that the Dairy Queen – Development Plan Amendment be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously approved.

Chair Dye wanted to note for the record, that as a point of order the Planning Commission abides by Robert's Rules of Order and that historically, Planning Commission has had an understanding that the Chairperson neither makes nor seconds any motion. Chair Dye wanted to make sure this was part of our local rules. Chair Dye further stated that an exception would be made if no other member is willing to make or second a motion. All Planning Commission Members agreed.

Having no further business, Chair Dye adjourned the meeting at 4:10 p.m.

Jennifer Uhrin, Secretary

Chair David Dye

Acting Vice-Chair Christa Longbrake