

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

REGULAR MEETING

February 14, 2006

The meeting was called to order at 3:35 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: Cheryl Grossman, Mayor; Ms. Linda Swearingen; Mr. Marvin Holt; Ms. Christa Fike and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Dr. Les Bostic, City Administrator; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Gurgun Muharrem, Hockaden & Associates; Mike Keller, EMH&T; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. The minutes of the January 24, 2005 regular meeting were accepted by unanimous consent.

ITEM #1 McDonald's Restaurant – Development Plan (Project ID# 200511220133)
1989 Stringtown Road

Applicant: David Warren, McDonald's Corporation, 2 Easton Oval, Suite 200, Columbus, Ohio
43219

This application pertains to the redevelopment of the existing site at 1989 Stringtown Road. The plan calls for the demolition of the existing McDonalds Restaurant and construction of a new 4,704 square foot restaurant building including a drive-thru lane.

Chair Holt noted that Mr. Warren was present during the caucus and spoke to this item. Chair Holt then noted the following stipulations:

- Planning Commission endorses the deviations from the minimum requirements of the code with respect to the number of parking spaces, parking space size, and the parking and drive-aisle setbacks on the east, south and west property lines.
- The applicant shall plant a tree in the parking lot island in the middle of the parking space row on the west side of the property.

It was noted that even though the current road sign along Stringtown Road is grandfathered into the Code, Planning Commission desires that McDonald's replace that sign with a monument sign that meets current Code requirements. Mr. Warren stated that they are willing to replace the sign if they could wait until their competitors in the area change their signs.

The Mayor stated that she would like to thank McDonalds for their willingness to change their sign and she feels that a ground mounted monument sign would be much more effective with the current traffic flow and speed limit on Stringtown Road.

Mr. Warren stated that McDonald's will investigate what the Code allows for signage and what their options are for a monument sign.

Mrs. Swearingen stated that even though McDonalds feels that the preferred signage might put them at a disadvantage she feels that it would give them an advantage by being a step ahead of the competition.

Mr. Havener made a motion that the McDonald's Restaurant – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #2 McDonald's Restaurant – Special Use Permit (Project ID# 200511220134)
1989 Stringtown Road**

Applicant: David Warren, McDonald's Corporation, 2 Easton Oval, Suite 200, Columbus, Ohio
43219

This application pertains to the proposed drive-thru associated with the redevelopment of the existing McDonald's Restaurant at 1989 Stringtown Road.

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

Mrs. Swearingen made a motion that the McDonald's Restaurant – Special Use Permit be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

Mayor Grossman asked Mr. Warren what their anticipated timeframe was for demolition and informed them that the Jackson Township Fire Department may be interested in using the building for training. Mr. Warren stated that they hope to start demolition in March and would look into the possibility of using the building for training by the Jackson Township Fire Department.

Dr. Bostic stated that he would like to thank the McDonalds family and their owners for the great charity that they have shown to this community over the past 32 years. He stated he appreciates what they have represented to the kids through their programs, products and financial contributions. He stated that they have made a great difference.

**ITEM #3 Victorious Living Christian Center Addition - Development Plan (Project ID# 200512200136)
2735 Columbus Street**

Applicant: Paul McKnight, Master Church Builders, 1667 Gateway Circle, Grove City, Ohio 43123

This application pertains to the proposal of an addition to the east side of the existing facility located at 2735 Columbus Street. The plan calls for the construction of a 16,834 square foot addition which would include a new worship center and additional classrooms. The proposed sanctuary area would seat approximately 600 people

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

- The applicant shall submit a color and materials sample board, which shall include a finish schedule for the proposed addition, detailing the manufacturer name and product number for each material.
- The applicant shall submit cutsheets for all proposed building lighting, if any, on the addition. It is noted that the fixtures shall be an architectural fixture and that all building lighting shall case light upwards or downwards or a combination of the two.
- The parking lot signs shall be revised to include a decorative cap at the top of the sign post.
- The site lighting plan shall be revised to reflect the proposed site light fixtures, Visionaire Lighting, 'Oden-2' fixture.
- Planning Commission endorses the deviations from the minimum requirements of the Code pertaining to the parking and drive-aisle and building setbacks, and the required foot-candle measurement in all vehicular use areas.

Ms. Fike made a motion that the Victorious Living Christian Center Addition – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mrs. Swearingen. The motion was unanimously approved.

**ITEM #4 Raymond K. Hamilton – Certificate of Appropriateness (HPA) (Project ID# 200601110004)
3800 Broadway**

Applicant: Raymond K. Hamilton, 3800 Broadway, Grove City, Ohio 43123

Ms. Fike made a motion that the 3800 Broadway – Certificate of Appropriateness be postponed until the February 28th Planning Commission meeting; seconded by Mrs. Swearingen. The motion was unanimously approved.

**ITEM #5 Wdz Properties, Ltd. – Zoning Upon Annexation (SURB to PSO) (Project ID# 200601110005)
4166 Hoover Road**

Applicant: Wdz Properties, Ltd., C/o Joseph P. Hull, Attorney at Law, 3793 Broadway, Grove City, Ohio 43123

This application pertains to zoning the 0.654 acre parcel located at 4166 Hoover Road upon annexation into the City of Grove City. The parcel is currently zoned SURB or Suburban Residential in Jackson Township and the applicant is requesting a PSO or Professional Services zoning classification once the annexation is approved.

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

Mrs. Swearingen made a motion that the 4166 Hoover Road – Zoning Upon Annexation (SURB to PSO) be recommended for approval to City Council as submitted; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #6 Grove City Professional Office Building II – Preliminary Development Plan (Project ID# 200601130006)
2441 Old Stringtown Road**

Applicant: G.C. MOB, LLC, C/o Roger M. Baldwin, Equity, 11300 Cornell Park Drive, Suite 150, Cincinnati, Ohio 45242

This application pertains to a Preliminary Development Plan for a proposed 12,000 square foot medical office building and parking lot (60 spaces) to be located on the southern portion of the property at 2441 Old Stringtown Road.

Chair Holt noted that this is a Preliminary Development Plan and will not be moved on to Council for approval.

**ITEM #7 The Villas at Pinnacle Lakes – Development Plan (Project ID# 200601130007)
North Side of White Road, 2600+/- feet East of Buckeye Parkway/White Road Intersection**

Applicant: Joel Rhoades, Epcon Communities, 500 Stonehenge Parkway, Dublin, Ohio 43017

Ms. Fike made a motion that the Villas at Pinnacle Lakes – Development Plan be postponed until the February 28th Planning Commission meeting; seconded by Mrs. Swearingen. The motion was unanimously approved.

**ITEM #8 Cardinal Place – Development Plan (Project ID# 200601240008)
4414 Broadway**

Applicant: Larry Corbin, C/o Attorney Joseph Hull, 3793 Broadway, Grove City, Ohio 43123

Ms. Fike made a motion that the Cardinal Place – Development Plan be postponed until the February 28th Planning Commission meeting; seconded by Mrs. Swearingen. The motion was unanimously approved.

**ITEM #9 Huntington Bank – Preliminary Development Plan (Project ID# 200601240009)
2227 Stringtown Road**

Applicant: Huntington Bank, C/o Brad Schneider, Professional Design Group, 2060 Franklin Way, Suite 2000, Marietta, Georgia 30067

This application pertains to the construction of a branch office building with an area of 4,194 square feet. The applicant is proposing 32 parking spaces, where 21 are required by code. In addition, the applicant is proposing a drive-through, which will require a special use permit, with five lanes (one dedicated to an ATM), and a sixth lane which will serve as the abort lane.

Chair Holt noted that this is a Preliminary Development Plan and will not be moved on to Council for approval.

**ITEM #10 Grand Stand Pizza – Certificate of Appropriateness (Sign) (Project ID# 200601250010)
4034 Broadway**

Applicant: Grand Stand Pizza, C/o Fred Hollingsworth, Hollingsworth Media Group, 4423 Broadway, Grove City, Ohio 43123

This application pertains to a proposed window sign consisting of a cut vinyl lettering sign on the front windows at 4034 Broadway to say “Grandstand” on the first line and “Pizza Shop” on the second line, and all lettering would be white with the ‘Times New Roman’ font.

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

- That the applicant revises the design and color of the proposed sign to be similar to that of the Sommer House Gallery.

Mayor Grossman noted that Planning Commission would like to encourage a change in the awning. Mr. Hollingsworth stated that he would speak with the applicant about the desire to have the awning changed and that there is a matching grant of up to \$1000 for repairs to the exterior of the building.

Mr. Havener made a motion that the Grand Stand Pizza – Certificate of Appropriateness be recommended for approval to City Council with the stipulation as noted; seconded by Mrs. Swearingen. The motion was unanimously approved.

ITEM #11 2600 London-Groveport Road – Development Plan (Project ID# 200601250011)
2600 London-Groveport Road

Applicant: The Neuendorf Company, LLC, C/o Joshua Meyer, McIlvried, DiDiano & Mox, LLC,
8851 Kind Drive, Pittsburgh, PA 15237

Ms. Fike made a motion that the 2600 London-Groveport Road – Development Plan be postponed until the February 28th Planning Commission meeting; seconded by Mrs. Swearingen. The motion was unanimously approved.

ITEM #12 Autumn Grove, Section 1 – Plat Approval (Project ID# 200601260012)
Rensch Road, west of Harrisburg Pike

Applicant: Richard Conie, Autumn Grove, LLC, 37 East Whittier Street, Columbus, Ohio 43206

Ms. Fike made a motion that the Autumn Grove, Section 1 – Plat Approval be postponed until the March 14th Planning Commission meeting; seconded by Mrs. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 3:55 p.m.

Jenifer Pfeiffer, Secretary

Marvin Holt, Chair