

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

REGULAR MEETING

February 24, 2004

The meeting was called to order at 3:40 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: Mrs. Karen Evans, Mrs. Christa Longbrake, Mr. David Dye and Mayor Cheryl L. Grossman. Others present: Bill Saxton, Councilman; Chuck Boso, Development Director; Seth Dorman, Development and Planning Officer; Scott Schweitzer, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Jodee Lowe, Urban Forester; Tami Kelly, Clerk of Council; Gurgun Muharrem, Hockaden & Associates and Jennifer Uhrin, Secretary.

The minutes of the February 10, 2004, Regular Meeting were accepted by unanimous consent.

Chair Dye stated the Planning Commission had some administrative items to address regarding today's agenda before moving into consideration of the actual cases.

Chair Dye requested a motion to add as new agenda *Item #4 Gilligan Oil Company – Development Plan Application, Gilligan Oil Company Special Use Permit Application for a Gas Station and Gilligan Oil Company Special Use Permit Application for a Drive Thru*. Mrs. Evans made the motion. The motion was unanimously approved

Chair Dye then requested a motion to add as new agenda *Item #5 The Pinnacle Club – Development Plan*. Mrs. Evans made the motion. The motion was unanimously approved

Chair Dye stated that due to special circumstances the Agenda items would not be heard in the order exactly as they appear on the Agenda. The first Item to be heard today is the *Gilligan Oil Company – Development Plan Application*, followed by the *Gilligan Oil Company Special Use Permit Application for a Gas Station* and the *Gilligan Oil Company Special Use Permit Application for a Drive Thru*. The Planning Commission will then return to the published agenda order.

**Gilligan Oil Company –Development Plan
1920 Stringtown Road**

(Project ID# 200401150004)

Applicant: Pat Gilligan, Gilligan Oil Company, Inc., 2702 Eric Avenue, Suite 200, Cincinnati, Ohio 45208

Mr. Jeff Brown, Esq., 37 W. Broad Street, Columbus, Ohio represented the applicant. Chair Dye stated that Mr. Brown was present during the caucus. Chair Dye noted that the majority of the discussion during the caucus revolved around Staff's comment letter dated February 3, 2004 as it applies to the revised drawings dated February 23, 2004. Mr. Brown acknowledged that today's discussion relates to and is specifically regarding the revised plans dated February 23, 2004. Chair Dye stated that most of the items discussed in Staff's letter have been resolved.

Mrs. Evans made a motion that the Gilligan Oil Company – Development Plan be recommended for approval to City Council with the following stipulations as noted by the Chair:

- A mansard roof on the canopy over the gas pumps – all other aspects of the canopy are acceptable.

Note: Mr. Brown stated that the Applicant has complied with the other Staff requests including surrounding the columns with stone and would request that Council be given the final say on the canopy issue.

- Bollards at the Northwest Corner of the site shall be “Safety Yellow” in color.
- Pole bases shall be painted gray to compliment the color of the stone on the front of the building.
- Applicant will follow up with the City Engineer to ensure compliance with Items 13 – 16 of Staff’s letter. (A copy of which is attached to these minutes)
- Applicant will work with City Staff to agree on specific sound limitation with a specific decibel level prior to this item going before Council.

Note: All Planning Commission Members were not in agreement with this stipulation. There was some sentiment for a prohibition against music entirely.

- Access point to the site currently along the east side needs moved further to the north along Marlane Drive, and if possible, combined with the access for the Red Roof Inn.

Note: Applicant agrees to have his Engineer work with the City’s Engineer to see if this can be accomplished without the approval of a third party.

Mr. Brown stated they understand and agree to all stipulations unless otherwise noted. The motion was unanimously approved. Therefore this item will be forwarded to Council with a recommendation of approval subject to the stipulations.

**Gilligan Oil Company – Special Use Permit (Gas Station) (Project ID# 200401150005)
1920 Stringtown Road**

Applicant: Jeffrey Brown, Esq., Smith & Hale, 37 W. Broad Street, Suite 725, Columbus, Ohio
43215

Chair Dye noted that Mr. Brown was still at the podium representing Gilligan Oil Company. Mrs. Evans made a motion that the Gilligan Oil Company – Special Use Permit for a gas station be recommended for approval to City Council as submitted. The motion was unanimously approved. Therefore this item will be forwarded to Council with a recommendation of approval.

**Gilligan Oil Company – Special Use Permit (Drive Thru) (Project ID# 200401150005)
1920 Stringtown Road**

Applicant: Jeffrey Brown, Esq., Smith & Hale, 37 W. Broad Street, Suite 725, Columbus, Ohio
43215

Chair Dye noted that Mr. Brown was still at the podium representing Gilligan Oil Company. This application is for the operation of a Subway fast food restaurant that is an adjunct to the proposed gas station.

Mrs. Evans made a motion that the Gilligan Oil Company – Special Use Permit for a drive thru be recommended for approval to City Council with the following stipulation as noted by the Chair:

- The City Engineer needs to review and submit comments regarding the revised engineering plan that revised the northwest corner of the building to address a turn radius issue.

Mr. Brown stated he understood and agreed to the stipulation.

The motion was unanimously approved. Therefore this item will be forwarded to Council with a recommendation of approval.

**ITEM #1 Creekside Section 6 – Plat (Project ID# 200402020014)
Northside of Holton Road approximately .75 miles east of Hoover Road**

Applicant: Tony Williams, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

The Applicant requested to Mrs. Evans as Vice-Chair that this item be tabled to the March 9, 2004 Planning Commission Meeting. Chair Dye is abstaining from this item but requested such a motion. Mrs. Evans made a motion to table this item. The motion was unanimously approved.

ITEM #2 CCI Contractors (COA – Sign) (Project ID# 200402020015)

Applicant: Richard Bigham, Jr., 326 Canyon Drive South, Columbus, Ohio 43214

Mr. Warren Guard, 3660 Fishinger Blvd, represented the applicant. Mrs. Longbrake made a motion that the CCI Contractors - COA Sign, be recommended for approval to City Council with the following stipulations as noted by the Chair:

- The final background color of the sign will be no more stark white then the State Farm sign immediately to the south, with the possibility of matching the Pontones sign further south.
- Installation of additional evergreen shrubs along the east and west sides of the sign for year-round color.

Mr. Guard stated he understood and agreed with the stipulations. The motion was unanimously approved. Therefore this application will be forwarded to Council with a recommendation of approval subject to the stipulations.

ITEM #3 O’Charley’s Restaurant – Development Plan (Project ID# 200312160127)

Applicant: Anne Hamilton, Edwards & Hotchkiss Architects, 219 Ward Circle, Suite One,
Brentwood, TN 37027

Mr. Steven Malloy, of Edwards & Hotchkiss represented O’Charley’s and was present during caucus. Chair Dye noted that during caucus Staff’s letter of February 19, 2004 was reviewed and most of the items on that letter have been resolved.

Mrs. Evans made a motion that the O’Charley’s Restaurant – Development Plan be recommended for approval to City Council with the following stipulations as noted by the Chair:

- The site location of the dumpster has been adjusted placing it closer to the building thus eliminating the need for the door that staff had requested.

- The proposed monument sign base to be brick. The Applicant agrees to extend that base out so the brick encompasses the poles, assuming necessary approval of the Developer and modification of the underlying deed restrictions can be obtained.
- Approval is subject to a Lot Split approval, by separate application for this property.
- Two benches shall be installed near the entrance of O'Charley's that match the Parkway Centre design and theme.
- If and when optional additional parking at the south edge of the site is added, it will meet the City's Landscape Code requirements.
- All easements shall be shown on the Development Plan
- Applicant agrees to cooperate and provide a shared access with the lot to the west as reflected in the updated sketch dated and initialed on today's date.

Mr. Malloy stated he understood and agreed with all of the stipulations. The motion was unanimously approved. Therefore this application will be forwarded to Council with a recommendation of approval subject to the stipulations.

**ITEM #4 Murphy Oil USA Fueling Station – Development Plan (Project ID# 20041200006)
Parkway Centre – Walmart Super Center**

Applicant: Erickson Mendoza, Kimley-Horn and Associations, Inc., 11044 Research Blvd., Suite B-210, Austin, Texas 78759

The Applicant requested this item be withdrawn with a fee waiver for resubmission.

Mrs. Evans made a motion to accept the withdraw and waive resubmission fees for a period not to exceed ninety days from today's date. The motion was unanimously approved.

At this point, Chair Dye recused himself from the following item and turned the meeting over to Vice Chair Evans.

**ITEM #5 The Pinnacle Club – Development Plan (Project ID# 200401200008)
South of White Road, West of S.R. 104, North of Holton & East of I-71**

Applicant: Daryn Fair, M/I Homes of Central Ohio, 3 Easton Oval, Columbus, Ohio 43219

Mr. Donald Plank, 145 E. Rich Street, Columbus, Ohio represented the applicant and was present during the caucus.

Vice Chair Evans noted that a revised set of plans had been submitted as of today's date. Vice Chair Evans requested that the applicant date and sign a set of plans to ensure that the correct and most current plans are forwarded to Council.

Mrs. Longbrake made a motion that The Pinnacle Club Development Plan be recommended for approval to City Council with the following stipulations as noted by the Vice-Chair:

- The Right-of-Way along Buckeye Parkway, between White Road and the roundabout shall be 100-feet and shall include a 20-foot median.
- Ford Boxes shall be placed every 100 feet subject to the approval of the Service Director.
- All plans shall be updated and reviewed by City Staff prior to going before Council.
- Landscaping must comply with Chapter 1136 of the City Code.
- Text modifications must be completed and reviewed by City Staff prior to going before Council.

The motion was approved by a majority. Therefore this application will be forwarded to Council with a recommendation of approval subject to the noted stipulations.

Vice Chair Evans turned the meeting back over to Chair Dye.

Having no further business, Chair Dye adjourned the meeting at 4:00 P.M.

Jennifer Uhrin, Secretary

Chair David Dye