

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

REGULAR MEETING

March 4, 2014

The meeting was called to order at 1:28 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, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Ryan Andrews, EMH&T; Capt. Jeff Pearson, Police; Lt. Tammy Greene, JTF Inspector; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning & Zoning Coordinator and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the February 4, 2014 regular meeting. They were accepted by unanimous consent.

Item #1 – Pinnacle Club Section 2 Phase 8 – Plat

(Project ID# 201312200043)

The applicant has requested the item be postponed to the April 8 meeting. Mr. Leasure motioned to postpone the application, Mr. Linder seconded and the vote was unanimous.

Item #2 – Block S Corp – Special Use Permit

(Project ID# 201401240001)

The applicant is requesting a special use permit to conduct automotive services at 3188 Broadway, part of the Anchor Retail Center. The site was previously approved for a car wash; however the building was renovated to remove the former wash bays and convert the interior to retail tenant spaces. With the proposed special use permit, the tenant spaces would be converted back to automotive bays for automotive services and repair work. Additional site work includes repaving the front grass area to allow vehicles to pull into the service bays.

The proposed auto repair center will have five (5) bays, with the potential to expand to seven (7) bays in the future. Materials indicate that any cars left on the site overnight, if a customer is unable to pick them up the same day of service, will be moved into the service bays and no abandoned or disabled vehicles will be held on the property.

The submitted site plan shows the customer vehicle drop-off area being located on the north side of the structure. A sidewalk is proposed to be installed between the office / waiting area and the customer vehicle pick-up area. Employee parking is proposed to the east of the structure, near the existing dumpster on the site.

Staff does not think the proposed use will change the intended character of the district as the site was previously approved for an automotive use. Furthermore, the proposed use will not affect the use of adjacent properties, as all work will be conducted inside the structure with bay doors closed to contain the noise. Mature trees exist along the east property line to screen the site from the apartments to the east. No parts or materials to be recycled will be stored outside of the structure.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.

Jessica Zurich, representative for the applicant, was present to speak to the item. She had no objections to and no further comments to add to staff's report. There were no questions from the Planning Commission, fire or police.

Mr. Linder motioned to recommend the approval of the special use permit to City Council as submitted, Ms. Oyster seconded and the vote was unanimously approved.

Item #3 – Once Upon A Child – Special Use Permit (Outdoor Sales)

(Project ID# 201401280002)

The applicant is requesting a special use permit for the outdoor sale of merchandise at Once Upon a Child, located at 2221 Stringtown Road, part of the Derby Square shopping center. Only bikes and strollers are proposed to be located outside, within two feet of the storefront windows and items will only be put outside during business hours, Monday through Saturday 10am to 8pm and Sunday noon to 5pm. Staff does not feel that the proposed outdoor sales will affect the use of adjacent property. The area proposed for outdoor sales is only two feet from the storefront leaving six feet of open sidewalk for pedestrian movement. The applicant has indicated that bike holders will be utilized, the brakes on strollers will be set, and locked roping will be used on both the bikes and strollers to ensure the items are secure and provide additional safety.

Materials indicate that the area will be monitored regularly throughout the day by store personnel to ensure items are secured and the area appears aesthetically pleasing.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.

Susan Miley, representative for applicant, had no comments and was in agreement with the staff report.

Chair Holt noted that the letter of intent indicated that the outdoor area will be regularly monitored and that ropes and brakes will be used on the bikes and strollers. He noted that staff's recommendation was with no stipulations but that he recommended that any recommendations be based on the letter of intent from the applicant. Ms. Miley was in agreement.

Captain Pearson and Lt. Greene had no concerns over the outdoor sales or use of sidewalk.

Being no further questions, Mr. Leasure motioned to recommend the approval of the special use permit to City Council, including the applicant's letter of intent, Mr. Linder seconded and the vote was unanimously approved.

Item #4 – Byers Chevrolet – Development Plan

(Project ID# 201401280003)

The applicant is requesting approval of a development plan for Byers Chevrolet, to be located on 6.3 acres of land on the west side of North Meadows Drive, located in Subarea 3 of the Gateway Business Park, zoned PUD-I. A special use permit for automotive sales and service was approved by City Council for the site in September of 2013.

The site will be accessed from two curb cuts on North Meadows Drive, the southern of which will be aligned with the existing drive on the east side of the road. The applicant is requesting a deviation from the setback requirements along North Meadows Drive, which would require a 25' front pavement setback. Plans show a front setback of 16 feet. Staff is supportive of the proposed deviation, given the recently expanded right-of-way for the North Meadows Drive improvements as well as the landscaping proposed along the roadway.

A total of 391 parking spaces are proposed on the site, 275 of which will accommodate the new and pre-owned inventory. The remaining spaces will be for employees, service vehicles, and visitors. Three display areas are shown along the western edge of the property, fronting I-71, each displaying three to four cars per area. The display areas are proposed to be at grade, with no metal lifts or ramps proposed to display vehicles.

The applicant is requesting a deviation from the required vehicular screening along the west property line, fronting I-71 due to the fact that the interstate is roughly six feet higher than the proposed display areas. Staff is supportive of the proposed deviation, as decorative fencing along the highway effectively screens the displays and the display vehicles will not raise any concerns regarding headlight glare.

The proposed structure is to be 47,000 square feet, finished in silver ACM (aluminum composite metal) panels with blue accent, white painted concrete block, white metal siding, glass, and a limestone veneer. The proposed limestone veneer is proposed on all sides of the structure; however staff recommends the amount of stone be increased on the west elevation of the structure, given the building's visibility from I-71.

Wall signs are proposed on the west, north, and east sides of the structure with square footages totaling 290 square feet. Given the mass of the structure and the distance it will sit from both I-71 and North Meadows Drive, staff does not object

to the proposed wall signage. The applicant has indicated that an amendment to the proposed development plan will be submitted in the future for additional directional ground and monument signs.

Staff does not believe the proposed development will be detrimental to present and potential surrounding uses, as the site has been developed in accordance with the approved zoning text for the area.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the development plan with the following stipulations and deviations:

1. The amount of stone on the west elevation shall be increased. Final building elevations shall be approved by the Development Department.
2. Planning Commission supports the deviation from the required parking lot setbacks and landscaping along I-71 and North Meadows Drive.

Brian Reynolds, applicant, was present to speak to the item. Chair Holt asked Mr. Reynolds if he was willing to work with the development department to increase the amount of stone on the west side of the building. Mr. Reynolds replied that there would be no problem working with staff. He indicated that the majority of the west elevation is a curtain wall that will not allow for stone, but flanking on either side the stone veneer can be raised.

Mr. Leasure inquired when they expected to be open for business. Mr. Reynolds replied that the estimated opening date would be around the Thanksgiving holiday.

Chair Holt noted that the applicant's comments indicated that rooftop units would not be visible above the parapet walls; however he could not find this indicated on plans. Mr. Reynolds stated that he could provide a building section that shows how the screening will be accomplished. Chair Holt requested that plans be submitted to the development department showing the parapet extends above rooftop mechanicals.

Chair Holt then inquired about the aeration of the retention pond on the south side of the property. Mr. Rauch reported that the former service director cited there were three aerators in the pond but they may not be working. He indicated that this is something that can be discussed during the construction review process. Mr. Reynolds said they would investigate and work with the development department to resolve the issue. Chair Holt commented that the pond is close to the freeway and they want to make sure it looks proper in the future.

Being no further questions, Mr. Leasure motion to recommend the approval of the development plan with the following stipulations:

1. The amount of stone on the west elevation shall be increased. Final building elevations shall be approved by the Development Department.
2. Planning Commission supports the deviation from the required parking lot setbacks and landscaping along I-71 and North Meadows Drive.
3. Elevations shall be submitted showing the parapet covers the rooftop mechanicals.
4. Aerators in the pond shall be repaired for operation.

Mr. Linder seconded and the vote was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:46 p.m.

Molly Frasher, Secretary

Marv Holt, Chair