CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **March 6, 2012**

The meeting was called to order at 1:29 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. Gary Leasure, Mr. Mike Linder, Mr. Dan Havener and Mr. Chuck Boso. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning and Development Officer; Stephen Smith, Ice Miller; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Bill Vedra, Deputy City Administrator; Jodee Lowe, Urban Forrester; Capt. Jeff Pearson, Police Department, Indol Moore, Jackson Twp. Fire; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the February 14, 2012 regular meeting. They were approved by unanimous consent.

Mr. Don Plank approached the podium prior to the hearing of item 1. Mr. Plank will represent the City on the appropriateness of a proposed use in the SD-4, Miscellaneous zoning district for 65 Sunshine Drive, as City Attorney Stephen Smith is unable to represent the city due to a conflict of interest. Mr. Plank requested a special meeting to be held on March 15.

ITEM #1 Golden Corral – Lot Split **(PID# 201202090007)**

The applicant is requesting to split the rear 1.471 acres from parcel 040-001278, located at 2005 Stringtown Road. The remaining 1.995 acre parcel is the current site of the Golden Corral restaurant. Because the proposed rear lot will not front on a public street, the applicant has recorded an access agreement with the property to the east, allowing access to the site from Gantz Road. An additional agreement has been recorded, giving the property to the east the right to utilize twelve of the parking spaces on the proposed new parcel. The site to be split is currently vacant, aside from the parking area and drive connecting to the Golden Corral lot and parcel 040-012305 to the east.

Mr. John Sinnette, the applicant, was present and spoke to the item. He began by thanking Mr. Rauch and Ms. Dooley for their work assisting him with the lot split. He agreed with Ms. Dooley's presentation and had no additional comments.

Having no stipulations, Mr. Leasure made the motion to approve the lot split, Mr. Havener seconded and the vote was unanimous.

ITEM #2 Taco Bell – Development Plan **(PID#201202130010)**

The applicant is proposing to construct a Taco Bell restaurant on an interior outlot of the Meijer development located at 2811 London Groveport Road, accessed from a drive off the Meijer parking lot. The restaurant will have a seating area of 780 square feet and a single loaded drive-thru facility on the east side of the structure. The 1.6225 acre lot will be accessed from the south, by a drive from the Meijer parking lot. An east-west access drive is proposed with this development along the southern portion of the property, connecting the two adjacent outlots. A cross access easement will be recorded along this proposed drive to ensure that future development on the Meijer outlots will be able to utilize the proposed drive to access their site. An eighty (80) foot wide conservation easement is located over the land south of the proposed east-west access drive. A drive-thru lane is proposed along the east side of the structure, with a twelve (12) foot wide bypass lane around the drive-thru lane in case a vehicle chooses to exit the drive-thru or needs access around the site. Thirty (30) parking spaces, including two (2) handicap-accessible spaces, are proposed for the restaurant, exceeding the required 16 spaces based on the seating area of the restaurant.

Chair Holt noted the following stipulations:

(1) Landscaping according to section 1136.09 shall be installed around the base of the menu board; and

(2) All service structures, including electrical transformers, shall be screened with landscaping according to section 1136.08.

The applicant, Todd Huntington, was present and spoke to the item. This item initially came to the Planning Commission in 2009 and was a KFC/Taco Bell combo. Approval was given for the 2009 development plans. Since then, KFC and Taco Bell, both under the Yum Brand umbrella, decided not to build as a combined store. KFC owns the parcel to the west. This plan has been to the BZA (January 2012) for signage approval. KFC and Taco Bell are working on similar signage packages; once they've completed the package, they will return to BZA for approval of variances. Mr. Huntington stated that Taco Bell will meet all landscaping and screening requirements. He also stated they will work with KFC to maintain the access drive to the south adjacent to the Meijer parking lot.

Chair Holt inquired about conforming to the landscaping regulations; Mr. Huntington said they have no problems with the landscaping. Mr. Leasure inquired to the time frame for the KFC. Mr. Huntington had no time line for the KFC development.

With no further questions on the development plan, Mr. Havener made a motion to recommend approval to City Council for the development plan with the two stipulations noted; Mr. Linder seconded and the vote was unanimous.

ITEM #3 Taco Bell – Special Use Permit (PID# 201202130008)

The applicant is requesting approval of a special use permit to install a single-window drive-thru for the Taco Bell restaurant proposed on the center Meijer outlot on the south side of London Groveport Road. The drive-thru window will be located on the east side of the structure, with the entrance to the drive-thru lane located at the south end of the parking area. The drive-thru allows for nine (9) cars to be stacked in the drive-thru lane, with a twelve (12) foot wide bypass lane for customers to leave the drive-thru prior to completing their order or for access around the site. The proposed drive-thru will operate from 10am to 2am Sunday through Thursday and 10am to 4am Friday and Saturday.

Mr. Huntington remained at the podium. He had no additional comments.

Having no questions for this special use permit, Mr. Havener made a motion to recommend for approval to City Council the special use permit as submitted, Mr. Boso seconded and the vote was unanimously approved.

ITEM #4 Taco Bell – Lot Split (PID # 201202130009)

The applicant is requesting to split 1.6225 acres from parcel 040-013658, the Meijer development located at 2811 London Groveport Road. The proposed split will create the center Meijer outlot, located between the Meijer parking lot and London Groveport Road. The site is currently vacant and is the proposed site of a Taco Bell restaurant.

Mr. Leasure motioned to approve the lot split, Mr. Linder seconded and the vote was unanimously approved.

ITEM #5 3818-3822 Glenna Ave – Method of Zoning Change (PID# 201202210011)

The applicant is requesting approval to rezone parcel 040-003020, 3818-3822 Glenna Avenue, from R-2 Single Family Residential to D-1 Twin Single Residential. A twin-single residence currently exists on the lot; however the lot is zoned for single family. The requested rezoning would bring the existing use into conformance. The applicant's property is bordered by properties zoned R-2 to the north, west, and south, and by property zoned SD-1 to the east.

Because other properties within the same neighborhood, are zoned D-1 bordered by R-2, Ms. Dooley stated that staff does not feel that the proposed rezoning will impact the use of adjacent properties.

Mr. Gary Eisnaugle was present to speak to the item.

Mr. Linder motioned to recommend for approval the method of zoning change as submitted, Mr. Havener seconded and the vote was unanimous.

ITEM #6 The Pinnacle Club Golf Villas – Development Plan (PID# 201201170001)

The applicant is requesting approval of a Development Plan for the Pinnacle Club Condos, located along Pinnacle Club Drive directly east of the Pinnacle Club clubhouse. The proposed condo site will contain twenty (20) units on 4.74 acres of land, for a proposed density of 4.22+ dwelling units per acre. The applicant is proposing to construct six (6) detached single-family condos and three (3) attached condo structures with four (4) units a piece with this development.

Ms. Dooley reminded the Commission that the item was initially reviewed at the February 14th, 2012 meeting and that the plans currently being reviewed by the Commission address the issues that were outstanding after the last meeting, including the setback along the western property line. The northeast parking spaces will be removed from the clubhouse parking lot and landscaping will be installed to create separation between the dwelling units and the parking area for the Pinnacle Club clubhouse.

The detached structures will be Epcon products accessed off Pinnacle Club Drive. There will be a variety of housing types based on four Epcon base models: the Promenade, Portico, Palazzo, and Piazza.

The proposed attached structures will be accessed off a private access drive off Pinnacle Club Drive. The access drive will be twenty-two (22) feet in width and connected to the Pinnacle Club clubhouse parking lot by gated access only for residents or emergency access. "No Parking Fire Lane" signs and guest parking will be located along the drive.

Chair Holt noted the following stipulations:

1. The proposed gate restricting access to the Pinnacle Clubhouse parking facility shall have a decorative design, finished in black and incorporate additional stone structured elements to match other entrance areas within the subdivision.
2. At least 50% of the proposed detached structures fronting Pinnacle Club Drive shall have the optional 2nd floor bonus room.
3. Two 2-inch caliper trees are to be planted for every detached dwelling unit.

Mr. Ciminello was present to speak to the item. Mr. Fankhauser of Epcon Communities was also present. Mr. Ciminello clarified that attached units one, two and three are accessible off Pinnacle Club Drive and not the private access drive. Mr. Ciminello stated that they agree to all stipulations.

Mr. Havener made a motion to recommend for approval the development plan with the stipulations as noted, Mr. Leasure seconded and the vote was unanimously approved.

ITEM #7 Pinnacle Club Subarea A3 – Development Plan (PID# 201201170003)

The applicant is proposing to amend the development plan for Subarea A3 of the Pinnacle Club, east of the Pinnacle Club Drive circle and south of Bell Classic Drive. This subarea was created in 2011 with CR-22-11, an amendment to the Pinnacle Club development plan calling for 44 lots with every two lots having one structure containing two attached single-family dwelling units with common lot line and wall. The proposed amendment will allow for the construction of detached single-family dwelling units on the lots within subarea A3 in addition to the previously approved doubles.

The proposed amendment will create a new lot configuration for Subarea A3, with a new 1.35+ acre reserve located in the in the rear of lots on the interior of the "loop" created by Bell Classic Drive and Pinnacle Club Drive. Two options for developing the land south of Pinnacle Club Drive are proposed, one showing the previously approved doubles and the second showing detached single family homes. The proposed detached units would be Epcon products with four potential base housing types: the Portico, Palazzo, Promenade, and Piazza, each of which has a variety of options to create differing structures. The amended development text outlines detached home size requirements and indicate that sizes will vary based on their location within the Subarea.

Two stone entrance features are proposed to be installed in the subarea facing the Pinnacle Club Drive circle at both Bell Classic Drive and Pinnacle Club Drive, delineating this area as the "Estate Villas."

Chair Holt noted the following stipulations:

1. Proposed changes to text and plan sheets shall be applicable only to Subarea A3;
2. A material sample board shall be submitted to the Development Department prior to the item being reviewed by City Council;
3. Typical Unit Preliminary Planting Plans (Sheets 1, 2, and 3 of 3) need to show two 2" caliper trees per unit; and,
4. All attached and detached structures shall contain two-car garages with a minimum area of 400 square feet.

Mr. Ciminello remained at the podium and noted that the garages for these units exceed the stipulations by 80 square feet; total square footage being an average of 480.

Mr. Linder moved to recommend approval of the development plan with the four stipulations, Mr. Havener seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 2:04 p.m.

Molly Frasher, Secretary

Marv Holt, Chair