

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

REGULAR MEETING

March 8, 2016

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Dr. John Dubos, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Planning & GIS Supervisor; Jennifer Readler, Frost Brown Todd; Cindi Fitzpatrick, Service Director; Bill Vedra, Director of Public Safety; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the February 2, 2016 regular meeting were unanimously approved.

ITEM #1 – Mill Street Market | Certificate of Appropriateness

(PID #201601210002)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Certificate of Appropriateness for exterior modifications to install a terraced patio on the southwest side of the Mill Street Market building. The terrace will be three levels with the highest being at the same level as the building's interior floor and lowest flush with the sidewalk. A brick retaining wall is proposed around the terrace with brick landscape planters proposed to frame the terrace. Staff feels the proposed terrace is appropriate and compatible with existing development in the HPA as it incorporates compatible design features such as masonry planters and retaining walls and will utilize brick matching the city's Town Center brick. Staff recommended that Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulations and clarifications:

1. The applicant shall work with the Urban Forester to select appropriate plantings for the landscape planters.
2. The Certificate of Appropriateness shall only apply to the proposed terrace improvements and does not include other improvements shown on the submitted rendering (signage, awnings, and changes to exterior materials on the Mill Street building).

Ms. Karen Dover was present to answer any questions. Mr. Leasure asked Ms. Dover if this proposal would interfere with the current parking. Ms. Dover stated that the parking lot would be removed due to the realignment of Columbus Street.

Being no further questions, Mr. Boso moved to recommend approval of the Certificate of Appropriateness to City Council with the two stipulations and clarifications as noted in the Staff Report. Mr. Linder seconded and the vote was unanimously approved.

ITEM #2 – Mill Street Market | Special Use Permit

(PID #201601220003)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to install an outdoor seating area for prospective restaurant tenants at the Mill Street Market. The seating area will be located along the building frontage on Columbus Street with masonry retaining walls proposed between the lower terrace and sidewalk to prevent vehicles from entering the seating area. The applicant has submitted examples of potential table and chair sets to be utilized in the seating area. All options are black decorative metal and materials indicate that the specific furniture type will be determined by the tenant leasing the space.

Staff believes the seating area has been designed to be compatible with the character of the Town Center and to ensure the safety of those utilizing the seating area, therefore Staff is recommending the Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulation:

1. Tables and chairs utilized in the outdoor seating area shall be decorative black metal.

Ms. Karen Dover was present to answer any questions. Being no discussion, Mr. Boso moved to recommend approval of the Special Use Permit to City Council with the stipulation as noted in the Staff Report. Mr. Linder seconded and the vote was unanimously approved.

ITEM #3 – 4164 Broadway | Rezoning

(PID #201601250005)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to rezone 4164 Broadway from PSO to R-2. The 1,300 square foot structure on the site has previously been used for legal offices but has been utilized as a residential rental property since 2006. The proposed rezoning would bring the use into conformance and revert the property back to the originally intended use of the structure as a single-family residential home. Therefore, Staff recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Ms. Elizabeth Lauron was present to answer any questions. Being no discussion, Mr. Linder moved to recommend approval of the Rezoning to City Council as submitted. Ms. Oyster seconded and the vote was unanimously approved.

ITEM #4 – FedEx Ground | Development Plan

(PID #201602120011)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting to make various site improvements to the FedEx Ground facility located at 6120 S. Meadows Drive. Proposed improvements include converting a portion of the front parking lot along London Groveport Road from vehicle parking to truck parking, restriping portions of the interior truck lots and reconfiguring the truck stacking at the site entrance.

Access to the site will remain as it currently exists with the primary entrance to the facility being off South Meadows Drive; however, a secondary guardhouse is proposed in addition to three new on-site queuing lanes to allow for greater stacking capacity to mitigate truck backups onto the roadway during peak delivery season. A new curb cut is proposed on Seeds Road to access the existing lot to the south. The entrance will have a center island with card reader to control a new gate to access this entrance. The same gate and access control will be installed in the existing cut across Seeds Road to the northwest parking lot.

The northwest parking lot on Seeds Road is proposed to be reconfigured to provide 60 employee and 60 tractor parking stalls. In order to properly screen the lot from London Groveport Road, approximately 50' of pavement will be removed along the norther edge of the existing parking lot to allow space for a 6' mound with three (3) rows of evergreen trees between the parking lot and London Groveport Road. The trees will be 6' in height minimum at installation to have the appearance of the Walmart screening on Southwest Boulevard at maturity.

In addition to new landscaping associated with reconfigured parking lots, plans show the installation of landscaping to screen the existing northeast lot from London Groveport Road at both the northwest and northeast corners of this lot as well as replacing any dead or dying trees on the north side of the lot.

Ms. Shields stated that Staff recognizes the importance of this site given recent improvements to the area including the new interchange and the fact that this is the southern entrance to our city, but we believe the proposed mounding and landscaping will be an improvement to existing conditions.

Staff recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulations:

1. Security gates along Seeds Road shall match the existing black ornamental fencing utilized on the site.
2. All fencing around parking lots visible from any public right-of-way shall be black ornamental metal, as currently utilized on the site.

Mr. Randall Bolyard, FedEx Ground, was present to answer any questions. Mr. Linder expressed his concern related to the maintenance of the trees. Mr. Bolyard responded that FedEx has a Facility Maintenance Manager who will maintain a regular schedule of verifying that the trees remain in good condition.

Being no further discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the stipulations as noted in the Staff Report. Ms. Oyster seconded and the vote was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 1:40 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman