

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

REGULAR MEETING

April 2, 2013

The meeting was called to order at 1:31 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, and Mr. Mike Linder. Mr. Dan Havener was absent. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Ice Miller; Ryan Andrews, EMH&T; Bill Vedra, Deputy City Administrator; Mike Boso, Chief Building Officer; Capt. Jeff Pearson, Grove City Police; Lt. Tammy Greene, JTF Inspector; Tami Kelly, Clerk of Council; Christy Zempter, Planning & Zoning Coordinator; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the March 5, 2013 regular meeting. They were approved by unanimous consent.

Item #1 – Texas Roadhouse – Development Plan Amendment

(PID# 201302260008)

The applicant is proposing to amend the approved development plan for the Texas Roadhouse to be located on approximately 2.67 acres of land west of Parkway Centre Drive. The proposed amendment removes the previously approved attached retail structure and eliminates the drive aisle and parking along the eastern portion of the property. The site will be accessed by a new curb cut on Parkway Centre Drive as well as an additional entrance off the shared entrance drive to Bob Evans and the Drury Inn. A connection to the Drury Inn property is shown on plans; however the Drury Inn has not determined a timeline in which they intend to perform the improvements on their parcel to connect with the proposed Texas Roadhouse. The site plan also shows a 10' X 150' plot of land along Parkway Centre Drive as future right-of-way to be dedicated for the installation of a pull off COTA bus stop.

The proposed development will contain 167 parking spaces, exceeding the 80 required spaces based on the seating area of the proposed restaurant. The architecture of the proposed Texas Roadhouse does not vary from the previously approved structure which will be 7,163 square feet in area; single story finished in a combination of cedar siding, stone and brick.

The following stipulation was noted:

1. The signature block on Sheet C-1.0 should be replaced with the appropriate development plan signature block.

Mr. Adam Fischer of Thompson Thrift Development, representative for the applicant, was present to speak to the item.

Mr. Leasure asked if the entrance issue has been worked out with the Drury Inn. Mr. Fischer replied that the easement was recorded with Franklin County but there was no agreement with the Drury Inn to improve the property. Thompson Thrift will install their drive to their property line. If they can get Drury to agree in a timely fashion, Thompson Thrift will finish the drive through the properties. If they can't agree, Drury will have to do the work at a later date. Mr. Leasure asked how pedestrians from the Drury site would access the restaurant, particularly if there is landscaping or a berm between the two properties. Mr. Fischer replied that the area will be landscaped, so guests would have to walk through bushes and some trees. He continued that they could potentially install a brick or stone path for pedestrians between the properties. Mr. Leasure stated he was concerned with the safety of pedestrians in the parking areas between the two businesses. Mr. Fischer stated this was an issue for his superiors, but he does not foresee it as a problem to install a walking path. Mr. Linder asked if the walkway could be installed in the landscape island along the western edge of the parking lot, near the Drury Inn entrance. Mr. Fischer said that would be a good location, as it is close to the Texas Roadhouse main entrance.

Mr. Boso stated that the problem remains that Texas Roadhouse has no control over improvements on the Drury Inn property. Mr. Fischer said he would need an agreement or easement with Drury to place improvements on their property.

Chair Holt recommended a stipulation be added to the Commission's recommendation that required Mr. Fischer to work with the development department and with the Drury Inn to facilitate a walk path or drive is added. Mr. Boso suggested sending the Drury a letter requesting that the City would like to see a drive and/or walk path. Ms. Readler stated that Planning Commission could phrase the condition that Thompson Thrift will use their best efforts to achieve the connection with the Drury Inn.

Mr. Leasure motioned to recommend the approval of the development plan amendment to City Council, with the following stipulations:

1. The signature block on Sheet C-1.0 should be replaced with the appropriate development plan signature block
2. The applicant will use their best efforts to achieve the connection with the Drury Inn, to the satisfaction of the development department.

Mr. Linder seconded and the vote was unanimous.

Item #2 – 4282 Broadway – Method of Zoning Change (PSO to R-2)

(PID #201303200010)

The applicant is requesting to rezone 4282 Broadway from PSO Professional Service to R-2 Single Family Residential. A single-family residence currently exists on the lot which has not been converted to office use; therefore the proposed rezoning would bring the existing use into conformance.

Ms. Dooley stated that staff does not feel the proposed rezoning will harm the character of the area or affect the use of adjacent properties, as many of the structures in the area are residential in nature.

Mr. Brent Hill was present and spoke to the item. This property has been in his family since 1920 when it was built by his grandfather. He further stated that it has been used as a single family residence since it was built. Mr. Hill is attempting to sell the property, but two previous sales have fell through because the property is not zoned residential.

Chair Holt noted that there are other residential structures in the area. Mr. Hill agreed and stated that the properties to the north on the block are residential.

With no further discussion, Mr. Boso motioned to recommend the approval of the zoning change to City Council as submitted, Mr. Linder seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:50 p.m.

Molly Frasher, Secretary

Marv Holt, Chair