

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

**REGULAR MEETING**

**April 3, 2012**

---

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. 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; Jennifer Readler, Ice Miller; Ryan Andrews, EMH&T; Mike Boso, Chief Building Official; Tami Kelly, Clerk of Council; Bill Vedra, Deputy City Administrator; Jodee Lowe, Urban Forrester; Melissa Albright, City Council; Lt. Bill Dolby, Jackson Twp. Fire; Unit Lt. Jim Parmenter, Jackson Twp. Fire; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the March 6, 2012 regular meeting or the March 15, 2012 special meeting. They were approved by unanimous consent.

Chair Holt asked to add an additional item to the agenda today, Item 4, Pinnacle Golf Club Lot Split. Mr. Leasure motioned to add item four to the agenda, Mr. Linder seconded and the vote was unanimous.

**ITEM #1      Mount Carmel Health Systems – Method of Zoning Change (SD-3 to M-1)      (PID# 201202270012)**

The applicant is requesting approval to rezone 109.838 acres on eight (8) parcels west of Hoover Road from SD-3 Recreational to M-1 Medical. The eight parcels to be rezoned are: 040-000905, 040-004960, 040-004965, 040-004967, 040-004971, 040-004979, 040-005545, and 040-006319. The site is bordered by properties zoned R-1 to the north across I-71 and adjacent to the site to the east, R-2 across Hoover Road to the east, SD-1 and PUD-I to the south, and township and PUD-R to the west across I-71. The site is the location of the former Grovebrook Golf Course and is currently vacant.

Ms. Dooley stated that although not required by Code, the applicant provided a descriptive narrative detailing the proposed use of the property; how the proposed uses are compliant with the permitted uses contained under the M-1 zoning classification; how the development will tie into the area; how the proposed rezoning complies with adopted plans and polices; as well as how any potential negative effects would be mitigated. In summary, the submitted narrative states that the development on the site will be conducted in phases. The initial phase will include a medical office building, emergency department, and ancillary parking. Improvements to the site are described, including the extension of North Meadows Drive to “help funnel traffic to the site from the south thereby keeping potential traffic off Hoover Road” and “enhancing building setbacks along Hoover Road and establishing a landscaping plan along the corridor”. The narrative also states that the applicant will work closely with city staff and area neighbors to mitigate any potential negative impacts that might arise from the development of the property.

Mr. Ben Hale, representative of the applicant, spoke to the item. He stated that this will be a great opportunity for the city, as the nearest hospital facility is currently about ten miles away. Mr. Hale complimented the site, its accessibility, visibility, and the ability to yield between 1 million and 1.4 million square feet of building space depending on how tall the buildings are. The emergency facility should encompass 36,000 square feet; the medical office building 60,000 square feet, which will consume about 15 acres of the site. Mr. Hale explained that the M-1 zoning district only permits health services: doctor’s offices, testing facilities, clinics, private practices, rehabilitation facilities, nursing care facilities, etc. Their estimated construction start would be around November 2012 start; completion of phase one being November 2013.

Mr. Leasure inquired on the number of beds in the facility. Mr. Hale stated there would be ten rooms in the emergency facility with the ability to expand that number to twenty. Mr. Leasure then asked about the feasibility of tying Hoover Road into I-71 for a ramp to improve accessibility. Mr. Boso stated that such a project would likely be twenty years out.

Chair Holt inquired about the number of employees in the emergency facility. Brett Justice, Vice President of Strategic Advancement with Mt. Carmel stated that the emergency facility will employ seventy to eighty people; the medical offices would employ about the same amount of people. Some people will be with Mt. Carmel and others will be private practitioners.

With no further questions, Mr. Leisure made a motion to recommend approval for the Method of Zoning Change as submitted, Mr. Havener seconded and the vote was unanimous. Chair Holt noted that the first reading for City Council would be on April 16; the second reading would be May 7, 2012.

**ITEM #2 JDM Structures/K-Mart Special Use Permit**

**(PID#201202270013)**

The applicant requested that this item be withdrawn prior to the meeting. Mr. Havener motioned to withdraw item number two, Mr. Boso seconded and the vote was unanimous.

**ITEM #3 Fusion Japanese Steakhouse – Development Plan**

**(PID# 201203020014)**

The applicant is proposing to construct a new Fusion Japanese Steakhouse restaurant at 4124 Buckeye Parkway, outlot 42 of Parkway Centre East. The restaurant will offer Japanese hibachi style cooking, a sushi bar and a variety of Asian cuisine. The 1.14 acre site will be accessed from the east by a single 20' curb cut off the existing private access drive within Parkway Centre East. Eighty-six (86) parking spaces, including four (4) handicap accessible spaces, are proposed for the restaurant. The proposed restaurant is 5,717 square feet with a dining area of 3,070 square feet. The proposed structure will be twenty-two (22) feet tall with a raised parapet wall on all four sides of the roof to screen rooftop service/mechanical equipment. The exterior of the structure will be finished in brick and EIFS with stone accent on all sides, with a Japanese Torii symbol extending an additional two (2) feet above the parapet.

Ms. Dooley stated that the amount of signage proposed has changed from what was described in the staff report and that there will no longer be signage on the east side of the structure. Details were submitted for two sizes of wall signs; however plans were not clear as to what sign would be located on which elevation and the signage area was not properly delineated. Based on the submitted materials, one sign type would be approximately 70 square feet and the other would each be approximately 30 square feet in area. Based on permitted signage for other restaurant uses in Parkway Centre, Ms. Dooley stated that staff was supportive of installing signs on the three proposed elevations, provided that no one sign be larger than 70 square feet in area. Additionally, Ms. Dooley explained that building elevations submitted with plan sheets show signage along the top of the southern entrance canopy, advertising "Hibachi, Sushi, Fine Asian;" however this additional signage is not displayed on the submitted color renderings. She stated that staff does not support this additional signage as the character of the structure effectively advertises the type of restaurant.

Mr. Matt Twigg was present and spoke to the item. He explained that Fusion Steakhouse is not a brand name in this region and they'd like to clearly advertise what their restaurant cuisine entails by adding the "Hibachi Sushi Fine Asian" over the canopy. Mr. Twigg distributed an example of the proposed canopy signage which would be the "Hibachi Sushi Fine Asian" in 18" lighted lettering above the canopy on a decorative black metal mesh on the south and west sides of the building, spanning twelve to fifteen feet. There was discussion to ensure the sign above the canopy "Fusion Steakhouse" was not blocked of view with the addition of the black metal screen. Mr. Twigg stated they have shrunk and moved the letters higher to be in-view above the canopy. There was discussion about advertising product designations on the current signs. Chair Holt questioned whether other businesses in Parkway Centre have been permitted similar signage. Mr. Rauch stated that the development text does not speak to this issue and stated that products are not advertised on other signage in the area. Chair Holt noted his concern that if this signage is permitted for this development, other future developments would want the same thing. Mr. Twigg noted that Smokey Bones does add the wording 'bar and fire grill' at the bottom of their sign.

Mr. Twigg clarified that the larger of the proposed signs would be located on the south and west elevation, while the smaller sign would be located on the north elevation. Mr. Boso asked how adding the additional signs on the canopy would affect their total proposed signage. Mr. Twigg stated it would bring them up to 210 square feet. Ms. Dooley stated that Smokey Bones and Olive Garden both have approximately 240 square feet of signage which is why staff recommended the 240 square foot maximum for wall signage. Mr. Havener stated he did not have issue with the proposed sign above the canopy and thought it was appropriate. Mr. Boso asked if there was a rendering in development showing the new sign. Ms. Dooley stated it was included on the building elevations in the plans, but not included on the color rendering. Mr. Havener questioned if there was similar signage at their other restaurant locations. Mr. Twigg stated this was a new prototype for the branding of the company. Mr. Mike Boso questioned whether or not a ground sign was being proposed. Mr. Twigg responded that at this time, they were not proposing a monument sign. Ms. Dooley stated that Fusion might return in the future with plans for a monument sign.

Chair Holt asked Ms. Lowe about non-screening of the dumpster on the east side. Ms. Lowe stated the Fusion is at their minimum number of parking spaces and that she was comfortable with the proposed screening of the dumpster. The transformers are landscaped however. Mr. Twigg stated that Target's parking requirements are more stringent than the City's and that Fusion cannot cut a parking space and still meet the Target requirements.

Mr. Leasure inquired about the build timeline. Mr. Twigg stated they planned to break ground immediately and be operational in December of 2012.

Having no questions for this Development Plan, Mr. Havener made a motion to recommend approval for the Development Plan with three stipulations:

1. The proposed "Hibachi Sushi Fine Asian" lettering over the south and west canopies shall be no more than 18 inches tall with a total area of fifteen to twenty square feet.
2. The total area of wall signage shall not exceed 240 square feet, with no single wall sign exceeding 70 square feet;
3. One pole-mounted "gas light-type" fixture shall be located within the front landscape setback area to enhance the Centre's "theme" concept.

Mr. Leasure seconded and the vote was unanimously approved.

**Item #4 Pinnacle Golf Club – Lot Split**

**(PID# 201203280016)**

The applicant is requesting to split 9.012 acres from parcel 040-012705, the location of the Pinnacle Club clubhouse and Golf Course. The proposed split will create a lot for the clubhouse separate from the golf course. The applicant has indicated that the proposed lot will be combined with the parcel adjacent to the east, the future site of the recently approved Pinnacle Club Golf Villas in order to alleviate setback issues between the two uses.

Mr. Joe Ciminello was present and spoke to the item. Mr. Ciminello stated that the County has already approved the legality of the lot split.

Mr. Leasure motioned to approve the Lot Split, Mr. Boso seconded and the motion was approved unanimously.

Having no further business, Chair Holt adjourned the meeting at 2:25 p.m.

---

Molly Frasher, Secretary

---

Marv Holt, Chair