



The applicant is requesting a rezoning from C-1 to C-2 to accommodate a relocation of Tindy's Home Furnishings. The new location will accommodate both retail furniture sales, as well as the repair and refurbishing of furniture. The C-1 zoning district permits furniture stores; however a C-2 zoning is required for furniture repair. The property to be rezoned is bordered to the north and south by C-1 properties, to the west by a C-2 property and to the east by residential R-2 properties.

Ms. Amanda Moore was present and spoke to this item. She indicated that they no longer use flammable products in the refurbishing process and have switched to all water-based chemicals.

Mr. Leasure made a motion that the 4346 Broadway – Method of Zoning Change (C1 to C2) be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #4      3795 Broadway - Method of Zoning Change (D-1 to R2)      (Project ID# 201103170006)**  
**3795 Broadway**

**Applicant: Christina Littler, 3795 Broadway, Grove City, OH 43123**

The applicant is requesting approval to rezone from D-1 to R-2. A single family residence currently exists on the lot; however the lot is currently zoned for doubles, twin singles and duplexes. The requested rezoning would bring the existing use into conformance. The property is bordered to the south and west by single family residential (R-2) properties, to the north by multi-family residential (A-1), and office (PSO) to the east.

Ms. Christina Littler was present and spoke to the item. She stated she was not sure why or when the property was zoned D-1, but she is unable to refinance until the zoning is changed. Mr. Rauch commented that he researched several previous years, but was also unable to determine a reason for the D-1 zoning.

Mr. Havener made a motion that the 3795 Broadway – Method of Zoning Change (D-1 to R2) be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

**ITEM #5      Chick-Fil-A – Development Plan Amendment      (Project ID# 201103180007)**  
**1696 Stringtown Road (Parkway Centre North outlot)**

**Applicant: Lesli Townsend, Chandler Sign L.P., 12106 Valiant Dr, San Antonio, Texas 78216**

The applicant is proposing to make changes to the approved development plan for the Chick-Fil-A by installing a canopy over the speaker for the drive-thru located between the main structure and Stringtown Road. The original development plan for the site was approved by City Council in 2004 with CR-74-04. With this amendment, the applicant is seeking to install a canopy with a nine foot clearance in a dark bronze finish to match the window and door frames on the main structure.

The original development plan was reviewed on September 14, 2004 and recommended for approval with stipulations. Stipulation #8 set forth by the Planning Commission called for a combined menu board and speaker box for the drive thru. When this issue was reviewed at City Council the stipulation was modified to separate the speaker box from the menu board and further stipulated the removal of the canopy.

The development standards text for the Parkway Centre North Outlots does not address or contain standards for these types of facilities. It should be noted that similar establishments located along Stringtown Road, west of I-71 have installed these structures behind the primary structure with limited visibility from rights-of-way. Additionally, it should be clarified that establishments including, Raising Canes, Kentucky Fried Chicken, and Taco Bell have been approved to place these structures on their sites even though the zoning code is also silent on this matter. However, based on the canopy's placement in front of the primary structure and its visibility from Stringtown Road and previous direction received from City Council, staff is unresponsive to this request.

Mr. Joe Benson and Ms. Kristen Renfro were present and spoke to this item.

Discussion took place regarding other restaurants with canopies facing Stringtown Road. It was determined that White Castle, which is further west on Stringtown and not part of Parkway Centre is the closest restaurant with a drive-thru canopy. However, the White Castle canopy is to the side of White Castle and not directly on the Stringtown Road side. Mr. Havener asked if the applicant would consider reducing the size of the canopy. Ms. Renfro indicated their application represents the standard canopy that Chick-Fil-A is using at all of their store locations.

Further discussion took place regarding applicant's options of reducing the size of the canopy. Ms. Renfro stated that they did not want to hold the process up any longer and would be willing to compromise on the size.

Chair Holt noted the following stipulation:

- Canopy size shall be decreased to 4ft x 5 ft.

Ms. Renfro and Mr. Benson agreed to comply with the stipulation.

Mr. Havener made a motion that the Chick-Fil-A – Development Plan Amendment be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

The meeting was adjourned by Chair Holt at 2:23 pm.

---

Jennifer Uhrin, Secretary

---

Marv Holt, Chair