

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

**REGULAR MEETING**

**April 8, 2014**

The meeting was called to order at 1:30 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 Ms. Julie Oyster. Mr. Mike Linder had an approved absence from the meeting. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Capt. Jeff Pearson, Police; Lt. Tammy Greene, JTF Inspector; Bill Vedra, Director of Public Safety; Michael Boso, Chief Building Inspector; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning & Zoning Coordinator; Tami Kelly, Clerk of Council and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the March 4, 2014 regular meeting. They were accepted by unanimous consent. Mr. Linder entered the meeting.

**Item #1 – Pinnacle Club Section 2 Phase 8 – Plat Approval**

**(Project ID# 201312200043)**

The applicant is requesting approval of a plat for Pinnacle Club Section 2 Phase 8. The proposed plat would create 83 residential lots on 16.78 acres of land east of I-71 and west of Creekside Subdivision and will include the extension and dedication of English Turn Drive, Sawgrass Street, Legends Drive, as well as the dedication of new roadway Wadkins Drive. An additional 2.86 acres is proposed to be held in reserve for open space and storm water detention. The proposed lots meet applicable requirements of the zoning text and are consistent with the approved development plan for the Pinnacle Club of Grove City.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the plat as submitted.

Doug Talford, M/I Homes, representative for the applicant, was present to speak to the item. He was in agreement with the staff report. There were no questions from the Planning Commission.

Mr. Linder motioned to approve the plat as submitted; Mr. Leasure seconded and the vote was unanimous.

**Item #2 – Autumn Grove Section 2 – Plat Approval**

**(Project ID# 201402250005)**

This applicant is requesting approval of a plat for Autumn Grove Section 2, located on 12.916 acres of land north of Rensch Road. The proposed plat would create 28 new residential lots and will include the extension of Demorest Road as well as new roads Rishel Street and Limeberry Drive. Additionally, a 4.4 acre reserve will be platted for open space and storm water detention. The proposed lot configuration and road network are in conformance with the approved development plan for Autumn Grove.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the plat as submitted.

Mr. Rich Conie, applicant, was present to speak to the item. He was in agreement with the staff report. There were no questions from the Planning Commission.

Mr. Leasure motioned to approve the plat as submitted; Ms. Oyster seconded and the vote was unanimous.

**Item #3 – 4302 Broadway – Method of Zoning Change (C-1/C-2 to C-2)**

**(Project ID# 201402270006)**

The applicant is proposing to rezone 4302-4318 Broadway to C-2. The parcel is currently zoned both C-1 and C-2. A multi-tenant commercial structure currently spans the property, falling under both zoning districts on the site. The proposed rezoning will make the parcel entirely zoned C-2. The application was submitted by a potential tenant in the structure, seeking to operate a game parlor. The game parlor would offer electric “skill games,” where the outcome is based off the players “skill” not chance.

After speaking with the property owner, Ms. Shields stated that staff became aware that the tenant may decide not to lease the site; however the property owner wishes to continue with the proposed rezoning application to make the zoning consistent across the property. She further stated that staff does not feel zoning the parcel C-2 will harm the character of the area or affect the use of adjacent properties, as a portion of the lot is already zoned C-2, and the property is in close proximity to multiple C-2 properties.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

The property owner, Jim Sigman, was present to speak to the item. Mr. Sigman stated that Mr. Fausnaugh is no longer planning to open his game parlor; however, he would like to re-zone the entire property to C-2. Mr. Linder asked how the property came to be zoned with two different designations. Ms. Kelly stated that when the city changed the zoning code and adopted a new zoning map, the map was colored this way and approved as such.

Being no further questions, Mr. Leasure motioned to approve the zoning change as submitted; Mr. Linder seconded and the vote was unanimous.

#### **Item #4 – Long Term Care Nursing Facility – Development Plan**

**(Project ID# 201207300034)**

The applicant is proposing to amend the approved development plan for a long term skilled care nursing facility originally approved in October 2012. The site of the proposed development is zoned PUD-R with no associated zoning text, therefore permitted uses revert to those outlined in section 1135.14. With approval of the development plan, the proposed use (skilled care nursing) was permitted as an “other use approved by the Planning Commission”. Changes proposed by this amendment will not impact, alter or infringe on the previously approved zoning.

The proposed facility will be constructed on 9.65 acres located east of Buckeye Parkway, south off an extension of Blue Star Drive, currently under construction by Rockford Homes. The general layout of the site is not changing from the approved 2012 development plan with two curb cuts on Blue Star Drive and a single drive aisle around the site.

104 parking spaces are proposed for the facility, primarily located north of the proposed structure, with a small parking area south of the structure. The amount of parking proposed with this amendment has been reduced from the originally approved plan; however, Ms. Shields stated that staff is supportive of the reduction based on the number of staff to be on site and the nature of the use.

The proposed structure is single story, approximately 24 feet in height and 70,000 square feet in area. The building footprint has been amended from the originally approved plan to reduce the overall length of the building and create a more appealing massing of building elements. The exterior of the building is proposed to be finished in a combination of cultured stone, horizontal siding, and vinyl “shake” siding in earth tones to match the materials required of residential structures in the area. The proposed exterior materials are the same materials shown on the 2012 approved development plan.

Ms. Shields stated that staff does not feel the proposed facility will be detrimental to present and potential surrounding uses and feels that the proposed skilled nursing care facility is in conformance with the general use intent of the PUD; and recommended Planning Commission make a recommendation of approval to City Council for the development plan amendment with the following clarification/stipulation:

1. With no changes to the internal programming or use of the facility, the originally approved use (skilled care nursing) shall continue to be considered an approved use for the site.

Brian Bower, architect, was present to speak to the item. Mr. Bower stated they changed the configuration of the building from the originally approved plan to improve the functionality of the floor plan and the appearance of the building. Chair Holt inquired about the A/C window units or other ground mounted units. Mr. Bower stated that there are supplemental units in each residence, with the main ventilation from three, centralized units that will distribute air through the corridors, then into residence rooms by fans.

Chair Holt asked the Police and Fire Departments if they had any concerns. Lt. Greene stated that the 24 foot drive aisle to the east of the structure would need "No Parking Fire Lane" signs. She also stated the fire main does not meet NFPA #24; she would like to see sectional valves installed to meet code. Captain Pearson stated the Police Department had no concerns.

Being no further questions, Mr. Linder motioned to recommend approval of the development plan with the stipulations:

1. With no changes to the internal programming or use of the facility, the originally approved use (skilled care nursing) shall continue to be considered an approved use for the site
2. No Parking Fire Lane signs be installed on the east side of the drive aisle;

Ms. Oyster seconded and the vote was unanimous.

**Item #5 – Play It Again Sports – Special Use Permit (Outdoor Sales)**

**(Project ID# 201403130009)**

The applicant is requesting a special use permit for the outdoor sale of merchandise at Play It Again Sports, located at 2217 Stringtown Road, part of the Derby Square shopping center. Only items intended for outdoor use, including bicycles, bike trailers, and scooters are proposed to be located outside, within four feet of the storefront windows. Items will be located outside during business hours and will be displayed seasonally, from March 1 to September 30. Materials indicate that all items will be secured with locks and chains and customers will need to seek assistance from staff to handle any items for sale. It is also stated in materials that staff will be trained to assure customer and employee safety is maintained within the outdoor area at all times.

Ms. Shields stated that staff does not feel the proposed use will change the intended commercial character of the district. Giant Eagle, located in the same shopping center was previously approved for outdoor sales within their front sidewalk area, and Planning Commission recently recommended approval of outdoor sales for Once Upon a Child, in the tenant space directly adjacent to Play It Again Sports. She further stated that staff did not think the proposed outdoor sales area will affect the use of adjacent property, as the area proposed for the outdoor sales extends only four feet from the storefront, allowing the remainder of the sidewalk and plaza area to be open for pedestrian movement.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.

Mr. Mark O'Connell was present to speak to the item. He stated that it was an important part of the business to offer bicycles for the community and having these items outdoors helps with indoor floor space issues in the summer.

Lt. Greene asked Mr. O'Connell how the bicycles would be stored inside each night. Mr. O'Connell said items would not be left in aisle ways to ensure the fire exits would remain clear. She then asked about loading and unloading in the fire lane. Mr. O'Connell stated there was ample loading space in the rear of the building and usage of the fire lane was not necessary.

Being no further questions, Ms. Oyster moved to recommend approval of the special use permit as submitted; Mr. Leasure seconded and the vote was unanimously approved.

**Item #6 – Kroger Fuel Station – Lot Split**

**(Project ID# 201403260012)**

The applicant is proposing to split approximately 0.85 acres from the Grove City Plaza property to create a unique parcel for the Kroger Fuel station currently under construction at 2474 Stringtown Road. The proposed split will follow the parking lot boundary between the fuel station and the shopping center, as shown on the approved development plan for the Kroger Fuel station.

The Development Department recommended Planning Commission approve the lot split as submitted.

Louis Visco, applicant, was in agreement with the staff report. There were no questions from the Planning Commission.

Mr. Boso motioned to approve the lot split as submitted; Mr. Linder seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:51 p.m.

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Molly Frasher, Secretary

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Marv Holt, Chair