

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

REGULAR MEETING

June 5, 2012

The meeting was called to order at 1:32 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, Community Development Officer; Jennifer Readler, Ice Miller; William Vedra, Deputy City Administrator; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Capt. Jeff Pearson, Police Department; and Lt. Bill Dolby, Jackson Twp. Fire.

Chair Holt noted a quorum was present. There were no changes to the minutes of the May 8, 2012 regular meeting. They were approved by unanimous consent.

ITEM #1 Byers Car Rentals LLC – Special Use Permit (Automotive Service) (PID# 201204030019)

The applicant is requesting a special use permit to operate a car rental facility from suites B & C of 3952 Broadway, at the northeast corner of Broadway and Columbus Street. The applicant has indicated that the facility will act as a transfer station for rental vehicles and vehicles will only be brought to the site if there is a customer scheduled to pick it up. Eight (8) parking spaces will be reserved on the site for employees, customers, and vehicles waiting pick up. The facility will operate from 7:30am to 6pm Monday through Friday and 9am to noon on Saturdays.

Ms. Dooley stated that staff did not feel that the rental facility will affect the use of adjacent properties. The applicant has submitted plans showing that sufficient parking will be available on the site for the proposed use and all other uses on the site and adjacent sites including Daystarz Child Care Center and Air Quality Solutions. Furthermore, no maintenance of rental vehicles will be conducted on the site, except for vacuuming which will be done inside garages on the site, and all vehicles will be brought to the site by individual drivers and not car haulers or other forms of transport.

Chair Holt noted the following stipulation:

1. No signage shall be placed in or on the vehicles to be rented from the site.

Mr. Brock Mackellar, the applicant, was agreeable to the stipulation.

Mr. Leasure clarified that no cars would be for sale. Mr. Mackellar stated that cars will only be for rent and will only be brought to the site for reservations for that day. The site will only be for pick-up and drop-off.

Chair Holt noted that the location of the proposed use is an important location in the Town Center, so they are concerned that there are no banners, gas pumps, or other similar items. Mr. Mackellar stated that he understood. Mr. Leasure asked about signage for the location. Mr. Mackellar stated that he understood that it was located in the HPA and that he felt that the location of the building alone should be sufficient because most of their business is from the internet and not from people walking in off the street.

Mr. Linder questioned the future parking expansion noted on plans. Ms. Dooley stated that there is currently an application for a certificate of appropriateness being reviewed by the Building Division for the paving of that portion of the property. Mr. Linder noted the playground location for Daystarz Child Care and that the site is getting tight with the new pavement, the relocation of the play area, and the number of uses proposed for the location. Lt. Dolby noted that the Fire Department had no issues with the application.

Mr. Leasure made a motion to recommend approval for the special use permit with the noted stipulation, Mr. Boso seconded and the vote was unanimous.

ITEM #2 The Pinnacle Club Section 2 Phase 6 – Plat Approval

(PID#201205040021)

The applicant is requesting approval of a plat for The Pinnacle Club Section 2 Phase 6, creating 31 new residential lots off extensions of Tournament Way and English Turn Drive. A connection with existing Night Hawk Drive in the Creekside subdivision will also be made with this plat, as well as a new 1.604 acre reserve, located along English Turn Drive. The proposed plat is in accordance with the approved development plan for the area aside from the width of lots south of Tournament Way, which are shown slightly wider than on the approved plans. Ms. Dooley stated that staff did not oppose the proposed change in lot width, because the lots yet to be platted in that block have the ability to be of sufficient width to accommodate the required setbacks without adjusting the size of the entire block.

Mr. Jason Francis, M/I Homes, was present and spoke to the item.

Mr. Linder motioned to recommend approval for the Plat as submitted, Mr. Leasure seconded and the vote was unanimous.

ITEM #3 KAJ Properties Doubles – Lot Split

(PID#201205110022)

The applicant is requesting to split 0.327 acres from the existing 0.654 acre lot located at 3722 Grove City Road, at the northwest corner of Grove City Road and Elm Street. The site was recently rezoned D-1 in order to construct two doubles on the site. The proposed split would create the lots appropriate to construct the proposed doubles, fronting Elm Street, and meeting the standards of the D-1 district including lot size and width.

Mr. Kevin Ferguson was present and spoke to the item.

Mr. Leasure motioned to approve the lot split as submitted, Mr. Havener seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:47 p.m.

Kim Dooley, Secretary

Marv Holt, Chair