

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

REGULAR MEETING

June 14, 2005

The meeting was called to order at 3:30 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl L. Grossman, Mr. Larry Corbin, Mr. David Dye and Ms. Christa Fike. Others present: Dr. Les Bostic, City Administrator; Bill Saxton, Council President; Seth Dorman, Development and Planning Officer; Kyle Rauch, Planning and Zoning Coordinator; Charles Boso, Development Director; Dan Snyder, Urban Forester; and Jennifer Uhrin, Secretary.

Chair Dye noted that a quorum was present. The minutes of the May 24, 2005 regular meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Buckeye Grove Car Wash - Development Plan; Buckeye Grove Car Wash – Special Use Permit (Car Wash)*; were postponed to the June 28, 2005 regular meeting. *Buckeye Grove Car Wash – Lot Split; City Hall Addition/Renovation – Certificate of Appropriateness; Autumn Grove, Section 1 – Plat Approval; and Pinnacle Club, Section 2, Phase 4 – Plat Approval* were withdrawn. *Grove City Chamber of Commerce – Certificate of Appropriateness (HPA Sign)* was tabled.

ITEM #1 Grove City Healthcare & Professional Park – Development Plan (Project ID# 200503220041)
4074 Gantz Road

Applicant: Kevin Bales, Jester Jones Schifer Architects, 6209 Riverside Drive, Dublin, Ohio 43017

This application pertains to the construction of an 8,100 square foot medical building located on 0.82 acres of property.

Chair Dye noted that Mr. Bales was present during the caucus and spoke to this item. Chair Dye then noted the following stipulations:

- Handicap accessible parking spaces shall incorporate “at grade” access for wheelchairs not more than 10 feet from the space.
- Landscape issues shall be coordinated with the City's Urban Forester with respect to species choice and screening issues.

Mr. Bales stated he understood and agreed to comply with all of the stipulations. Mr. Corbin made a motion that the Grove City Healthcare & Professional Park – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #2 KeyBank – Development Plan (Project ID# 200503220043)
Hoover Road/Buckeye Grove Blvd.

Applicant: Jonathan Wocher, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio
45227

This application pertains to the construction of a 3,292 square foot KeyBank branch office.

Chair Dye noted that Mr. Wocher was present during the caucus and spoke to this item. Chair Dye then noted the following stipulations:

- Handicap accessible parking spaces shall incorporate “at grade” access for wheelchairs not more than 10 feet from the space.
- The storefront framing, the metal panels below the storefront windows, and the louvers on the north and east elevations shall be finished in bronze.
- Designate on-site signage to indicate that the loop road component of the site is one-way.
- Irrigation plan shall be coordinated with the City’s Urban Forester.
- The use of sod instead of hydro-seed is strongly encouraged. Location of sod and/or hydro-seed shall be submitted to the City’s Urban Forester.
- Sidewalk to be added on the west side of the building to be located in conjunction with some type of designated crosswalk area from the parking lot on the north end of the site that would come across the drive-thru locations.
- Provide means of communicating the fact that the left-hand or western most lane of the drive-thru is intended for ATM use only.

Mr. Woche stated he understood and agreed to comply with all of the stipulations.

Mayor Grossman expressed her appreciation to KeyBank’s commitment to serving the residents of Grove City.

Ms. Fike made a motion that the KeyBank - Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM #3 KeyBank – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220044)
Hoover Road/Buckeye Grove Blvd.**

Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio
45227

Chair Dye noted that Mr. Woche was at the podium for this item as well. Chair Dye noted approval of the special use permit is based on satisfying the stipulations noted on the development plan application.

Mr. Woche stated he understood and agreed to comply with all of the stipulations.

Mr. Corbin made a motion that Special Use Permit for KeyBank be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #4 Buckeye Grove Car Wash – Development Plan (Project ID# 200505030062)
2800 London-Groveport Road**

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Ms. Fike made a motion to postpone this item to the June 28, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #5 Buckeye Grove Car Wash – Special Use Permit (Car Wash) (Project ID# 200505030063)
2800 London-Groveport Road

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Ms. Fike made a motion to postpone this item to the June 28, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #6 Buckeye Grove Car Wash – Lot Split (Project ID# 200505030064)
2800 London-Groveport Road

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Ms. Fike made a motion to withdraw this item; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #7 Autumn Grove, Section 1 – Plat Approval (Project ID# 200505170065)
Rensch Road

Applicant: Ed Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Ms. Fike made a motion to withdraw this item with a fee waiver if resubmitted within 120 days; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #8 Pinnacle Club, Section 2, Phase 4 – Plat Approval (Project ID# 200505170066)
1535 White Road

Applicant: Ed Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Ms. Fike made a motion to withdraw this item with a fee waiver if resubmitted within 120 days; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #9 City Hall Addition/Renovation – Certificate of Appropriateness (Project ID# 200505190067)
4035 Broadway

Applicant: Andrew Maletz, Steed Hammond Paul, 4011 Broadway, Grove City, Ohio 43123

Ms. Fike made a motion to withdraw this item; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #10 Enterprise Rent-A-Car – Special Use Permit (Automobile Services) (Project ID# 200505200068)
3521 Broadway

Applicant: Jennifer Hendrick, Enterprise Rent-A-Car, 3720 Lacon Road, Hilliard, Ohio 43026

This application pertains to a car rental facility in a building owned by B.J. Roach and most recently used as the Family Traditions card shop.

Chair Dye noted that Ms. Hendrick was present during the caucus and spoke to this item. Chair Dye then noted the following stipulations:

- The use of any movable signage, banner advertising, decorative string pennants on the site or on any vehicles is strictly prohibited.
- Signage in or on any vehicles, which includes printing on the inside or outside of the automobile glass for advertising purposes is strictly prohibited.
- Parking areas shall be designated as to not block the use of the on-site ATM machine.
- Tree removal and/or replacement shall be coordinated with the City's Urban Forester.
- Site access issues shall be coordinated with the Jackson Township Fire Department.

Ms. Hendrick stated she understood and agreed to comply with all of the stipulations.

Ms. Fike made a motion that the Enterprise Rent-A-Car - Special Use Permit for Automobile Services be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM #11 Enterprise Rent-A-Car – Certificate of Appropriateness (Exterior Building Alterations or Modifications Appeal) (Project ID# 200505200069)
3521 Broadway**

Applicant: Jennifer Hendrick, Enterprise Rent-A-Car, 3720 Lacon Road, Hilliard, Ohio 43026

This application pertains to a request to paint the exterior brick and fascia gray and the exterior window mullions green.

Chair Dye noted that Ms. Hendrick was at the podium for this item as well.

Mr. Corbin made a motion that the Certificate of Appropriateness be recommended for disapproval; seconded by Ms. Fike. The motion was unanimously passed.

**ITEM #12 Grove City Chamber of Commerce – Certificate of Appropriateness (HPA Sign) (Project ID# 200505240070)
4069 Broadway**

Applicant: Fred Hollingsworth, Hollingsworth Media Group, 4423 Broadway, Grove City, Ohio
43123

Ms. Fike made a motion to table this item; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM #13 St. John's Lutheran Church – Certificate of Appropriateness (Exterior Building Alterations or Modifications Appeal) (Project ID# 200505240071)
3220 Columbus Street**

Applicant: Michael Esposito, St. John's Lutheran Church, 3220 Columbus Street, Grove City, Ohio
43123

This application pertains to the replacement of a portion of the roof that is located above the "Education Building" which lies between the Family Life Center and the main building of the Church.

Chair Dye noted that Mr. Esposito was present during the caucus and spoke to this item. Chair Dye then noted the following stipulations:

- HV/AC unit screening shall be coordinated with the City's Urban Forester.
- Gable inserts shall incorporate a brick colored stucco.

Mr. Esposito stated he understood and agreed to comply with all of the stipulations. He also thanked the Building Department, Planning and Development and the Urban Forester for the consultation time used to get the project this far.

Ms. Fike made a motion that the St. John's Lutheran Church Certificate of Appropriateness for Exterior Building Alterations/Modifications Appeal be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #14 Jackson Pike – Preliminary Development Plan (Project ID# 200505240072)
5255 Jackson Pike

Applicant: Virginia Homes, Ltd., c/o Ben W. Hale, Jr., Smith & Hale, 37 W. Broad Street, Suite
725, Columbus, Ohio 43215

This application pertains to a new subdivision on the east and west side of SR-104 containing 275 single family lots on 184 acres and 124 condominium units on 20.8 acres. This project also includes 78.7 acres of open space, the majority of which is located in the flood plain.

Chair Dye recused himself from this item and turned the meeting over to Vice-Chair Fike.

Vice-Chair Fike noted that preliminary development plans require a motion regarding the eight findings per Section 1135.14(e) of the Grove City Codified Ordinances.

Mr. Corbin made a motion that the requirements were met; seconded by Mayor Grossman. Chair Dye abstained from the vote; the motion was passed by the majority.

Vice-Chair Fike noted that Mr. Hale was present during the caucus and spoke to this item. Vice-Chair Fike then noted the following stipulations:

- Traffic study shall be completed in coordination with ODOT.
- Landscape issues shall be coordinated with the City's Urban Forester.
- Tree inventory shall be completed.
- Development text shall be amended to reflect that for two-car garages; the garage shall constitute a maximum of 37% of the lineal width of the front façade.
- Cantilever and shed-type through-the-wall-chimneys are prohibited.
- Sidewalks or walking/bicycle paths shall be installed along all open spaces.
- No lot in part or whole shall extend into the 30 foot landscape buffer, namely lots 5 and 6.
- The 30-foot landscape buffer shall be extended into the portion of the development north of Ronald and Teresa Maxson's property (Parcel #160-001699).

Mr. Hale stated he understood and agreed to comply with all of the stipulations.

Mr. Corbin made a motion that the Jackson Pike - Preliminary Development Plan be recommended for approval to City Council with the stipulations as noted by the Vice-Chair; seconded by Mayor Grossman. Chair Dye abstained from the vote, the motion was passed by the majority.

**ITEM #15 Jackpot Road Retail Center – Development Plan (Project ID# 200505240073)
Jackpot Road**

Applicant: Thom McKee, West Willow Development, 1202 Shady Creek Road, Marriottsville, MD
21104

This application pertains to the construction of a 12,500 square foot retail strip center.

Chair Dye noted that Mr. Harlein was present during the caucus and spoke to this item. Chair Dye then noted the following stipulations:

- Handicap accessible parking spaces shall incorporate “at grade” access for wheelchairs not more than 10 feet from the space.
- Light poles, benches, bike racks, trash receptacles, and decorative bollards shall be detailed on the final plan and shall match the Parkway Centre site furnishings. Specific locations of the benches, bike racks, trash receptacles shall be noted on the plans.
- Landscape issues shall be coordinated with the City’s Urban Forester.
- All signage shall be consistent and shall contain white channel letters with no exposed neon raceway. A separate application shall be submitted to City staff should a national retailer propose additional colors for a logo or corporate identity.
- Brick shall be used on the front and sides of the building in place of the proposed split-face block water table.
- Decorative lighting shall be consistent with Parkway Centre; and shall be located on the columns near the main entrance on either side of the center section of the building.
- Five mobile planters with seasonal plantings shall be used in the front of the building.
- A sprinkler or fire separation system shall be incorporated into the building and coordinated with the Jackson Township Fire Department.

Mr. McKee stated he understood and agreed to comply with all of the stipulations.

Ms. Fike made a motion that the Jackpot Road Retail Center - Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

