

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

REGULAR MEETING

July 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 and Mr. Chuck Boso. Mr. Dan Havener was excused and entered once the meeting had been adjourned. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning and Development Officer; Jennifer Readler, Ice Miller; Mike Boso, Chief Building Official; Christy Zempter, Planning & Zoning Coordinator; Captain Jeff Pearson, Grove City Police; Tammy Green, Jackson Twp. Fire; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the June 5, 2012 regular meeting. They were approved by unanimous consent.

Item #1 – Quality Market – Special Use Permit (Outdoor Sales)

(PID# 201204270020)

The applicant is requesting a special use permit for the rental of U-Hauls at 3556 Grove City Road. Rental vehicles and equipment are proposed to be located in the southwest corner of the parking lot, occupying approximately six (6) existing parking spaces. According to submitted materials, the total number of trucks that will be parked on the site will be between two and three, along with “a couple” auto transports (number not specified in materials). Materials state that there will be no more than six to eight rental vehicles in the parking lot at a time and that most of the U-Haul rentals are anticipated to be done on Saturdays with returns on Sundays. Materials do not specify the need for additional signage or lighting as part of the outdoor storage for the rentals.

Ms. Dooley stated that staff does not believe that the proposed U-Haul rental is appropriate for the property, given its proximity to the city’s historic town center and adjacent residential properties. Although a vehicle rental facility was recently recommended for approval in the town center by the Planning Commission, the scale of the operation and the vehicles rented from the site were smaller than those proposed with this application. Code states that no outdoor sales or storage shall be located closer than fifty feet to a residential zoning district boundary or closer than one hundred feet to a residential district unless screened by a landscape buffer strip or other means of screening. The proposed outdoor sales are directly adjacent to a residential district and no landscaping or buffering has been proposed by the applicant between the properties. Ms. Dooley stated that a fence is located between the properties but the fence appears to be on the residential property and not on the applicant’s property.

The applicant, Sunil Bhanot, was present and spoke to the item. He agreed to screen the area with whatever the City requires to properly screen the trucks from the residential area and that the number of trucks on the site can be scaled back to two or three because U-Haul will move and transfer trucks to and from the property.

Chair Holt noted that eight of the fifteen standards used to review this special use permit are not met. He also stated that residential properties border the site to the west and north, in terms of required screening. Chair Holt also reminded Mr. Bhanot that the Planning Commission is only a recommending body and that Council will have the final vote of approval for the application.

Mr. Leasure inquired about the house to the north of the store on the site. Mr. Bhanot stated it was vacant with no plans to make it available for rental in the future. Mr. Bhanot also stated that he could meet a few more of the standards with fencing and is willing to change items to meet more standards. However, he cannot change the residential zone that the market is currently adjacent to. Mr. Boso inquired about the height of the fence and that six feet would not screen the rental vehicles but was as high as our City Code allows; his observation is that Mr. Bhanot would need a variance for a taller fence.

Being no further discussion, Mr. Boso made a motion to approve the special use permit for Quality Market, Mr. Leasure seconded. Vote: Mr. Leasure, Yes; Chair Holt, No; Mr. Linder, No; Mr. Boso, No. Mr. Leasure made a motion to

reconsider; seconded by Mr. Boso. The vote to reconsider was unanimously approved. Mr. Boso made a motion to approve the special use permit for the Quality Market as submitted, seconded by Mr. Linder. Vote: Mr. Boso, No; Mr. Leasure, No; Chair Holt, No; Mr. Linder, No. The vote was a unanimous recommendation for disapproval.

Item #2 – McDonald’s – Special Use Permit (Outdoor Seating)

(PID# 201205290024)

The applicant is proposing to install an outdoor seating area for the McDonald’s located at 3370 Broadway. The seating area will be located on the north side of the restaurant fronting Parlin Drive and will contain four table and chair sets along with planters to add visual interest. To separate the seating area from the drive aisle, a 32” decorative fence will border the seating area and a landscape bed will be located between the fencing and the curb to create separation from the drive aisle. No speakers have been proposed for the seating area.

Chair Holt noted the following stipulation:

1. The applicant shall work with the Urban Forester to determine appropriate landscaping between the fencing and the drive aisle.

Mr. Kyle Wake was present to speak to the item, and agreed to stipulation.

Mr. Linder asked for clarification regarding the fencing and if the patio was handicap accessible. Mr. Wake replied that it would be accessible and showed the commission an image of the proposed fencing for clarification.

Being no further questions, Mr. Linder motioned to recommend approval for the Special Use Permit with the stipulation noted, Mr. Leasure seconded and the vote was unanimously approved.

Item #3 – Lamplighter Senior Village - Development Plan

(PID #201206040025)

The applicant is proposing to construct a housing development for residents 55+ years of age on a seven acre site located on the south side of a proposed extension of Lamplighter Drive.

The site’s two primary entrance drives are 26’ in width with 20’ wide access drives extending between the single-story structures. To provide an adequate width for fire trucks, four foot wide reinforced sidewalks are proposed directly adjacent to the 20’ access roads. Due to the narrow widths of the roadway, No Parking signs are proposed on both sides of all roadways. Three single-story residential structures and two two-story buildings are proposed with this development, with a total of 50 units. Of the single-story residential structure, two will have eight units and one with two units. All single-story structures are finishes in a combination of stone and siding. The two story buildings proposed will be finished with a similar combination of cultured stone veneer, vinyl siding, and dimensional shingles. Four carports are proposed to provide parking to the two story structures with the same finish as the main structure, with a stone veneer base and dimensional shingles, with white columns. 104 open parking spaces are proposed with the development. All single-story units will have a 1.5 car attached garage and driveways of appropriate length to house an additional vehicle.

Ms. Dooley stated that staff does not feel that the proposed housing complex will be detrimental to present and potential surrounding uses. The site is bordered by other residential properties to the north, south, and west, and by undeveloped agricultural land to the east. Furthermore, the proposed development has been designed with similar materials and site furnishing to be compatible with surrounding development and is in character with other uses in the area.

Mr. Todd Valentine was present and spoke to the item.

Chair Holt asked Ms. Green if there were any issues with the turn radius of the fire trucks. Ms. Green stated that she would want to see a turn template for more specific measurements to make sure the radius is appropriate. Chair Holt asked Mr. Valentine if the pond would be aerated; Mr. Valentine responded that it would. Mr. Linder inquired if these plans have been to the Planning Commission in previously. Mr. Valentine stated that they had come to the Commission and Council for approval of a preliminary development plan in 2010.

With no further questions, Mr. Leasure motioned to recommend approval for the Development Plan as submitted, Mr. Linder seconded and the vote was unanimous.

Item #4 – Pinnacle Golf Club – Lot Split

(PID# 201206200027)

The applicant is requesting to split 1.025 acres from the Pinnacle Golf Club property located at 1500 Pinnacle Club Drive (parcel 040-012705). The proposed split will create a separate parcel for the installation of six detached courtyard homes fronting Pinnacle Club Drive, displayed as Phase 1 on the approved development plan for the Pinnacle Club Golf Villas.

Mr. Ciminello was present and spoke to the item.

Mr. Linder motioned to approve the Lot Split, Mr. Leasure seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:58 p.m.

Molly Frasher, Secretary

Marv Holt, Chair