

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

REGULAR MEETING

July 5, 2011

The meeting was called to order at 1:34 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Marv Holt, Mr. Mike Linder, and Mr. Dan Havener, and Mr. Gary Leasure. Mr. Honsey was absent from the meeting. Others present: Kim Dooley, Planning/GIS Specialist; Tami Kelly, Clerk of Council; Steve Smith, SZD; Ryan Andrews, EMH&T; Mike Boso, Chief Building Inspector; Jodee Lowe, Urban Forrester; Chuck Boso, Development Director, Lt. Bill Dolby, Jackson Twp. Fire, and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the June 7, 2011 regular meeting. They were approved by unanimous consent.

ITEM #1 MORPC Presentation – Complete Streets

Joe Fish of MORPC presented a PowerPoint entitled “Creating Lifelong Communities with Complete Streets.” The presentation touched on items such as new trends in housing and development considering the U.S. changing trends and demographics, transportation costs, health costs, and reurbanization. Mr. Fish explained the land use of Grove City, our bike routes, transit routes, employment, and age and how all of these factors create the need for lifelong communities and complete streets. Mr. Fish then showed examples of cyclist, motorist and pedestrian-friendly intersections and streets.

Mr. Fish fielded questions from the Commission regarding street widths and roundabout intersections. When finished, Chair Holt thanked Mr. Fish for the presentation.

ITEM #2 Parks, Recreation and Open Space Comprehensive Plan Presentation

Kim Conrad, Director of the Parks & Recreation Department, presented her draft of the Parks, Recreation and Open Space Comprehensive Plan. The plan covers background, trends and growth framework; parks and open space; natural resources and management of those resources; trails and connectivity; recreation; the impact of parks and open space on economic development; land acquisition and parkland development; an organizational analysis and the goals, objectives, actions and implementation plan. The plan, or resource guide, is updated every five years. Ms. Conrad thanked all staff that contributed to the plan; 98% of the plan was completed in-house. Once the plan is approved by council, it will become a living document and Ms. Conrad hopes the Commission will use it when approving plans involving the parks and open spaces, trails and connectivity.

Chair Holt congratulated Ms. Conrad on the completion of the plan.

Mr. Leasure motioned for a vote to endorse the Parks, Recreation and Open Space Comprehensive Plan, Mr. Linder seconded. The motion was unanimously approved.

**Item #3 The Shoppes of Grove City – Special Use Permit (Outdoor Seating)
1760-1790 Stringtown Rd. (Project ID# 201105020012)**

The applicant has requested that this item be withdrawn from the agenda; therefore the Development Department recommends Planning Commission withdraw the application and grant a fee waiver upon resubmission.

Mr. Havener motioned for a vote to withdraw the item from the agenda. Mr. Leasure seconded. The vote was unanimously approved.

Ms. Dooley stated that throughout the review process, staff has recommended the parking area be relocated to the rear of the structure and accessed off the rear alley in order to better match the character of the Historical Preservation Area.

Section 1137.06(o) states that Planning Commission and Council may limit the number, size, and location of access points on heavily traveled roads, including Broadway. Ms. Dooley reminded the Commission that they had recently recommended two projects for approval that involved eliminating access to Broadway, to direct traffic onto side streets for access to the site. She further stated that staff felt the proposed plan was not in line with recent recommendations, the character of the HPA, or the intent of Code requirements.

Mr. Wood, the applicant, was present and spoke to the item.

Mr. Wood claimed there were inaccuracies that were stated by the City; the calculations of the impervious area on the back and south of the property were incorrect. Mr. Wood stated that he has cleaned the front, south and west side of the property of debris including removing several trees that he believed to be over a hundred years old and disease infested, which he has replaced. Mr. Wood then stated that he needs parking in the front of the building, not the back, as suggested by the Planning Commission. He stated that the driveway is in poor shape and needs to be replaced. The sidewalk needs to lead from the drive to the building, not straight from the existing sidewalk to the building, as it is currently. Mr. Wood claims he's done what the City has asked of him and it's complete.

Chair Holt stated that the commission had a problem with the wheelchair/handicap access being within the front building set-back and it being visible from the Broadway corridor and Historic Preservation Area. Chair Holt explained that if we bend the rules and allow Mr. Wood to be within the set-back line, all future business owners would ask for variances and site Mr. Wood's property as an example. Mr. Wood began to elaborate on the work he has done on his property and how nice the property will look when he's finished. Mr. Havener stated that the Commission is mainly concerned with code enforcement. Chair Holt agreed with Mr. Havener and attempted to reinforce the reason that Mr. Wood was in front of the Commission.

Chair Holt reminded Mr. Wood that the Commission was a recommending body to City Council and stated that he believed it was time to vote on the item. Chair Holt also explained that although the Commission may disapprove his plans, he may still go to Council and make the same argument to them to seek approval.

Mr. Havener made the motion that the Wood Bookkeeping – Development Plan be recommended for approval to City Council as submitted; seconded by Chair Holt. The vote, Chair Holt seconded and the vote motion was unanimously rejected.

Chair Holt clarified that when Mr. Wood's application is reviewed by City Council, their recommendation will be that the plan is not approved. Chair Holt then stated his reasoning for rejecting the plan was the parking within the set-back line, and that the plan is not in accordance with the HPA corridor. Mr. Havener explained his rejection was based on parking and traffic concerns and issues with the impact on bordering properties.

Chair Holt asked if there was any further business to be heard. Hearing none, a motion was made to adjourn.

The meeting was adjourned by Chair Holt at 3:02 pm.