

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

REGULAR MEETING

July 8, 2014

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. Chuck Boso, Mr. Gary Leasure, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Bill Vedra, Director of Public Safety; Lt. Tammy Greene, JTF Inspector; Cindi Fitzpatrick, Service Superintendent; Mike Boso, Chief Building Officer; Laura Scott, Planning & Zoning Coordinator; Tami Kelly, Clerk of Council; Taryn Allmon, Council Intern; and Kendra Spergel, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the June 3, 2014 regular meeting. They were accepted by unanimous consent.

Item #1 – Wendy’s Restaurant – Development Plan

(Project ID# 201406020024)

The applicant is proposing to redevelop the existing Wendy’s Restaurant located at 1920 Stringtown Road. Proposed improvements include razing and reconstructing the primary building along with completing other site improvements. The redeveloped site will utilize the two existing curb cuts on Stringtown Road. A one-way drive varying in width circles the site, with a new drive aisle proposed between the structure and Stringtown Road to connect the two existing drives. The applicant has also indicated that they have spoken to the property owner to the west about connecting to his parking lot to gain access to Gantz Road from Wendy’s. Ms. Shields stated that staff strongly recommends the applicant try to secure a cross-access agreement with the hotel property to the east if an agreement cannot be reached with the property owner to the west.

The proposed new structure will be about 3,000 square feet, finished primarily in brick, with metal, EIFS and tile used as accent. A total of 56 parking spaces are proposed for the site, reduced from the existing 77 spaces. Even with this reduction the facility exceeds the required 40 parking spaces based on the square footage of the eating area. The proposed development will eliminate the existing parking west of the structure to increase the landscape setback to 7’. The parking lot setback along the east property line is proposed to be increased from zero to 4.5’. Although both of the proposed setbacks are less than the required 10’, staff is supportive of the proposed deviations, as the applicant has shown their willingness to eliminate excess parking to increase green space on the site. As it currently exists, the rear parking area north of the dumpster is paved within close proximity to both side property lines without curbing. To accommodate perimeter landscaping, staff recommends removal of the 2 feet of asphalt along both eastern and western edges of the parking area.

Landscaping is generally shown on the submitted site plan; however a landscape plan was not submitted. A photometric plan was also not submitted, showing that site and building lighting will meet site lighting requirements. Wall signs are proposed on the south, west and east elevations. The applicant has indicated in a response letter to staff that menu boards and directional signs would have brick bases; however revised materials showing these bases were not submitted. The existing highway sign is to be removed with the redevelopment of the site, but the applicant has requested that the 24’ pylon sign along Stringtown Road remain with the sign panels updated and replaced.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the Development Plan with the stipulations noted in the staff report and noting that stipulations 2 and 8 are under further review and discussion by the applicant and the city’s law department.

1. A minimum two foot side parking setback along with concrete curbing shall be provided in the rear parking area located north of the dumpster enclosure.
2. The pylon sign shall be replaced with a monument sign with a maximum height of ten feet above grade.
3. Dumpster gates shall be stained wood and installed per the city’s details.

4. A landscape plan meeting requirements of Chapter 1136 shall be submitted for review and approval by the Urban Forester.
5. A photometric plan shall be submitted showing that all vehicular and pedestrian areas meet the required 0.5 footcandle minimum.
6. The three roof-mounted rear flood lights shall be removed from plans. All site and building lighting shall be decorative cut-off fixtures.
7. All ground mounted signs including preview boards, menu boards, and directional signage shall have brick bases to match the brick utilized on the primary structure and set in landscaped areas.
8. The applicant shall secure a cross-access easement with either the western or eastern property owner to provide a secondary means of ingress/egress to the site.

Ms. Readler added that her office has had discussions with representation for the applicant regarding the signs and have looked at code sections, which would apply to the two signs, the highway and pylon signs. They have reached a compromise that the applicant will remove the highway sign, but that the pylon sign can remain based on their interpretation of the code. She stated that this would eliminate stipulation 2. Ms. Readler continued stating that her office and the applicant had also discussed the cross access easement and recommended that language be inserted that the applicant make his best effort to secure the cross access easement with the abutting property owner.

George Schweitzer was present to speak to the item. He stated that Wendy's currently has a national program in place to update their restaurants. This Wendy's is a franchise, and Wendy's is offering an incentive program for franchises which ends at the end of 2014, so they are scrambling to obtain credit from the corporation for their redevelopment project. Mr. Schweitzer stated that he realizes that he does not have a completed photometric or landscape plan, but that he was worried about submitting them because of the chance they would be unable to receive their variances for site sideline setback. However, he does not have any problem with submitting both the photometric and landscape plans. He also has no issue with meeting the site lighting code requirements. Mr. Schweitzer then stated that he has no problem with meeting Chapter 1136 landscaping codes with the exception of the sideline setback requirements, which they will be unable to fully meet. He stated that he appreciated the City's Law Director's involvement with regard to the signage and the language.

He had concerns about stipulation 1 and adding in the 2 foot setback in the property's rear because of having to reduce the parking spaces to 9 by 18 feet, which is against the 180 square foot code requirement. He stated he has no problem with making the change as long as the City is fine with the change.

Mr. Schweitzer also had concerns with stipulation 6. He stated that the three roof-mounted rear flood lights were there for security reasons to light the building's rear door and he would like to keep those lights. However, he stated that if he was required to remove them that he would comply.

Mr. Leasure asked if the redevelopment of the property was contingent upon adding rear access to the property through the neighboring properties and having a cross-access easement. Mr. Schweitzer responded that they are adding the looping drive across the site's front to allow vehicles to exit the drive-thru and then exit the site at the site's rear. He then stated that they have been discussing adding the rear access with the property owner to their west but that they have not begun discussions with the motel property owner to the east. They are committed to creating the agreement to add in the rear access. Chair Holt reminded Mr. Schweitzer that he needs to exercise his best effort to obtain the cross-access easement either with the property owner to the west or the east for City Council. Mr. Schweitzer agreed to that condition. Chair Holt continued stating that Raising Canes to the west has a rear exit and that the Planning Commission would encourage Wendy's to add one in as well due to the long wait to exit the site onto Stringtown Road. Mr. Schweitzer responded that the property owner to the west has given them every indication that he would be fine with a cross-access easement and that they have no problem adding one to Wendy's.

Mr. Linder asked about the site's pylon sign and whether or not the sign would be changed. Ms. Shields stated that the applicant's materials show the sign would be refaced, but its size would not be changed. Chair Holt added that the

highway sign would be removed and the pylon sign would stay but with upgrades. Mr. Schweitzer agreed with Chair Holt and added that there is already nice landscaping around that sign that would not need to be changed.

Chair Holt stated that stipulation 2 had been removed and that stipulation 8's language had been changed to read "The applicant shall exercise its best effort to secure a cross-access easement with either the western or eastern property owner to provide a secondary means of ingress/egress to the site." Mr. Schweitzer agreed with this change.

Mr. Boso asked if the 2 foot rear setback addition and the reduction in the parking space size would be a deviation from code. Ms. Shields stated that it would be.

Ms. Readler added that there would need to be a deviation added in for the rear parking spaces to be 9 by 18 feet, making three deviations. Chair Holt asked Ms. Readler if the motion should carry the deviations as well as the stipulations. Mr. Rauch stated that they would need the deviation added in that the rear parking stalls could be 162 square feet as opposed to the 180 square feet required by code. Mr. Boso asked if that only applied to the parking spaces north of the building. Mr. Rauch responded that, that was correct.

Being no further questions, Mr. Linder motioned to recommend the approval of the Development Plan, noting the discussed deviations, and with the following stipulations:

1. Permit Code Deviation: A minimum two foot side parking setback along with concrete curbing shall be provided in the rear parking area located north of the dumpster enclosure and these parking spaces may be 9' x 18'
2. Dumpster gates shall be stained wood and installed per the city's details.
3. A landscape plan meeting requirements of Chapter 1136 shall be submitted for review and approval by the Urban Forester.
4. A photometric plan shall be submitted showing that all vehicular and pedestrian areas meet the required 0.5 footcandle minimum.
5. The three roof-mounted rear flood lights shall be removed from plans. All site and building lighting shall be decorative cut-off fixtures.
6. All ground mounted signs including preview boards, menu boards, and directional signage shall have brick bases to match the brick utilized on the primary structure and set in landscaped areas.
7. The applicant shall exercise its best effort to secure a cross-access easement with either the western or eastern property owner to provide a secondary means of ingress/egress to the site.
8. Permit Code Deviation for the reduction of the required side parking setbacks from 10' to 4.5' on the east and from 10' to 7' on the west for the parking area south of the dumpster.

Mr. Leasure seconded and the vote was unanimously approved.

Item #2 – Wendy's Restaurant – Special Use Permit (Outdoor Seating)

(Project ID# 201406300027)

The applicant is proposing to install an outdoor seating area for the Wendy's Restaurant proposed for redevelopment at 1920 Stringtown Road. The seating area will be located on the south side of the restaurant and will be approximately 450 square feet in area. A 4' decorative black metal fence will border the seating area and a 5' landscape bed will be located between the fencing and the curb to create separation from the drive aisle. Three concrete table and bench sets are shown on plans in the seating area, with red umbrellas.

George Schweitzer remained at the podium to speak to the item. He stated that with the Wendy's redevelopment program that outdoor seating is a desired corporate objective for all of their locations. He then stated that the site currently does not have outdoor seating, but they would like to add it to obtain the incentive from Wendy's. Mr. Schweitzer stated that

outdoor seating has already been added to some Wendy's locations in Central Ohio and that it is a three table set-up with one ADA accessible table. He also added that they have added landscaping to the front of the outdoor seating area to separate it from the drive aisle. Mr. Schweitzer added that he sees outdoor seating as a good amenity that could be used for 7 to 8 months of the year.

Chair Holt asked Mr. Schweitzer if he had any problems with the 2 stipulations noted in the staff report. Mr. Schweitzer responded that he did not.

Mr. Linder asked if the patio umbrellas would be labeled. Mr. Schweitzer stated that they would not be.

Being no further questions, Mr. Leasure motioned to recommend the approval of the Special Use Permit with the following stipulations:

1. Decorative landscape planters shall be installed within the seating area.
2. The applicant shall work with the Urban Forester to determine appropriate landscaping between the fencing and the drive aisle.

Ms. Oyster seconded and the vote was unanimously approved.

Item #3 – Wendy's Restaurant – Special Use Permit (Drive-Thru)

(Project ID# 201407020031)

The applicant is requesting approval of a special use permit to install a single-window drive-thru for the redeveloped Wendy's Restaurant at 1920 Stringtown Road. The drive-thru window will be located on the west side of the structure, with the drive-thru lane wrapping around the building. The drive-thru lane will have the ability to stack 15 cars with a 22' bypass lane for access around the site.

George Schweitzer remained at the podium to speak to the item. He stated that the restaurant currently has a drive-thru and that about 50 percent of their business is conducted through the drive-thru. He also stated that there is a 14 to 15 car stack, which he sees as being adequate for the drive-thru, and the proposed drive-thru will have a very similar configuration. He stated that they are providing a full bypass lane as well.

Mr. Leasure asked if the site would be closed during the redevelopment. Mr. Schweitzer responded that the entire store would be demolished and that yes it would be closed.

Mr. Linder asked if Wendy's has considered doing the double car stack as some of their competition has done. Mr. Schweitzer stated that they have and that a location in Westerville has a double stack. They have not really studied to see if this location would be a good candidate for a double stack though. He continued stating that the drive-thru will have two windows, one to pay and one to pick-up orders.

Chair Holt asked when they thought construction would be done. Mr. Schweitzer stated that he thinks it would be done in about three months, 90 to 100 days.

Being no further questions, Ms. Oyster motioned to recommend the approval of the Special Use Permit as submitted. Mr. Linder seconded and the vote was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:54 p.m.

Kendra Spergel, Secretary

Marv Holt, Chair