

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

**REGULAR MEETING**

August 4, 2015

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Mr. Roby Schottke, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Planning/GIS Specialist; Victoria Proehl, Community Development Manager, Jennifer Readler, Frost Brown Todd; Bill Vedra, Director of Public Safety; Cindi Fitzpatrick, Service Superintendent; Capt. Bill Dolby, Jackson Township Fire Department; Capt. Jeff Pearson, Grove City Police Department; Mike Boso, Chief Building Inspector; Laura Scott, Planning and Zoning Coordinator; Michele Boni, Planning Intern; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the July 7, 2015 regular meeting were unanimously approved.

**ITEM #1 – Scioto Meadows – Development Plan**

**(PID #201506010039)**

Per the applicant's request, this item was postponed. Mr. Schottke motioned to approve this request, Mr. Linder seconded and the motion was approved.

**ITEM #2 – Prologis, L.P. – Method of Zoning Change (R-2, SD-3, SD-4 to IND-1)**

**(PID #201506230040)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to rezone three parcels west and south of Marlane Drive and at the terminus of Southpark Place from R-2, SD-3 and SD-4 to IND-1 to be developed by Prologis. The properties are currently vacant with the exception of five communication towers on parcel currently zoned as SD-4. Because of the proximity of other industrial sites and it's adjacency to the I-71 interchange, staff feels that the zoning is appropriate and recommended that the Planning Commission make a recommendation of approval to City Council for the Method of Rezoning as submitted.

Mr. Donald Plank spoke on behalf of the applicant. Mr. Plank presented an exhibit of the area to be rezoned. Mr. Schottke expressed his concern related to the lack of screening adjacent to the residential area. Mr. Plank stated that code does require the area to be mounded and they plan on coming back during the development process with a plan to leave the tree line and provide additional mounding. Mr. Schottke also expressed concern related to the noise level that would be created for the residents with loading docks located on the west and east sides of the building. Mr. Plank stated that there would be no loading docks facing the residential areas, they would be located on the north and south sides of the building.

Being no further discussion, Ms. Oyster motioned to recommend the approval of the Method of Zoning Change to City Council as submitted. Mr. Schottke seconded the motion and it was approved with the exception of Mr. Linder who abstained due to a conflict of interest.

**ITEM #3 – Days Inn – Lot Split**

**(PID #201506250042)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to divide the existing Days Inn property located at 1849 Stringtown Road into three parcels. The northern 1.5 acre lot is under negotiations to be sold and developed as a restaurant. The center parcel to be created is the current site for the hotel's north wing, and will be demolished and replaced with green space. The Days Inn buildings located on the remainder of the south side of the property will remain as it exists today. With the understanding that the site plan will be reviewed for these future developments, staff is recommending that the Planning Commission approve the Lot Split as submitted.

Mr. Bill Weber, P&L Systems, presented on behalf of the applicant. He stated that they are requesting this lot split due to the fact that a buyer is interested in this particular area of the property. He stated that the only change from the original narrative is that the 0.9 acres of land is being considered for parking rather than green space. Mr. Linder asked the City if this could be an exempt split since there is no road frontage. Mr. Rauch stated that City code does not require road frontage for commercial property and that access can be granted through an easement agreement.

Being no further discussion, Mr. Linder motioned to approve the Lot Split as submitted. Mr. Boso seconded and the motion was unanimously approved.

**ITEM #4 – Claybrooke Crossing Section 6 Part 1 – Plat Approval**

**(PID #201506250043)**

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a plat for Claybrooke Crossing Section 6 Part 1. This plat includes 10 lots on 6.5 acres of land south of Demorest Drive. The plat includes the creation of a new street, Bradwell Crossing, connecting two proposed extensions of Bradstone Loop. The proposed lots and road configuration are in conformance with the approved development plan for Claybrooke Crossing, therefore Staff is recommending that the Planning Commission make a recommendation of approval to City Council for the Plat Approval as submitted.

Mr. Scott Clubbs, Fischer Development, was present to speak on behalf of the applicant.

Being no questions, Mr. Schottke motioned to recommend the approval of the Plat Approval to City Council as submitted. Ms. Oyster seconded and the motion was unanimously approved.

**ITEM #5 – Margie's Cove Section 2 Part 2 – Plat Approval**

**(PID #201506260044)**

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a plat for Margie's Cove Section 2 Part 2. This plat will contain 17 lots on 6.4 acres of land. The plat will create a new court, Giovanni Court north of Order Road Court. The lots and proposed court are in conformance with the development plan for Margie's Cove, therefore Staff is recommending that the Planning Commission make a recommendation of approval to City Council for the Plat Approval as submitted.

Mr. Scott Clubbs, Fischer Development, was present to speak on behalf of the applicant and answer any questions. Mr. Clubbs stated that the back side of the northern lots were filled and approved by FEMA. Mr. Schottke asked if they expected any settling of the land, and Mr. Clubbs stated that they did not due to a 98% compaction of soil. Mr. Clubbs also stated that there would be additional mounding and screening to shield the backs of the houses on the south side of the cul-de-sac from the existing homeowners that sit off of Order Road Court.

Being no further discussion, Mr. Schottke motioned to recommend the approval of the Plat Approval to City Council as submitted. Mr. Linder seconded and the motion was unanimously approved.

**ITEM #6 – Canaan Land Church – Development Plan**

**(PID #201506290047)**

Per the applicant's request, this item was postponed. Mr. Schottke motioned to approve this request, Mr. Linder seconded and the motion was approved.

**ITEM #7 – London Place – Development Plan**

**(PID #201506290048)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to construct a multi-tenant commercial structure, "London Place", at the northwest corner of London-Groveport Road and Summit Way. The site of the proposed development is located in Subarea 2 of the Grove City Ranch Development PUD and is regulated by the zoning text approved by City Council in 2013. A development plan application was reviewed and recommended for approval to City Council at Planning Commission's June 2<sup>nd</sup> meeting; however based on discussion at the meeting, the applicant chose to withdraw the application before reaching City Council. The proposed new development plan has been modified from the June plan with the removal of the second drive-thru and other site and building modifications. A lot split application was approved by Planning Commission on June 2<sup>nd</sup> to split the eastern-most 0.083 acres of land from the Villages at the Groves property to the west in order to combine it with this property to meet the setback requirements.

The proposed development does not meet parking setbacks on the north or south property boundaries as required in the zoning text for the site, however, these standards are stricter than code requirements. The proposed setbacks meet the standard code requirements and will match those on adjacent developments.

The proposed building will be 8,400 square feet in area and will be finished on all sides with a brick veneer in order to differentiate between the various tenant spaces on the south side and add visual interest on the remaining sides of the structure.

Staff feels that the proposed development is appropriate for the area and is in general conformance with the zoning text; therefore staff is recommending that the Planning Commission make a recommendation of approval to City Council for the Development Plan with the five (5) deviations and stipulations noted in the Staff Report.

Ms. Brenda Newman, CBRE, was present to speak on behalf of the applicant. Ms. Oyster expressed concern about the traffic flow in and around the building and proposed that the plan incorporate a one-way traffic flow to decrease any traffic issues. Ms. Oyster also stated that the landscaping on the patio areas appear to impede the view of the parking area when traveling around the development. Ms. Newman stated that the current landscaping could be changed to something that would not prohibit the view of the driver from a customer leaving the drive-thru area. Related to the traffic flow, Ms. Newman mentioned that, per Planning Commission's request, a sign has been planned for the exit of the drive-thru that will instruct the customer from the drive-thru to exit to the right. Mr. Linder expressed his concern as well, related to the planning of the development stating that he, too, would like to see the traffic directed in a one-way pattern.

Mr. Tom Warner, Advanced Civil Design, asked to speak to the item. He stated that ideally they would have preferred the connection to the parking lot to the west to be down further on the southwest corner, however, there are power poles preventing them from the ability to do so. He expressed his concern that one-way traffic will confuse customers entering from the northeast side of the property and that they will choose to go back out the way they came in rather than looping around the building.

Mr. Linder asked if Captain Pearson from the Grove City Police Department had any concerns. Captain Pearson stated that one-way traffic around the building was a good choice, but perhaps there could be two-way at the back (north) side of the building.

Ms. Newman stated that they would be able make the traffic two-way on the north side of the building and one-way around the other three sides of the building. Mr. Linder asked the City if they would like directional markings on the pavement or signage. Mr. Rauch stated that directional markings on the pavement are generally more effective.

Mr. Schottke asked Ms. Newman why this development plan was brought back through Planning Commission. She stated that since they removed one of the drive-thru areas, it was necessary to bring it back.

Being no further questions, Mr. Linder motioned to recommend the approval of the development plan to City Council with the five (5) deviations and stipulations as noted on the staff report and adding a 6<sup>th</sup> stipulation that the flow of traffic on the north side of the property be two-way and marked on the pavement and that there is one-way directional traffic on the east, south and west side flowing clockwise with markings on the pavement and the ability to exit to the west, on the southwest corner. The stipulations are as follows:

1. The 20' rear parking lot setback shall be permitted to deviate from the approved zoning text, requiring 30'
2. The 15' front parking lot setback shall be permitted to deviate from the approved zoning text, requiring 20'.
3. The cross access easement shall be recorded with Franklin County prior to site improvement plan approval.
4. The sanitary sewer easement over the Rite Rug property shall be recorded with Franklin County prior to site improvement plan approval.
5. The 0.083 acres directly west of the site (approved by the June 2<sup>nd</sup> lot split) shall be combined with the London Place parcel prior to site improvement plan approval.
6. The flow of traffic shall be two-way on the north side of the building and one-way, moving clockwise, on the east, west, and south side of the building with two-way traffic within the parking lot connection at the southwest corner. All directional signage shall be noted with pavement markings.

Mr. Schottke seconded the motion and it was unanimously approved.

**ITEM #8 – Pinnacle Club Section 5 (Lot 476) – Lot Split**

**(PID #201507010049)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to split the northern 0.24 acres of land from lot 476 of Pinnacle Club Section 5 with the understanding that the southern 0.1 tract of land will be combined with the lot to the south and the northern 0.241 acres will be combined with the lot to the north in order to comply with the zoning text. Staff recommends approving the Lot Split as submitted.

Mr. George Holinga was present to speak on behalf of the applicant. Mr. Holinga stated that their intent is to add 30' to the owners existing lot so that there is sufficient green space to satisfy the aesthetic needs of the neighborhood.

Being no discussion, Mr. Schottke motioned to approve the Lot Split as submitted. Ms. Oyster seconded and the motion was unanimously approved.

**ITEM #9 – Pinnacle Club Section 5 (Lot 475) – Lot Split**

**(PID #201507010050)**

Mr. George Holinga was present to speak on behalf of the applicant. He stated that this Lot Split was the same as the previous Lot Split adding that they had already added grass and trees to the area and would prefer to have additional green space, adding 30' feet to the existing lot.

Being no discussion, Ms. Oyster motioned to approve the Lot Split as submitted. Mr. Linder seconded and the motion was unanimously approved.

At this time, Mr. Rauch introduced Ms. Victoria Proehl as the new Community Development Manager for the City of Grove City.

Having no further business, Chair Leasure adjourned the meeting at 2:05p.m.

  
\_\_\_\_\_  
Mary Havener, Secretary

  
\_\_\_\_\_  
Gary Leasure, Chairman