

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

REGULAR MEETING

August 25, 2009

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 was taken with the following members present: Mr. Phil Honsey; Mr. Marv Holt; Mr. Mike Linder and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Chuck Boso, Development Director; Stephen Smith, SZD; Tammy Sheaks, JTFD; Tami Kelly, Clerk of Council; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester and Jennifer Uhrin, Secretary. Mr. Gary Leasure was absent.

Chair Holt noted that a quorum was present. Mr. Honsey made a motion to accept the minutes from the August 4, 2009 and August 14, 2009 special meetings and to accept the requested additions to today's agenda; seconded by Mr. Linder. Mr. Havener abstained from the vote. The motion was approved.

Chair Holt noted the requested additions to today's agenda: *Item #3 Century Distributors – Certificate of Appropriateness (HPA Sign); Item #4 Grove City Visitor's & Convention Bureau – Certificate of Appropriateness (Exterior Building Alterations); Item #5 Grove City Visitor's & Convention Bureau – Certificate of Appropriateness (HPA Sign); Item #6 Rolls Café – Certificate of Appropriateness (HPA Portable Sign); Rolls Café – Certificate of Appropriateness (HPA Sign).*

**ITEM #1 The Pinnacle Club of Grove City – Development Plan Amendment
Subarea E**

(Project ID# 200906220023)

Applicant: Jackson B. Reynolds, III, Smith & Hale, LLC. 37 W. Broad St. Columbus, OH 43215

The applicant is requesting approval of a Development Plan Amendment for Pinnacle Club Subarea E. The proposed Development Plan amendment will create a new road and lot configuration for the 55.14 acres of undeveloped land in Subarea E.

The currently approved development plan has three points of access, one from English Turn Drive, one from Tournament Way, and the one from Night Hawk Drive.

The proposed amendment will decrease the overall number of homes within Subarea E from 573 to 492, with a decrease in the overall density from 5 lots per acre to 4.28 lots per acre.

Essentially the density will be decreased, the total amount of green space will be increased by 1.81 acres and the three points of ingress/egress previously approved will remain. The Town, Cottage and Carriage Home lots are being replaced with the Village Home lots that are traditional front loaded garages with access from the front of the houses.

Mr. Rauch indicated that in Staff's opinion the applicant has met all of the required eight findings that are used to evaluate planned unit development (PUD) applications.

1. The proposed use is compatible with the surrounding area.
2. The proposed design meets code requirements.
3. Land surrounding the proposed development has similar residential uses.
4. The proposed road network and lot configuration will create an atmosphere similar to the previously approved plan.
5. The proposed streets are suitable to adequately carry traffic generated by the residents and visitors.
6. The proposed 8" sanitary sewer and water lines and 12" storm sewer lines are adequate for the proposed development.

7. The proposed development contains the landscaping and utility areas necessary for residences as the site progresses through the development process.
8. The development can be fully prepared for the development and construction of residences within seven years of the amendment approval.

Mr. Rauch indicated that ten of the proposed lots that potentially fall within the flood plain have been removed from this application until a flood study is conducted to determine the exact parameters of the flood plain.

Mr. Rauch further indicated that the applicant worked with staff on road configuration to determine the best outcome for all parties.

Mr. Jack Reynolds, Esq., and Mr. Jason Francis of M/I Homes were present and spoke to this item. Mr. Reynolds stated that there has been a desire within the community to beef up the number of the Village Homes. The reconfiguration eliminates the alleys which then allows for an increase in the amount of park space. Additionally, they have decreased the number of units of Subarea E. Traffic control was also an issue that the applicant feels they addressed with the proposed layout that meets the City's adopted thoroughfare plan. Mr. Reynolds and the applicant feel that they have created a lot of positives with the revised plan. Mr. Francis added that they did not make any changes to the 80 ft lots that buffer the Creekside subdivision to the north and increased the lot sizes to the east as well.

Mr. Linder questioned whether stop signs would be appropriate to break up the long Tournament Drive. Mr. Boso responded that the City's Safety Director determines the location of stop signs. Mr. Smith concluded that the location of traffic control devices is regulated by the City's Safety Director.

Discussion ensued regarding the possibility of a traffic study and various traffic control devices such as raised crosswalks, stop signs, and speed bumps.

Mr. Reynolds and Mr. Francis stated they are willing to work with the City to determine the best way to address traffic considerations.

Mr. Christopher Treisch, President of the Creekside Homeowner's Association and Mr. Stephen Bowshier, Esq. were also present and spoke to this item. Mr. Bowshier stated that he was representing the Creekside Homeowner's Association on behalf of his partner Mr. Kelly Hamilton. Mr. Bowshier stated that his client was not opposed to the overall plan as amended, but felt some issues still needed to be addressed. They feel there is inadequate ingress/egress onto Buckeye Parkway. They feel the roundabout will be used by most of the traffic and therefore going through Creekside to get to the southern section of the proposed development. However, they want the traffic issues to be thoroughly discussed and addressed at this time prior to construction rather than waiting until the problems occur. Additionally, they want to include traffic control measures within Creekside to discourage additional traffic

Mr. Treisch stated he had not been notified of meetings between the Developer and the City prior to the Planning Commission meeting. He stated they are excited that the density has been reduced and that they are building. Their concern is traffic and the impact it will have on Creekside. Mr. Treisch questioned if raised intersections or stop signs or other traffic control devices could be added to the plan.

Mr. Honsey indicated that conversations have taken place with EMH&T regarding general concepts of traffic calming options. However nothing has been officially engineered at this point, all discussions have been conceptual. The City is willing to work with the Creekside Homeowner's Association for a positive solution for all parties. However, the application before the Commission is not a new application, simply an amendment which actually reduces the number of lots.

Mr. Boso indicated that there were two issues. The increased traffic volume and the increased number of traffic violators. Mr. Boso further stated that an increased number of residents will certainly increase the volume of traffic, but cannot dictate that the volume of traffic violators will increase as well.

Mr. Rauch stated that once the plans are approved, the Police Division can review to determine which, traffic calming devices, if any, need to be added to the plan and their location.

Mr. Smith stated that when it comes to planning, safety is very important and regardless of today's decision by the Planning Commission, the Safety Director and the Police Division have the authority to change the placement and number of traffic control devices.

Mr. Bowshier indicated that his client appreciates the accommodations that have been made thus far, they agree that the additional homes will increase traffic volume, but they are requesting that any and all reasonable accommodations that can be made now, in the planning stages to prevent more issues to help keep the traffic diverted from going through Creekside, they ask that considerations are made during planning to avoid issues having to be corrected after a problem occurs.

Mr. Rauch stated that the proposed roads are adequate to carry the capacity just as are the existing roads in Creekside. He feels the applicant has done everything they could to meet the requirements of the City.

Discussion took place regarding the necessity of a trip study prior to approval of the plan. It was determined that a trip study would only indicate the volume of traffic and not whether the violations such as speeding are occurring.

Chair Holt stated that the street configuration would remain as submitted, but that the City Engineer and Safety Director would be asked to monitor the traffic and see if certain safety measures or traffic control measures need to be taken or not.

Chair Holt noted the following stipulations:

1. The name of the court located between the intersections of Tournament Way and English Turn Drive and Tournament Way and Legends Drive shall be shown consistently on all plans (either as Zella Court or Foxfire Court).
2. A four (4) foot concrete sidewalk shall be installed along the north and east border of Reserve U.
3. The path within Reserve X shall be extended into the north portion of the Reserve to encourage residents to utilize the entire open space.
4. Appropriate home models shall be selected for irregularly-shaped lots to ensure footprints and projections properly fit within the permitted building envelope. Any variance requests for setback encroachments will not be supported.
5. Lots 989 and lots 1000 to 1008 shall not be developed until a flood analysis has been conducted and these lots determined to not be within the flood plain.
6. Light pole to be installed on the southeast side of the tot lot on the west side of the road way.

Mr. Reynolds and Mr. Francis stated that they understood and agreed to comply with the stipulations.

Mr. Havener made a motion that The Pinnacle Club of Grove City – Development Plan Amendment be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Honsey. The motion was unanimously approved.

**ITEM #2 Windsor Park Extension – Method of Zoning Change (C-2, A-1, D-1 to SD-3)
4408 – 4414 Broadway, Grove City, Ohio 43123 (Project ID #200908060026)**

Applicant: Kim Conrad, Director of Parks and Recreation, City of Grove City, 4035 Broadway,
Grove City, Ohio 43123

The applicant is requesting approval for the proposed rezoning of property located at 4408-4414 Broadway (PID 040-001224) from C-2, A-1 and D-2 to SD-3 for the future expansion of Windsor Park. Converting this land to park space will add approximately 8.3 acres to the existing twenty-four (24) acre park. The expansion will include a new entry feature and vehicle and bike paths off of Broadway that will lead through the property to the existing Park. A plan of the proposed improvements has been included with this report. The property to be rezoned is surrounded by residential, commercial, and recreationally-zoned properties.

Ms. Kim Conrad was present and spoke to this item. Ms. Conrad stated that the City purchased this property to expand Windsor Park and wants to rezone the three different zonings into the SD-3 zoning. Chair Holt clarified that this application includes the lot abutting Ventura Boulevard. Mr. Rauch shall provide a legal description to Ms. Kelly, Clerk of Council.

Chair Holt stated that no stipulations were associated with this item, but that it did pertain to two lots with separate parcel identification numbers. The parcel numbers are 040-001224 and 040-00661A.

Mr. Honsey made a motion that the Windsor Park Extension – Method of Zoning Change for parcels 040-001224 and 040-00661A from C-2, A-1 and D-1 to SD-3 be recommended for approval to City Council as submitted; seconded by Mr. Linder. The motion was unanimously passed.

**ITEM #3 Century Distributors – Certificate of Appropriateness (HPA Sign) (Project ID #200908140028)
3870 Broadway, Grove City, Ohio 43123**

Applicant: David Bryan Jr., 3870 Broadway, Grove City, Ohio 43123

The applicant is requesting approval to replace the existing ground sign at 3870 Broadway. The proposed sign will be approximately twenty-three square feet in area and will utilize the existing posts and the existing brick base. The background will be white with black lettering displaying the name of the company and the company phone number. The proposed sign content meets code.

Mr. Bryan was present and spoke to this item. He indicated that Century Distributors distributes the Rainbow cleaning system.

Chair Holt noted the following stipulations:

1. Applicant shall replace existing landscaping at the base of the sign with permanent landscaping per code section 1136 and subject to review and approval of the Urban Forester.

Mr. Bryan stated he understood and agreed to comply with the stipulation.

Mr. Havener made a motion that the Century Distributors Certificate of Appropriateness (HPA Sign) be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Linder. The motion was unanimously passed.

**ITEM #4 Grove City Visitors & Convention Bureau – Certificate of Appropriateness (Exterior Building Alteration)
3378 Park Street, Grove City Ohio 43123 (Project ID #200908210031)**

Applicant: James F. Hale, 4052 Broadway, Grove City, Ohio 43123

The applicant is requesting approval to renovate the former Huntington Bank building at 3378 Park Street. The proposed modifications include adding burgundy canvas awnings over windows on the south and east elevations, as well as one awning over the entrance on the north elevation. Each awning will be as wide as the window opening. Also included in the proposed modification is the installation of a plaque (22”x30”) at the current location of the safe deposit box to the left of the main entrance on Park Street. The plaque will have a brown background with bronze, raised letters dedicating the building.

Mr. Jim Hale was present and spoke to this item.

Mr. Honsey stated that the plaque is sized to cover the existing drop box to eliminate the need to repair that area.

Chair Holt noted that there were no stipulations associated with this item.

Mr. Havener made a motion that the Grove City Visitor’s & Convention Bureau – Certificate of Appropriateness (Exterior Building Alteration) be recommended for approval to City Council as submitted; seconded by Mr. Honsey. The motion was unanimously passed.

**ITEM #5 Grove City Visitor & Convention Bureau – Certificate of Appropriateness (HPA Sign)
3378 Park Street, Grove City, Ohio 43123 (Project ID #200908210030)**

Applicant: James F. Hale, 4052 Broadway, Grove City, Ohio 43123

The applicant is requesting to install four new window signs at the former Huntington Bank building at 3378 Park Street. The applicant is proposing identical window signage to be located on both the entrance located on Park Street and the entrance from the north of the building, from the parking area. Over the doors, lettering will state “Welcome Center” and “Museum” with a decorative graphic, all of which will be white. The lettering will be approximately four (4) inches in height and the area of the signage will be approximately 7.4 square feet. Contained on the window to the right of both entrances will be white lettering stating the occupants of the structure: Grove City Area Visitors and Convention Bureau, the Southwest Franklin County Historical Society, Grove City Town Center, Inc, and the Franklin County Historical and Genealogical Society. Each of these window signs will be approximately 3.4 square feet in area. The applicant is proposing a total of four window signs, with a total of approximately 21.6 square feet.

Mr. Rauch stated that the applicant would need approval of two variances for this application. The first variance would allow more than one sign per window and the second variance would allow the window signs to act as a joint identification sign.

Chair Holt noted the following stipulations:

1. Applicant is approved for a variance from Section 1138.25, permitting more than one sign per window.

Chair Holt noted that no stipulations were associated with this item.

Mr. Honsey made a motion that the Rolls Café – Certificate of Appropriateness (HPA-Sign) be recommended for approval to City Council as submitted; seconded by Mr. Linder. The motion was unanimously passed.

Having no further business, Chair Holt adjourned the meeting at 2:40 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair