

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

REGULAR MEETING

September 2, 2014

The meeting was called to order at 1:30 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. Gar Leasure and Ms. Julie Oyster. Mr. Mike Linder had an excused absence. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Police; Lt. Tammy Greene, JTF Inspector; Mike Boso, Chief Building Inspector; Laura Scott, Planning & Zoning Coordinator; Tami Kelly, Clerk of Council and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the August 5, 2014 regular meeting. They were accepted by unanimous consent.

Item #1 – Villager on Broadway – Certificate of Appropriateness (HPA - Sign)

(PID# 201407180032)

The applicant is requesting to replace a panel within the existing sign cabinet at 4060 Broadway for the Villager on Broadway. The proposed sign will replace the former Evans Floral sign and will have the same dimensions. The sign is internally lit and displays the business name, primary use of the business, phone number, and a graphic. Lettering is black and green on a white background with flowers in a variety of colors.

The applicant has submitted a list of colors found on the proposed sign and those matching on the approved HPA color palette. The proposed sign panel is 14.5 square feet, within the square footage permitted in the HPA; however a landscape area is not shown around the base of the sign.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness with the following stipulation:

1. A landscape bed shall be installed around the base of the sign per chapter 1136.

The applicant was not present to speak to the item. The application was reviewed and the members of the Planning Commission had no questions. Mr. Leasure motioned to recommend the approval of the application with the stipulation that a landscape bed shall be installed around the base of the sign per chapter 1136; Ms. Oyster seconded and the vote was unanimously approved.

Item #2 – Texas Roadhouse – Preliminary Development Plan

(PID #201407280035)

The applicant is requesting approval of a preliminary development plan to install a parking lot in the vacant lot east of the Texas Roadhouse site. The proposed parking lot would contain 33 parking spaces. The applicant will be pursuing a PUD-C for the property, as the Texas Roadhouse and the site for the proposed parking lot are currently on separate parcels owned by separate entities, the lots cannot be combined and the parking lot will exist as a stand-alone use on the property. Parking lots are not permitted as a stand-alone use in C-2 districts, but are permitted in a PUD-C.

The proposed parking lot has been planned to act as an extension of the existing parking lot on the Texas Roadhouse site, connecting drive aisles and providing connectivity on the site to be developed and the Texas Roadhouse site. Furthermore, the proposed plan shows land to be dedicated to the city as right-of-way for the installation of a COTA bus pull-off in order to create a safer environment on Parkway Centre Drive.

After review, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the preliminary development plan as submitted.

Emily Bernahl, representative for the applicant, was present to speak to the item; she was in agreement with Ms. Shields' staff report and had no additional comments.

Chair Holt stated that business must be good if they are in need of more parking. Ms. Bernahl replied indeed, it is doing well. Chair Holt stated that this is a preliminary development plan; the rezoning to a PUD was required and must be done with the final development plan. Ms. Bernahl was in agreement.

Being no further questions, Ms. Oyster motioned to recommend the approval of the preliminary development plan as submitted, Mr. Leasure seconded and the vote was unanimous.

Item #3 – Tesla Motors - Development Plan

(PID #201407280036)

The applicant is proposing to install eight (8) electric vehicle charging stations for Tesla Motors in the Derby Square Shopping Center. The charging stations would be located in the parking lot west of the shopping center, along Parkmead Drive. Four supercharging cabinets and other mechanicals are proposed to be screened with a wood fence and an additional utility transformer is proposed east of the enclosure. Landscape screening is proposed around the mechanical enclosure where it does not conflict with gates, doors, or utility access; however, landscaping is not shown around the transformer.

In order to properly screen the transformer and be in compliance with chapter 1136, a continuous 100% opaque landscape hedge or fencing should be installed around the transformer. Two trees will be removed to make room for the proposed utility enclosure and transformer, with all other trees to remain. Because these trees act as screening between the residential properties to the west and the rear of the shopping center, staff recommends that any trees damaged during the installation or that become unhealthy because of the installation of the charging stations should be replaced.

The number of parking spaces on the site as well as their configuration is not proposed to change with this application.

After review, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with one deviation

1. Fencing around the switchgear cabinets exceeds the maximum permitted fence height by 2.5' in order to screen mechanicals

and the following stipulations:

1. A continuous 100% opaque landscape hedge or fencing shall be installed around the transformer. If fencing is utilized, supplemental landscaping shall be installed.
2. Any trees damaged during the installation or that become unhealthy because of the installation of the charging stations must be replaced at the discretion of the Urban Forester.

Mr. Andrew Levy, Tesla's Super-Charger Developer, was present to speak to the item. Chair Holt asked if Mr. Levy concurred with deviations and stipulations; he was in agreement with them. Mr. Levy explained that the Tesla vehicle was completely electronic, not a Hybrid vehicle. Tesla is currently building a super-charge network across the United States. Currently, Tesla owners are limited to how far they can drive due to the battery-life of the vehicle. The super-charge stations will allow owners to charge the vehicle in 30-45 minutes, allowing for longer trips. There is no fee for charging a Tesla at their charging stations.

Chair Holt asked if the charging stations were only for Tesla vehicles; Mr. Levy replied that they would only fit the Tesla; the nozzle is unique to Tesla. Chair Holt asked if they have experienced any damage or vandalism with other charging stations. Mr. Levy stated they had not had any damage reports thus far. Mr. Leasure asked if they had a local dealership. Mr. Levy stated they had a dealership at Easton, Cincinnati and Indianapolis.

Being no further questions, Mr. Boso motioned to recommend the approval of the development plan with the deviation related to fence height and the following stipulations:

1. A continuous 100% opaque landscape hedge or fencing shall be installed around the transformer. If fencing is utilized, supplemental landscaping shall be installed.
2. Any trees damaged during the installation or that become unhealthy because of the installation of the charging stations must be replaced at the discretion of the Urban Forester;

Mr. Leasure seconded and the vote was unanimously approved.

Item #4 – Tesla Motors – Use Approval

(PID #201407280037)

The applicant is proposing to install eight (8) electric vehicle charging stations for Tesla Motors in the Derby Square Shopping Center. After an analysis of permitted uses and district requirements listed in Section 1135.09, staff concluded that electric vehicle charging stations are not expressly or conditionally permitted in any zoning district within the City. Therefore, in accordance with Section 1135.09, *“All uses not shown herein shall be considered by the Planning Commission, and shall thereafter recommend approval or disapproval of the use to Council for final action.”*

After reviewing the application, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the use approval (rezoning) as submitted.

Mr. Levy, representative for the applicant, remained at the podium. There were no questions.

Mr. Leasure motioned to recommend the approval of the use approval (rezoning) as submitted, Ms. Oyster seconded and the vote was unanimously approved.

Item #5 – Pinnacle Golf Course – Lot Split

(PID# 201407280038)

The applicant is proposing to split 0.126 acres from the Pinnacle Golf site directly west of 1194 Pinnacle Club Drive. The owner intends to combine the area proposed to be split with the property at 1194 Pinnacle Club Drive. The area to be split, when combined with the adjacent lot, meets size and dimension requirements for the area.

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

Joe Ciminello, applicant, was present to speak to the item. He stated that when the course was originally laid-out and constructed, the cart path accidentally crossed the boundary/property line, which is why they’re pursuing the lot split.

Being no questions from the Planning Commission, Ms. Oyster motioned to approve the lot split, Mr. Leasure seconded and the vote was unanimous.

Item #6 – Pinnacle Golf Course – Lot Split

(PID# 201407280039)

The applicant is proposing to split the rear 0.014 acres from 1194 Pinnacle Club Drive. The applicant has stated that the area to be split will be combined with the main Pinnacle Golf parcel to the north and west of the property.

The Development Department recommends Planning Commission approve the lot split as submitted.

Joe Ciminello, applicant, remained at the podium, there were no questions.

Mr. Leasure motioned to approve the lot split as submitted, Ms. Oyster seconded and the vote was unanimous.

Item #7 – Venue 62 – Certificate of Appropriateness (CBD Portable Sign)

(PID# 201407280040)

The applicant is requesting approval of a Certificate of Appropriateness (COA) to utilize a portable sign at 3995 Broadway for Venue 62. The proposed sign will be 22"x28" and will display the business name as well as indicate that a private event is in progress. The business' website and phone number will also be displayed on the sign. The sign will have a white background with black lettering.

The proposed sign is 27.25 inches wide and 37 inches tall exceeding the permitted size for portable signs in the CBD. However, staff is supportive of the deviation given the smaller size of the sign within the frame. The proposed sign will be placed in front of Venue 62 only during events, leaving the majority of the sidewalk open for pedestrians and not impede vehicular line-of-site.

Staff has reviewed the enclosed plans and recommends Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness as submitted with one deviation:

1. The overall height of the sign frame exceeds Code requirements by one inch; the overall width of the sign frame exceeds Code requirements by 3.25 inches.

Matthew Yerkes, applicant, was present to speak to the item. Mr. Yerkes stated that they picked the most attractive and expensive sign available. Chair Holt stated it was indeed a nice sign. There were no further questions from Planning Commission.

Ms. Oyster motioned to recommend the approval of the certificate of appropriateness with the noted deviation, Mr. Leasure seconded and the vote was unanimously approved.

Item # 8 – Venue 62 – Certificate of Appropriateness (HPA - Sign)

(PID# 201407290041)

The applicant is requesting approval of a Certificate of Appropriateness for a new wall sign at 3995 Broadway for Venue 62. The wall sign will be 10 square feet in area featuring the Venue 62 name in individually mounted black letters. The sign will be lit by the existing two decorative gooseneck lighting fixtures over the building's entrance on Broadway. The proposed sign conforms to the color and material standards for the HPA and is within the size requirements for the building.

The Development Department recommends Planning commission make a recommendation of approval to City Council for the certificate of appropriateness as submitted.

Mr. Yerkes, applicant, remained at the podium. There were no questions from the Planning Commission.

Ms. Oyster made a motion to recommend the approval of the certificate of appropriateness as submitted, Mr. Boso seconded and the vote was unanimously approved.

Item #9 – S J Park Way Properties – Certificate of Appropriateness (HPA Mural)

(PID# 201408070042)

The applicant is proposing to install a mural on the north side of 4030 Broadway, fronting Park Street. The mural will portray the dog track that existed in Grove City in the 1920's, and will be painted on a ¼ inch substrate that will be attached to the building while incorporating the existing window of the structure. Ms. Shields stated that in the opinion of staff, the proposed mural meets the requirements of section 1138.04, as the mural has been designed to be incorporated into the structure and highlights the historic character of Grove City and the Town Center.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness as submitted.

Andrew Furr, representative for the applicant, was present to speak to the item. Mr. Leasure asked where the mural had gone that was located on Parker's Tavern at Jackson Alley. Mr. Furr reported that it had been removed for cleaning and repair. There were no further questions from Planning Commission.

Mr. Leasure motioned to recommend the approval of the certificate of appropriateness as submitted, Ms. Oyster seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:55 p.m.

Molly Frasher, Secretary

Marv Holt, Chair