

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

REGULAR MEETING

September 6, 2011

The meeting was called to order at 1:36 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. Dan Havener, Mr. Mike Linder, and Mr. Phil Honsey. Mr. Leasure was absent from the meeting. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning and Development Officer; Jennifer Readler, SZD; Ryan Andrews, EMH&T; Mike Boso, Chief Building Official; Chuck Boso, Development Director; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester; Tami Kelly, Clerk of Council; Lt. Bill Dolby, Jackson Twp. Fire, Dominic Marchionda, Development Intern, and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the August 2, 2011 regular meeting. They were approved by unanimous consent.

ITEM #1 Marriott Courtyard – Development Plan (PID#201108020019)

The applicant is proposing to construct a new Courtyard Marriott hotel on approximately 2.3 acres of land on the north side of Buckeye Place, west of Parkway Centre Drive. The proposed Marriott will be four (4) stories tall with 104 rooms. The site of the proposed hotel is part of the Subarea A of the Stringtown West Property, zoned PUD-C, and with separate zoning standards text originally approved by C-02-02 and most recently amended by C-18-05. The text specifies that architecture, signage, and landscaping elements are to create a unified development appearance, which shall result in a high quality site. Many aspects of the site were designed with the character of the area in mind, including site fixtures such as benches, trash receptacles, and lighting. Furthermore, stamped concrete walkways have been incorporated into the main guest drop off area as well the sidewalk across the site entrance off Buckeye Place. The exterior of the structure utilizes brick, stone, and EIFS to match the character of adjacent structures such as HH Greg to the west, Drury Inn to the north, and Parkway Centre to the east.

Jeff Strung, of EMH&T, was present and spoke to the item.

Mr. Honsey expressed his concerns with the current vegetation on the north east corner of Stringtown and Parkway Centre (BP gas station); he would like to have the vegetation removed for safety purposes. Chair Holt suggested stipulations regarding a letter of agreement for parking; the air handlers not being visible; and signage.

Chair Holt noted the following stipulations:

1. Signage on the north and south elevations should be individually mounted channel letters on backer board.
2. A signed Letter of Agreement for the access drive should be submitted prior to the acceptance of Construction Plans.
3. All roof mounted service / mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building.

Mr. Havener made a motion to vote to approve the development plan with stipulations. Mr. Linder seconded and the vote was unanimously approved.

ITEM #2 Ironwood Properties – Method of Zoning Change (Text Amendment) (P ID # 201108050020)

The applicant is requesting approval to amend the zoning text for Ironwood Properties located on the north side of London Groveport Road, west of North Meadows Drive. The proposed amendment is for Subarea 2 of the development and will not affect Subareas 1 or 3 referenced in the text. The original zoning text for the property was approved by City Council with C-39-96 and subsequently amended in 2005 by C-14-05 and in 2008 by C-104-08. The proposed amendment is in response and is to address circumstances stemming from the construction of the Single Point Urban Interchange (SPUI) located in the vicinity of I-71 and SR 665. Specifically, this amendment is to address site design challenges resulting from

the City's acquisition of additional right-of-way along the north side of London-Groveport Road (665) from parcel 040-013250, the applicant's property. The proposed amendment will primarily affect building and parking setbacks as well as landscaping. Additional amendments are proposed to mitigate other existing restrictions on the site, namely utility easements along the south property line for American Electric Power and Columbia Gas. In addition to these underground utility easements, the site is bisected by an existing 100' electric easement and electric tower, further restricting the applicant's ability to develop the site.

Don Plank was present and spoke to the item. A letter was distributed to Commission members noting inconsistencies in the text with previously approved amendments. Mr. Plank stated that the text would be "cleaned" before going through the City Council.

Mr. Honsey suggested that all three of the ordinances be incorporated into one and that the curb cut and White Road language be removed before a vote by city council on September 19, 2011.

Chair Holt noted the following stipulation:

1. The zoning text should incorporate all amendments before being reviewed by City Council.

Mr. Honsey made a motion to approve the method of zoning change, Mr. Linder seconded and the vote was unanimous.

ITEM #3 The Shoppes of Grove City – Special Use Permit (Outdoor Seating) (PID# 201108090021)

The applicant is proposing to install an outdoor seating area at 1786 Stringtown Road in the Shoppes of Grove City, the future location of Panera Bread. The proposed seating area will be located directly in front of the site, along the front sidewalk and extending into the vehicular use area to create a new patio seating area. The extended patio seating area will be approximately 27' by 16,' constructed of concrete at the same height as the existing sidewalk. Four 32" round tables, each with three chairs are proposed to be placed in the patio area. Two (2) of the same 32" round tables with three chairs will be placed on the sidewalk adjacent to the building, along with three (3) square 24" tables with two (2) chairs each. In order to delineate the proposed patio seating area from the surrounding vehicular use area, the applicant is proposing to install fencing and landscape planters around the seating area. Cedar screens are also proposed in the corners of the seating area opposite the sidewalk to further separate the parking area from the seating area. Due to the high amounts of vehicular traffic on the site, safety was a concern when considering placing outdoor seating into the parking area. In addition to the visual separation that the fencing, landscaping, and screens will provide, the applicant is also proposing to install bollards spaced approximately six (6) feet apart around the perimeter of the seating area, to prevent vehicles from entering the seating area. In 2008, the Shoppes of Grove City were granted a variance from the BZA to reduce the number of required parking spaces on the site by 12. On July 25, 2011, the Shoppes of Grove City were granted an additional variance to eliminate the parking setback and reduce the required landscaping along the north lot line. Doing so allows for the construction of an additional 12-space employee parking area behind the building in order to achieve the minimum parking standards for the site.

James Kerr was present and spoke to the item. Chair Holt noted that the color of the proposed outdoor furnishings was not indicated on plans and recommended that they have a dark finish.

Chair Holt noted the following stipulation:

1. Furnishings should have a dark finish.

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

After questions regarding the color of the furniture and safety issues, directed to Lt. Bill Dolby, Mr. Havener made a motion to approve the special use permit. Mr. Linder – no; Mr. Havener – yes; Mr. Honsey – yes; Chair Holt – yes.

ITEM #4 McDonald's – Special Use Permit (Drive-Thru) (PID #201108160022)

The applicant is requesting approval of a Special Use Permit for the installation of an additional drive-thru lane to the existing McDonald's at 2596 London Groveport Road. The existing site operates utilizing a one lane drive-thru. The new drive-thru lane will create two side-by-side lanes that will funnel into one lane for payment and order pickup. This addition will help to mitigate congestion and provide safer circulation for parking vehicles and patrons on foot. A total of 8 vehicles can stack in the drive-thru lane closest to the building, or 9 vehicles can stack in the outside lane. A total of 11 vehicles can wait in the proposed drive-thru lanes. The second lane will keep the additional 3 vehicles which would extend into the drive aisle in a safe resting area while ordering and receiving their food. The McDonald's drive-thru will operate between the hours of 5:00am and 11:00pm. The parking lot near the drive-thru will be reconfigured to allow room for vehicles to access the proposed drive-thru lanes and to maneuver around the drive-thru area to exit the site. The reconfiguration of the parking area around the drive-thru and other modifications to the site will be examined under a separately submitted development plan application.

Ellen Baumann, GPD Group, was present and spoke to the item.

Mr. Honsey made a motion to vote to approve the special use permit. Mr. Linder seconded and the vote was unanimously approved.

ITEM #5 McDonald's – Special Use Permit (Drive-Thru) (PID #201108160023)

The applicant is requesting approval of a Special Use Permit for the installation of an additional drive-thru lane to the existing McDonald's at 3370 Broadway. The existing site operates utilizing a one lane drive-thru. The new drive-thru lane will create two side-by-side lanes for ordering that will funnel into one lane for payment and order pickup. The proposed reconfigured drive-thru lanes have the potential to hold a total of 11 vehicles before the vehicles begin to stack into the parking area between the structure and Broadway. A total of 8 vehicles can stack in the drive-thru lane closest to the building and the second lane will hold 3 additional vehicles. The expanded drive-thru will help contain vehicles that would currently extend into the parking lot drive aisle and block potential patrons from accessing parking spaces. The drive-thru will operate between the hours of 5:00am and 11:00pm. The parking lot near the drive-thru will be reconfigured, eliminating 7 parking spaces, to allow room for an escape/abort lane around the proposed dual drive-thru. The elimination of these parking spaces, as well as other proposed alterations to the site will be examined under a separately submitted development plan application.

Ellen Baumann, GPD Group, remained at the podium from the previous item to speak to the item.

Mr. Honsey made a motion to vote to approve the special use permit. Mr. Linder seconded and the vote was unanimously approved.

ITEM #6 McDonald's – Development Plan (PID # 201108160024)

The applicant is proposing modifications to the existing McDonald's restaurant site at 2596 London Groveport Road to install an additional drive-thru lane, separated by a landscape island creating a dual drive-thru on the site that funnels into one lane for payment and order pick up, similar to the existing dual drive-thru located at the Stringtown Road McDonald's. In order to install the proposed dual lanes, the parking lot will be reconfigured to allow for circulation around the drive-thru and exit from the site. The proposed parking lot reconfiguration will remove eleven (11) parking spaces from the lot, bringing the total number of spaces on the site to 37; however the site will still have enough parking to meet Code requirement based on dining floor area. No alterations to the main structure on the site are proposed with this development plan.

Ellen Baumann, GPD Group, remained at the podium from the previous item to speak to the item.

Chair Holt noted the following stipulation:

1. The applicant shall work with staff regarding the color of support structures and cabinets for all canopies, gateway signs, and menu boards.

Ms. Baumann asked if the stipulation was referencing a Code requirement or if it was just to match the character of the area. Ms. Dooley stated that many of the structures approved in the area had dark bronze finishes and staff felt it was most appropriate for fixtures to have a dark finish to match the character of the area. Chair Holt noted that the site was located in a PUD district which meant that it had certain standards to meet.

Mr. Havener made a motion to vote to approve the development plan with the above stipulation. Mr. Linder seconded and the vote was unanimously approved.

ITEM #7 McDonald's Development Plan

(PID #201108160025)

The applicant is proposing building and site improvements to their existing facility located at 3370 Broadway. The proposed building improvements include a ten foot addition on the north side of the facility, in front of the structure, towards Parlin Drive. The proposed addition will extend into an existing landscaped area and will not impact the site's existing parking configuration or vehicular circulation. The proposed site improvements include the removal of parking spaces located on the south side of the site to allow for the reconfiguration and expansion of the existing drive-thru from one to two lanes. This new facility will operate in the same manner as McDonald's existing dual drive-thru located on Stringtown Road. With the removal of the seven parking spaces and reconfiguration of the landscaped area they have eliminated potential points of conflict and decreased the site's impervious area. The proposed parking lot will have a total of 43 parking spaces, exceeding the required 25 spaces based on Code requirements.

Ellen Baumann, GPD Group, remained at the podium from the previous item to speak to the item.

Chair Holt noted the following stipulation:

1. The applicant shall work with staff regarding the color of support structures and cabinets for all canopies, gateway signs, and menu boards.

Mr. Havener made a motion to vote to approve the development plan with the above stipulation. Mr. Honsey seconded and the vote was unanimously approved.

Mr. Honsey commented that the Planning Commission meetings go so smoothly because of the detailed work and preparation by the development staff. He commended them on an excellent job.

Having no further business, Chair Holt adjourned the meeting at 2:25 p.m.

Molly Frasher, Secretary

Marv Holt, Chair