

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

REGULAR MEETING

September 6, 2016

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

Vice-chair Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Chuck Boso, Dr. John Dubos, Mr. Mike Linder and Ms. Julie Oyster. Chair Gary Leasure was absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Cindi Fitzpatrick, Service Director; Rob Donham, Service Superintendent; Tammy Green, Jackson Township Fire Department; Sgt. Rick Hardy, Grove City Police and Mary Havener, Development Assistant.

Vice-chair Julie Oyster noted a quorum was present. The minutes from the August 2, 2016 regular meeting were unanimously approved.

ITEM #1 – Lamplighter Drive Road Extension | Plat

(PID #201602020008)

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a plat to create the right-of-way to extend Lamplighter Drive by approximately 300' of its current terminus. The proposed extension will provide access to the Lamplighter Senior Village II, located south of the area to be platted and is in conformance with the development plan for this project approved in October 2015. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Todd Valentine, LW Associates, was present to answer any questions.

Being no discussion, Mr. Linder moved to recommend approval of the Plat to City Council as submitted. Mr. Boso seconded and the motion was unanimously approved.

ITEM #2 – Integrity Plus Autobody | Special Use Permit (Automotive Services)

(PID #201607150046)

Ms. Shields presented the Development Department's findings. The applicant is requesting a special use permit to operate an automotive repair facility at 6157 Enterprise Parkway. Integrity Plus Autobody is currently located in the adjacent building to the north (6137 Enterprise Parkway) and is proposing to move the business to accommodate the growth the business has experienced.

All production and servicing will occur within the building and all trash, scrap metal, and disabled vehicles will be stored behind the building. A six (6) foot privacy fence is proposed along the rear property line to screen the items stored outside from Seeds Road, and the applicant has indicated that all existing vegetation along the rear of the property will be preserved when installing the fence to soften its appearance. The building will act as screening for the rear storage area from Enterprise Parkway. Materials state that no vehicles awaiting service or pick-up after service will be stored in the front parking lot overnight.

Staff believes the proposed use is appropriate in the industrial district as all work will be conducted inside the building and the proposed storage area will be screened from both Seeds Road and Enterprise Parkway. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. J.R. Graham, Owner, Integrity Autobody, was present to answer any questions. Mr. Linder asked if there were other tenants in the building. Mr. Graham responded that Integrity Autobody has the entire building. Ms. Oyster asked Mr. Graham if he would be working with the City in determining the type of fence they would be using. Ms. Shields stated that Staff had discussed different options. Code does state that it should be 6 ft. masonry fence, but due to the location and some of the other attributes of the site, Staff felt the 6 ft. wood privacy fence was a compromise. Mr. Linder asked if the vehicle storage was contained to the north side of the building or if they can store anywhere in the back. Ms. Shields responded that the

plans only indicate the north side of the building, and technically with the approval of the Special Use Permit, there's a line that says "as shown on the approved site plan".

Being no further discussion, Mr. Linder moved to recommend approval of the Special Use Permit to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #3 – Gateway Retail | Development Plan

(PID #201608010050)

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a Development Plan to construct a multi-tenant retail structure on the south side of Meadow Pond Court with frontage along London Groveport Road. The site will be accessed from two curb cuts off Meadow Pond Court. Two-way circulation is shown in the parking area west and south of the proposed structure, and one-way circulation is proposed for the northern drive aisle and the eastern drive-thru and by-pass lanes.

The proposed building will be approximately 11,000 square feet in area, to contain restaurant and retail tenants. The north, west and east sides of the building are proposed to primarily be finished in brick with EIFS on the top third of the building. Brick extends to the roofline over the two end tenants on the south frontage; however, the building is finished only in EIFS over the middle three tenant spaces. In order to improve the aesthetic appeal of the building, staff recommends extending the brick across the entrances of the center tenant spaces, under the masonry accent band.

The zoning text for the area states that signage may vary from the requirements of Chapter 1145 and is approved as part of the development plan process. Because the site has frontage on two public roadways, the applicant is proposing tenant signs on both the north and south elevations of the building. Wall signs are also proposed on the west and east elevations of the building; however, staff is not supportive of these signs as they do not front on public roadways and recommends that these signs be removed.

The proposed use is in conformance with the permitted uses for the Subarea, as outlined in the Zoning Text and Staff believes the proposed use will have a beneficial effect on the area, therefore, Staff is recommending that Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviations and stipulations as noted in the Staff Report.

Mr. Joe Smiley, Developer and Owner, was present to speak to the item. Mr. Smiley stated that they are in agreement with the three (3) deviations and stipulations.

Being no discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council as submitted with the following deviations and stipulations:

1. Parking spaces shall be granted a deviation to the minimum square footage requirement
2. Brick shall be extended under the masonry accent band on the entire south building elevation.
3. Wall signage shall not be permitted on the west and east elevations of the building.

Mr. Boso seconded and the motion was unanimously approved.

ITEM #4 – OhioHealth Grove City Medical Center | Development Plan

(PID #201608030051)

Ms. Shields presented the Development Department's findings. The applicant is proposing to develop the initial phase of the OhioHealth Grove City Medical Campus. The proposed development will include a 40,000 sq. ft. ambulatory surgery center and medical office and an 80,000 sq. ft. surgical hospital and emergency department.

The 21-acre site will be accessed by two curb cuts on Stringtown Road. A 25' drive will provide access around the proposed development. All proposed development is shown on the north half of the 21-acre site with a proposed stormwater pond in the southeast portion of the site. Plans show two open ditches carrying stormwater from the developed site to the proposed wet basin. These ditches should be replaced with enclosed pipes between the parking lot and the stormwater pond.

It should be noted that the City and OhioHealth are working jointly to complete the required offsite infrastructure including the widening of Stringtown Road to provide access and utilities to the site.

The proposed structures will be finished primarily in brick with stone veneer used for accent on the north building elevation facing Stringtown Road. The proposed development will require a variance to the height requirements as the proposed surgical hospital is 49' in height with an additional 10'8" mechanical screen proposed on top.

Signage is generally shown on building elevations but will not be approved as part of the Development Plan. The proposed signage will require a variance from the Board of Zoning Appeals, as this exceeds the amount permitted in Chapter 1145.

In general, we do feel that this development is appropriate for the area and are therefore recommending that Planning Commission make a recommendation of approval to City Council for the Development Plan with the following three (3) stipulations and deviations as noted in the Staff Report and also noting the variances will need to be obtained from the BZA for the building height and the requested signage.

Mr. Todd Sloan, Daimler Group, was present to answer any questions. Mr. Sloan expressed his enthusiasm for locating this development in Grove City and they are anticipating breaking ground before the end of the year. He continued to state that they are in agreement with all of Staff's comments with the exception of the second one stating that stormwater shall be piped between the developed site and the proposed stormwater pond. He explained that they are developing the north half of the site first and the future stages of development will be towards the south. They are still finalizing where the buildings will go, and in turn, where the parking will go with that. Consequently, their preference is to put the stormwater in an open ditch to the pond until such time that they bring in the development plans for that area. They do not want to put a pipe into an area that could be encroached by another building due to the expense of needing to dig it back up. He doesn't feel that going this route will create an eyesore or hazard.

Ms. Oyster asked Mr. Sloan the timeframe for additional future development. Mr. Sloan stated that ultimately it will come down to market acceptance of the facilities that are being developed at this time. It could be as early as 8 to 12 months from now or it could be a little longer. The entire area will be maintained along with the developed part of the site, however, they are a couple of months out from deciding exactly where the stormwater path should be.

Mr. Linder asked the City for a description of the plan for extending Stringtown Road. Mr. Rauch stated that there will be two travel lanes and a center turn lane. There is not a plan to extend the medium down to the east. When the project begins, a good portion of the land acquisition will be on the south side because the depth of the properties on the north are not as great as on the south. Mr. Linder asked if the City was concerned about the two curb-cuts, especially for the traffic traveling west. Mr. Rauch stated that it isn't a concern at this time. He continued to state that the City would take it into consideration as part of the road-widening plan. There will also be an additional turn lane for traffic coming north from Buckeye Parkway heading west. This will also alleviate traffic coming down Stringtown Road as well as the dual right hand on I-71 N in front of Roosters. Anything east of Target will be looked at as part of the widening plans.

Mr. Linder asked Mr. Rauch what he thought about Mr. Sloan's comments in regards to the stormwater stipulation. Mr. Rauch stated that it was stipulated because during the initial submittal, the plans showed a piped conveyance of stormwater from the parking lot to the pond. In the interim, the Service Department did not have an opportunity to review it, so we took a conservative approach. Planning-wise, Mr. Rauch stated that he doesn't have a problem with, however, he deferred to the Service Department for their opinion. Mr. Dunham stated that he felt they could make it work and are comfortable with it.

Ms. Oyster asked if the 3 ft. tall junipers would adequately hide the lights from the parking lot. Ms. Shields stated that the parking lot is set back approximately 100 feet from Stringtown Road and the elevation that the plants would be set at would be the same as the parking lot. Therefore, Staff felt that given the set-back and the grade, the plants would create effective screening. Mr. Sloan added that the roadway feels a little bit higher because it's open ditch in that area which means it drops down to carry the water. When they expand the road and enclose those ditches, the grade line will flatten itself out and the road won't need to be as tall because there will be storm gutters on both sides of the street to carry the stormwater. Consequently, the headlights will be screened.

Ms. Green stated that there needed to be a FDC out on the street next to the public one. Mr. Sloan stated that they could do that.

Being no further discussion, Mr. Boso moved to recommend approval of the Development Plan to City Council with the following deviations and stipulations:

1. A deviation shall be granted to the minimum square footage requirement for parking spaces.

2. All curbing shall be straight 18' curbing.

Dr. Dubos seconded and the motion was unanimously approved.

ITEM #5 – McDonald's | Development Plan (Remodel)

(PID #201608010052)

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a development plan to remodel the existing McDonald's restaurant at 2596 London Groveport Road. The proposal includes a 10-foot addition to the front of the building and a 25-foot addition to the rear of the building. A new double drive-thru is proposed to replace the existing single-lane drive-thru. The configuration and appropriateness will be examined under a separate special use permit application.

Access to the site is not proposed to change with this application and will remain from two points of access from internal roadways through the Buckeye Grove Shopping Center. Circulation around the site will remain one-way on all sides however, the proposed redevelopment will slightly reconfigure the parking lot to assist with traffic flow and to relocate the trash enclosure for easier access.

The building after the proposed expansion will be 5,000 square feet and. The exterior will consist primarily of brick from the existing structure and EIFS in a variety of colors will be utilized as accent on all elevations and a grey metal trellis is proposed around the top of the rear of the structure to screen rooftop mechanicals.

The proposed building expansion is in compliance with Zoning Code requirements and those of the development standards text for the area. Therefore, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Development plan as submitted.

Ms. Lynsey Jordan, Permit Solutions, Inc. was present to answer any questions. Ms. Jordan added that in addition to the changes that were submitted for the outside, the inside will also have some exciting changes to make it an inviting place for people to meet.

Dr. Dubos asked if there was currently outdoor seating. Ms. Jordan responded that there was, however, the patio will be reduced slightly.

Mr. Linder asked if the Fire Department would be able to maneuver around the parking lot. Ms. Jordan stated that the existing curbs would not change. Ms. Green stated that it should be fine but she would go over it with Ms. Jordan after the meeting.

Ms. Oyster asked if there is enough room for cars pulling in from the north side of the development. Ms. Jordan stated that they have performed studies using software to determine the amount of room for cars, fire trucks and delivery trucks and they agree that they are somewhat tight, however, there is plenty of room to get in and out. She continued that the pavement area around the drive-thru looks like it has a curb around it. It's a short curb mainly to keep cars from going straight into the drive-thru area. The owner has also specified that they would like to keep the employee parking there to keep the customers parking closer to the doors.

Being no additional discussion, Mr. Linder moved to recommended approval of the Development Plan to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #6 – McDonald's | Special Use Permit (Drive-Thru)

(PID #201608010053)

Ms. Shields presented the Development Department's findings. The applicant is requesting a special use permit to install a double drive-thru for the McDonald's restaurant at 2596 London-Groveport Road. The existing drive-thru has stacking capacity for nine (9) vehicles and the proposed double drive-thru will increase this number to 13 between the eastern parking lot cross walk and the cash window. Circulation around the site will remain one-way.

The proposed double drive-thru is harmony with the character of the district, which contains a number of automotive-oriented uses. The existing McDonald's restaurant has an existing drive-thru and the circulation of the proposed double drive-thru will match the existing configuration with the addition of a new lane north of the existing lane to improve stacking capacity.

Therefore, Staff recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Ms. Lynsey Jordan, Permit Solutions, Inc., was present to answer any questions.

Being no discussion, Mr. Linder moved to recommended approval of the Special Use Permit to City Council as submitted. Mr. Boso seconded and the motion was unanimously approved.

ITEM #7 – Woodside at Holton Run | Rezoning (Text Amendment)

(PID #201608050054)

Ms. Shields presented the Development Department's findings. The applicant is proposing to amend the approved zoning text for the Holton Run PUD, approved with C-51-03. The proposed text amendment will only affect the Condominium Housing section of the text. Proposed amendments include reducing the permitted number of units in the development, eliminating two of the housing style options, and allowing for units with one-car garages.

The proposed amendments will create a zoning text appropriate to develop the condominium site according to the preliminary development plan for Woodside at Holton Run, approved by City Council in August 2016 with CR-47-16, therefore, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Rezoning (Text Amendment) as submitted.

Mr. Jim Lipnos, Homewood Corporation, was present to answer any questions. Ms. Oyster asked what changed since they presented a month ago. Mr. Lipnos stated that per the process, it was necessary to do the Preliminary Development Plan prior to doing the Rezoning. There are no changes other than modifying the Zoning Text which was originally approved in 2003. Now it will be in conformance with the preliminary plan that was approved last month.

Being no further discussion, Mr. Linder moved to recommended approval of the Rezoning (Text Amendment) to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #8 – The Woods of Pinnacle | Rezoning (Text Amendment)

(PID #201608080055)

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a Zoning Text Amendment for The Woods of Pinnacle to add options for exterior materials for homes in Subarea 2 of the development. The purpose of the amendment is to allow for darker colored siding to be utilized on homes in the development. The applicant has indicated that these colors are no longer manufactured in traditional beaded lap vinyl siding, due to maintenance problems, but are very popular in new homes. Staff believes that the darker colors will be a benefit to the development and therefore are recommending that Planning Commission make a recommendation of approval of the Rezoning (Text Amendment) to City Council as submitted.

Ms. Hanna Coppel, Schottenstein Homes, was present to answer any questions. She began by passing out a handout which showed an example of the some of the homes in their other subdivisions which have the deeper, darker colors which are being proposed to use. Mr. Linder asked if there were any examples of the dark red. Mr. Steve Schottenstein, Schottenstein Homes, stated that the red color was pulled and will not be offered in this subdivision.

Being no further discussion, Mr. Linder moved to recommended approval of the Rezoning (Text Amendment) to City Council as submitted except for removing the dark red color. Mr. Boso seconded and the motion was unanimously approved.

ITEM #9 – Grove City Library | Certificate of Appropriateness

(PID #201608110056)

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of Certificate of Appropriateness for signage at the new Grove City Library at 3959 Broadway. Two wall signs and one monument sign are proposed for the site with a total area of approximately 300 square feet. "Grove City Library" signs are proposed on the west (rear) elevation and east (front) elevation near the entrances to the building. An additional "Southwest Public Libraries" sign is proposed on top of a brick accent wall along Broadway. Wall signs will be made of individual channel letters and the monument sign will feature individual letters mounted to a clear acrylic panel.

Although the amount of signage exceeds the total permitted by Chapter 1138, this chapter also grants the ability to appeal this regulation to the Planning Commission after denial of a COA from the Building Division. The proposed signage is

consistent with the signage shown on the approved development plan and certificate of appropriateness for the architecture for the library.

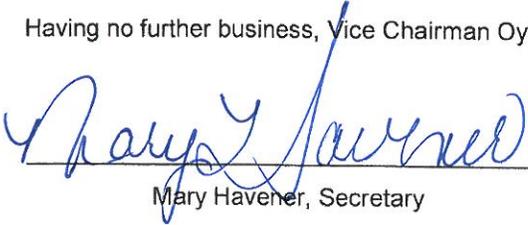
After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the COA Sign Appeal as submitted.

Mr. Logan Dilts, DaNite Sign Company, was present to answer any questions. Mr. Linder asked Mr. Dilts if the letters were backlit. Mr. Dilts said they were not. Mr. Linder asked if there would be any identification at night and Mr. Dilts said there was a possibility that spotlights would be added. Mr. Linder asked the City if this was something they wanted and Mr. Rauch stated that it had never been brought forth as a request.

Ms. Oyster asked if they had considered removing the sign in the rear since we are over the square footage for signage. Mr. Dilts responded that he was going by what the architect had given them. Mr. Linder responded that once the Beulah Park area is developed, it would be good to have identification of the building on the back side. Mr. Boso stated in regards to the signage, 300 sq. ft. in terms of a 46,000 sq. ft. building is not excessive.

Being no further discussion, Mr. Boso moved to recommended approval of the Certificate of Appropriateness to City Council as submitted. Mr. Linder seconded and the motion was unanimously approved.

Having no further business, Vice Chairman Oyster adjourned the meeting at 2:10 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman