

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

REGULAR MEETING

September 26, 2006

The meeting was called to order at 3:33 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: Dr. Les Bostic, City Administrator; Ms. Linda Swearingen; Mr. Marvin Holt; Ms. Julie Oyster and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Mike Keller, EMH&T; Lt. Bill Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that Mayor Cheryl Grossman was absent, however a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes. The minutes of the September 12, 2006 regular meeting were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: As requested by the Applicant, Item 3 *Gateway Business Center – Development Plan* was withdrawn. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #1 Sonic Restaurant – Development Plan (Project ID# 200605020035)
1665 Stringtown Road

Applicant: George Schweitzer (agent for Sonic Restaurant), 3331 Livingston Ave., Columbus, Ohio
43227

This application pertains to the proposed construction of a Sonic Drive-In restaurant to be located at 1665 Stringtown Road in Grove City's Parkway Centre South on the vacant outparcel just west of the Dairy Queen.

Chair Holt noted that Mr. Schweitzer was present for caucus and spoke to this item. Chair Holt noted that their recommendation is based on the submitted development plan with the following specific dates:

- The application is dated May 2, 2006.
- Outdoor Seating Furniture Exhibit dated September 7, 2006.
- Color Perspectives dated September 19, 2006 and September 21, 2006.
- Architectural Elevations and Sign Plan dated September 21, 2006.
- Development Plan set dated September 19, 2006, except Sheet CE-4, SL-1 and L-2 which are dated September 21, 2006.

Chair Holt noted the following stipulations:

- A portion of the canopy screen walls on the east and west drive-in ordering stations encroach into the 50' building setback that is required by the Development Standards Text. Planning Commission supports this deviation from the Parkway Centre South Out-parcels Development Standards Text.
- The applicant shall submit a revised finish material list that incorporates the change from two brick types to one brick type on the proposed structures.
- The tables and seats proposed for the outdoor seating shall be black to match the site furnishing color theme at Parkway Centre.
- Sheet SL1, shall be revised to specify the following: Fixture "J" (Site Light) shall be finished black along with the pole and base; and Fixture "DL1" (Gas-style Light) shall be finished black and white with a black pole and base.

ITEM #3 Gateway Business Center – Development Plan (Project ID# 200608010067)
Gateway to the City, Lots 12 & 13

Applicant: The Anchor Companies, c/o Joel Sigler Designs, LLC, 345 E. 2nd Avenue, Columbus, Ohio 43201

As requested by the applicant, Ms. Swearingen made a motion to withdraw this item; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #4 Golden Corral – Development Plan (Project ID# 200608080068)

Applicant: Applicant: Ken Hull, Frisch’s Restaurant, 2800 Gilbert Avenue, Cincinnati, Ohio

This application pertains to the proposed construction of a Golden Corral Restaurant to be located at 2005 Stringtown Road.

Chair Holt noted that Mr. Hull was present for caucus and spoke to this item. Chair Holt noted that in addition to the Development Plan submitted for this meeting the applicant presented the following additional details drawings all dated September 26, 2006:

- Cut-Sheet for Building Light Fixtures (Lithonia Lighting ‘WSR’)
- Building Light Fixture Location Exhibit
- Sheets A2 and A3 (Exterior Elevations)
- Sheet L1 (Landscape Plan)

Chair Holt noted the following stipulations:

- A deviation from the minimum parking/drive-aisle setback is permitted on the east property line; specifically the setback permitted is 6’ rather than 10’.
- The applicant shall comply with the requests of the Urban Forester:
 - Landscape plans shall clearly identify the size and description of all landscape materials including the locations of existing trees per code.
 - A tree preservation and restoration area needs to be established along the west property line. In addition, a tree inventory must be submitted.
 - A revised landscape plan must be completed after the west adjoining property owners have been contacted and once the tree inventory is submitted. The plan must address all issues related to the needed tree removal, replacement and any trees to be preserved. The Urban Forester will examine the site to determine the trees to be removed and replaced with the understanding of both property owners.
 - Sod and irrigation is recommended for the entire lot.

Mr. Hull requested to add two bands of LED lighting around the chimney in lieu of not putting them on the dormers, as was recommended. Chair Holt asked the Planning Commission members their thoughts on the matter. Chair Holt stated that he would not like to see that on the building. Ms. Swearingen stated that she preferred the building as it was first presented. Mr. Havener stated that he did not have a preference either way. Seth Dorman stated that he did not see a problem with adding the LED around the chimney. Chair Holt noted an additional stipulation:

- The applicant will be permitted to add two bands of LED lighting around the chimney of the facility.

Ms. Swearingen made a motion that the Golden Corral – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #5 Mill Street Market – Certificate of Appropriateness (Project ID# 200608310078)
3937 Broadway

Applicant: Karen Dover, Mill Street Market, 3937 Broadway, Grove City, Ohio 43123

This application pertains to the proposed demolition of the concrete silos, and the attached drive-thru and corn crib at the rear of the Mill Street Market property, located at 3937 Broadway. The applicant has stated that the estimated cost to repair the concrete silos is prohibitive.

Chair Holt noted that Ms. Dover was present for caucus and spoke to this item. Chair Holt noted the following stipulation:

- The applicant shall supply a letter from contractors that inspected the silos.

Ms. Swearingen stated that she thought it would be beneficial if the letters were from engineers considering the issue for tearing down the silos is safety. Ms. Dover stated that she did not have a letter from an engineering firm but from a repair company. She stated that the issue was not only safety, but mostly financial.

Mr. Havener made a motion that the Mill Street Market – Certificate of Appropriateness be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was unanimously approved.

Chair Holt stated that it was with great reluctance that he approved the demolition of the silos; he stated that he would like to see them stay. He also noted that he understood Ms. Dover’s decision. Ms. Dover stated that she wanted to see them stay as well, however after the inspections, she realized it was not possible.

ITEM #6 Meyers Jewelers – Development Plan (Project ID# 200609050080)
Parkway Centre North (Outlot 31)

Applicant: Tim Welsh, Meyers, Welsh Architecture & Design, 15 E. Gay Street, Suite 2A,
Columbus, Ohio 43215

This application pertains to the proposed Development Plan for the construction of a jewelry store to be located on Outlot 31 within the Parkway Centre North development.

Chair Holt noted that Mr. Welsh was present for caucus and spoke to this item. Chair Holt noted the following stipulations:

- A deviation from the minimum parking requirement is permitted; specifically the number of parking spaces permitted is 31 rather than the 33 required by the Grove City Codified Ordinances.
- The sign plan shall be revised to indicate that the monument sign shall be 50 square feet in area (per the approved Parkway Centre theme).
- Sheet SU-100 and all other applicable sheets shall be revised to indicate that the bollards proposed on the west side of the electrical transformer pad shall be finished black.
- All free standing signs and flag poles shall be set in a landscaped area. These areas are to be a minimum of two (2) feet larger than the foundation of the sign. The monument sign shall be

landscaped on all sides consisting of evergreen permanent shrubs, ground cover and other ornamental plantings. The average initial height of plantings is to be 24" minimum.

Ms. Oyster made a motion that the Meyers Jewelers – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 3:01 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair