

The proposed building is taller than 16' as restricted by the Restrictive Covenants and Development Standards. The proposed deviation is to allow for the hipped roof tower "parapet" detail.

Any bollards on the site and outside of the dumpster enclosure shall be finished in either black or an earth tone color that complements the brick proposed for the building.

The site acreage and south side setbacks shall be shown and labeled on the development plan.

Gates will be placed on the dumpster.

The applicant shall meet the requirements for tree preservation during construction, including the appropriate fencing and signage.

Ms. Fike made a motion that the Flowers Medical Facility – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #3

**FedEx Ground, Columbus Package Distribution Center Exit Drive and Yard Improvements –
Development Plan (Project ID# 200508230101)
6120 Meadows Drive**

Applicant: Jack Reynolds, Smith & Hale, 37 W. Broad Street, Columbus, Ohio 43215

This application pertains to the addition of a new exit drive lane onto London-Groveport Road, a truck parking area, current parking renovation/addition, and new auto parking addition.

Chair Holt noted that Jack Reynolds was present during the caucus, and spoke to this item. Chair Holt then noted the following stipulations:

The Applicant must provide decorative aluminum fencing for security around the site in lieu of the chain-link and barbed wire fence proposed.

The Applicant noted that Grove City's Code 1137.05 states that a screening or privacy fence constructed of wood conditioned for exterior use or chain link with metal slats of one color is required. The Applicant stated that Fed Ex has provided what is required under the code. Although there may be some desire from Planning Commission for a different style of fence, what has been submitted is what is stated in the code. The Applicant feels that attention to the type of fence was brought because of a section of the fence that is to be 10' in height that was previously approved by the City in order to hide the truck traffic. The Applicant stated that on Seeds Road there is a truck area that is currently screened by a 6' high mound with a 10' high fence on top that is chain link with slats because the City wanted 100% opacity. The City wanted the trucks to be completely hidden. The Applicant feels there would be a problem if they agree to the wrought iron fencing, because the public will have the ability to see through it. The Applicant feels they are at an impasse because they want to conform to what has been previously passed, in terms of an opaque barrier for visibility purposes and the City desires the applicant to provide a different type of screening. The Applicant stated that the code says one thing and Planning Commission members can stipulate another and the Applicant can take it up with Council in order to get a resolution. The Applicant would like for the Mayor and others to view what is currently out there. The Applicant feels that because the other fence in reference will be back behind a 3' high mound with trees on top of it, the question is what is architecturally appropriate

and is it aesthetically pleasing? If the fence can't be seen or isn't visible, is it necessarily inappropriate?

Chair Holt noted that Planning Commission does have the authority to suggest something different and still stay within the zoning code. The recommendation was that the Applicant use wrought iron or a material with the appearance of wrought iron and Planning Commission will support the height of the fence to the Board of Zoning Appeals. With that said, Chair Holt asked the Planning Commission members, if they chose to ask the Applicant further questions or amend the position they held in caucus. All stated no. Therefore, Planning Commission's recommendation of decorative aluminum fencing still stands

The proposed parking lot light poles require a variance from the height requirement of Chapter 1135 and will require BZA approval for such variance.

The proposed ponds around the site shall meet the landscape requirements of the City's pond design criteria.

The parking areas shall comply with the Code with respect to the requirements for parking lot islands.

The Applicant noted that they will go to the Board of Zoning Appeals in regards to this item. The Fed Ex operators need a certain number of parking spaces in order to allow for the shift change. The Applicant stated that by putting the landscape islands into the parking area, they lose 36 parking spaces. That loss of parking spaces would put Fed Ex below their operational level. In order to meet the minimum standard of trees that are required in the code, the Applicant proposed to add them into the surrounding areas. Therefore, the number of trees that are required based on the exterior treatments as well as the parking space island tree requirement would be met or exceeded. The Applicant reiterated that they would provide an adequate number of trees; they would just be on the exterior rather than in the landscape islands.

Chair Holt asked Dan Snyder, Grove City Urban Forester, to give his opinion on the matter. Dan stated that his opinion was that the parking lot islands needed to remain with the trees in place with no substitution of those trees in the island with other trees.

Dale Lewis, Fed Ex Engineer, spoke to say that they are bringing this application primarily for safety for the site and to accommodate the Meijer development next door. He asked that Planning Commission members please look at the application as it stands and they will adhere to whatever Planning Commission's requirements are. He stated that they are trying to expedite this project along so that they can complement the Meijer development next door. He thanked the Commission for the discussions.

Dr. Bostic made a motion that the Fed Ex Exit Drive & Yard Improvements – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM #4 Broadway U.D.F. – Lot Split (Project ID# 200508300104)
3539 N. Broadway**

Applicant: Frank Eck, 145 E. Rich Street, Columbus, Ohio 43215

This application pertains to the split of 0.05 acres from the original 0.645 acres in order to adjust the property lines between the United Dairy Farmers parcel and the D.G. Burton Corporation parcel (Memories Restaurant).

Chair Holt noted that Mr. Eck was present during the caucus and spoke to this item. Chair Holt then noted the following point of clarification:

The 0.05 land area that is being split off is to be combined with the existing parcel into a single parcel.

Mr. Corbin made a motion to approve the Broadway U.D.F. – Lot Split as submitted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #5 The Sanctuary Tearoom – Certificate of Appropriateness (HPA Sign) (Project ID# 200509020106)
4086Broadway**

Applicant: Deborah Withrow, 576 Wiltshire Rd., Columbus, Ohio 43204

This application pertains to a proposed new panel to be installed onto an existing ground sign in front of the business.

Chair Holt noted that Ms. Withrow was present during the caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Ms. Fike made a motion that The Sanctuary Tearoom – Certificate of Appropriateness be recommended for approval to City Council as submitted; seconded by Dr. Bostic. The motion was unanimously approved.

**ITEM #6 HER RealLiving Grove City – Development Plan (Project ID# 200509060107)
Parkway Centre Drive**

Applicant: E. George Bellows, Bellows & Associates, 6125 Frantz Rd., Dublin, Ohio 43017

This application pertains to a proposed new 8,052 sq. ft. office building with 68 parking spaces located south of the new Bob Evans and the Drury Inn site.

Chair Holt noted that Mr. Bellows was present during the caucus meeting and spoke to this item. Chair Holt then noted the following stipulations.

The front porch columns and beam shall be finished to match the window trim.

That a 10-foot parking setback on the southern drive aisle or that landscaping be installed on the property to the south to meet the requirements of Section 1136.06 of the Code.

Plans will designate the use of dimensional shingles.

All sides of the building will be brick and that the brick shall be a lighter color than what was presented.

Mr. Havener made a motion that the HER RealLiving Grove City – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #7 Top Hat Chimney – Certificate of Appropriateness (HPA Sign) (Project ID# 200509060108)
3719 Broadway**

Applicant: Fred Hollingsworth, Hollingsworth Signs, 4423 Broadway, Grove City, Ohio 43123

This application pertains to the installation of a 60” by 121” (or 50.4 square feet) double-faced sign which states the name of the business and displays a logo, and provides an area for three (3) tenant panels.

Dr. Bostic made a motion that the Top Hat Chimney – Certificate of Appropriateness (HPA Sign) be postponed to the October 11, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #8 Waco Financial – Certificate of Appropriateness (Exterior Building Alterations or Modifications
Appeal) (Project ID# 200509060109)
3826 N. Broadway**

Applicant: Terry Boyden, Boyden Services Co., 2559 Bryan Circle, Grove City, Ohio 43123

This application pertains to the enclosure of the front porch on the existing structure to be used as a reception area.

Chair Holt noted that Mr. Boyden was present during the caucus and spoke to this item. Chair Holt then noted the following stipulations

The eaves support will be removed.

The gabled window will be replaced with an architectural feature. That feature will be brought back to the City and reviewed with the Development Department to receive the administration’s approval.

The thickness of the vinyl to be placed over the structure will be a minimum of .044” thickness.

Dr. Bostic made a motion that the Waco Financial – Certificate of Appropriateness be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM #9 Meadow Grove Estates North - Preliminary Development Plan (Project ID# 200509060110)
Buckeye Parkway and Holton Road**

Applicant: Donald Wick, Rockford Homes, 999 Polaris Parkway, Columbus, Ohio 43240

This application pertains to a new subdivision situated on two properties, located off of the proposed Buckeye Parkway between Holton and Borror Roads.

Chair Holt noted that Donald Wick was present during the caucus and spoke to this item. Chair Holt also noted that this is a preliminary development plan for a planned unit district and will go on to Council for final approval. Chair Holt then noted that these recommendations are to be incorporated into the Development Plan. The Applicant will have to come before Planning Commission again for rezoning and a development plan for this project.

Chair Holt then noted the following stipulations:

Direct vent chimneys will be permitted provided they are in the rear of the home. Conventional (masonry) chimneys are required on the sides.

The three model lots shown on the north side of the development and accessed via a service road from Buckeye Parkway are to be removed from the plan.

In the single-family residential portions of the community, the width of the street will be 28' - 32'. In the condominium portion of the development the width of the street will be 24'.

A maximum 20' offset on garages will be permitted only on the "Cypress" model.

There are some lots at the north end that are in the flood zone, the applicant shall coordinate with the City's Floodplain Administrator on these lots.

Revise the 30' right-of-way drop along Borrer Rd to a 40' right-of-way drop.

All bike paths are to be 8' wide. The proposed 4' wide bike path is not acceptable.

A traffic impact study to determine the requirements for roadway improvements is required or the applicant shall come to an agreement with Franklin County.

The applicant shall consider more 90' lots in the development.

Mr. Corbin made a motion that the Meadow Grove Estates North – Preliminary Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #10 Gateway Capital Holdings – Lot Split (Project ID# 200509190112)
3637 Marlane Drive – Lot #12**

Applicant: Paul McKnight, 1667 Gateway Circle, Grove City, Ohio 43123

Chair Holt noted that Mr. McKnight was present during the caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mr. Havener made a motion that the Gateway Capital Holdings – Lot Split be approved as submitted; seconded by Ms. Corbin. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 4:15 p.m.