

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

REGULAR MEETING

October 8, 2013

The meeting was called to order at 1:32 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 and Mr. Gary Leasure. Mr. Mike Linder and Mr. Dan Havener were not present. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost, Brown, Todd; Ryan Andrews, EMH&T; Mike Boso, Chief Building Officer; Lt. Bill Dolby, JTF Inspector; Tami Kelly, Clerk of Council; Kendra Spergel, Planning Assistant; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the September 3, 2013 regular meeting. They were approved by unanimous consent.

Item #1 – Physique Fitness – Development Plan

(PID# 201309030034)

The applicant is requesting approval of a development plan for a new fitness facility at the northwest corner of Parkway Centre Drive and Buckeye Place. The 1.3 acre site is zoned PUD-C with a text established in 2005. The entrance to the site will be shared with the proposed Marriott Courtyard to the west, approved by City Council in 2011, with an access agreement recorded over the shared entrance drive.

A total of 27 parking spaces are proposed for the site; two parking spaces will be handicap accessible. The majority of the parking area is to be constructed without curbing to allow for alternative stormwater management practices. A rain garden is proposed in the center of the parking area connected to a large dry stormwater detention pond located in the northeast portion of the lot. According to the City's pond design standards, all detention basins installed within the City shall be wet ponds with a permanent normal pool; however the policy also states that alternative means of providing detention may be approved by the Planning Commission and City Council. Ms. Shields stated that staff recommends either the detention facility be redesigned to function as a rain garden or redesigned to comply with the established pond design standards.

The proposed structure is approximately 5400 square feet with an additional 100 square foot storage facility proposed in the rear of the parking area. The primary structure is proposed to be finished in vinyl siding with stone around the building entrances. Ms. Shields stated that staff does not feel that the proposed exterior materials are compatible with the materials on existing structures in the area, which are finished in at least 40% brick or stone. Additionally, staff recommends a stone watertable be incorporated on the storage building to better tie it with the primary structure. Furthermore, Ms. Shields stated that staff believes the proposed vertical vinyl siding should be replaced with either EIFS or horizontal HardiePlank and the color be lighter to be more compatible with area structures.

The applicant has proposed one wall sign and one monument sign for the site. The wall sign is proposed on the southeast elevation of the structure made up of individual channel letters. The proposed monument sign will be located near the entrance along Buckeye Place with a stone base. The sign is proposed to be internally lit, with a white background and black letters. In order to remain consistent with area signage, staff recommends the monument sign be externally lit from concealed ground-mounted lighting sources.

Ms. Shields stated that staff does not feel that the proposed fitness facility will be detrimental to present and potential surrounding uses; however, she stated that there are multiple items staff felt needed to be addressed to comply with the approved zoning text on the site which requires that architecture, signage and landscaping create a unified development appearance for the area, and recommended that Planning Commission make a recommendation of approval to City Council for the development plan with seven stipulations:

1. At least 40% of the structure be finished in brick or stone, with the remainder of the structure finished in either EIFS or a light-tone horizontal HardiePlank.

2. The dry stormwater detention basin be redesigned as a rain garden or redesigned to comply with the City's Public and Private Pond Design Standards.
3. A stone watertable be incorporated on the accessory structure.
4. Details for building lighting fixtures should be submitted to and approved by the Development Department prior to approval of the site improvement plan.
5. The photometric plan and sheet SD1.1 be revised to consistently show lighting fixture locations and their corresponding lighting output levels.
6. Curbing or parking blocks be installed along the north and west parking areas.
7. The monument sign be externally lit from ground-mounted lighting sources.

Dean Bollinger, the applicant, was present to speak to the item. Mr. Bollinger explained that they're trying to give the building a barn-look with the vertical siding, the roof and some of the stone that was required by the City. With the costs involved, the applicant can't afford to do the 40% that the City recommended, and they are proposing about 25%, which includes the base and the stone at the entries. They have since added stone to the elevations submitted to the Commission, bringing the stone up to the windows. Mr. Bollinger presented a new rendering with the updated elevations. Mr. Bollinger feels that with the added stone at the base, their building does comply with some of the other buildings in the area; he presented pictures of other buildings in the area. Mr. Bollinger then addressed the dark roof shingles of his building and the building adjacent. The HER building has both dark shingles and a dark red brick colored exterior.

Tonya Adams, 958 Carnoustie Circle, co-applicant, addressed the Commission. She stated the vertical siding would be more aesthetically pleasing and does conform to the Texas Roadhouse that also has vertical siding.

Chair Holt inquired about the first of staff's recommended stipulation - that 40% of the exterior be furnished in brick or stone along with the use of EIFS or a light tone, horizontal HardiePlank. Chair Holt questioned Mr. Bollinger and Ms. Adams if they were agreeable to the other six stipulations recommended. Ms. Adams stated the other stipulations, from her understanding, they were already addressed. Chair Holt noted they were not addressed in the plans that he held.

Mr. Boso inquired as to the percentage of stone on the newly proposed elevations. Mr. Bollinger stated that with the stone around the building and on both entries, it was brought up to around 25%, which is more than half of what the City is recommending; which adds an additional \$50-60 thousand dollars to the project. He reiterated that the project was tight on funds as it is.

Chair Holt stated that he didn't particularly care for the dark color, he would much rather see a lighter tone. Of the developments around the site, most of them are a light tone in color. Ms. Adams responded that she disagrees; the Texas Roadhouse and HER building are dark in color. She also stated that there will be landscaping with lots of trees and shrubbery, more than required by the City, that will screen her building.

Mr. Leasure asked to see the material sample board for the building colors. Mr. Bollinger produced samples but did not have the correct colors with him. He stated that the proposed siding is the same as that utilized on structures at Pinnacle. Chair Holt suggested that a materials board with all of the correct colors be available for their presentation to City Council. When Mr. Bollinger presented the submitted board to the Commission, Chair Holt noted that it should be larger - as should the plan sheets, as they are difficult to read. Mr. Bollinger said he kept it at 8.5x11 so it would fit in people's files, and some of the samples can be very large.

Chair Holt directed the discussion to the other six stipulations, noting that many of the items were contained in staff's previous review letters. He asked for discussion on stipulation number two, related to the dry stormwater detention basin. Mr. Casey Elliott, civil engineer for the project spoke to the item. Mr. Elliott stated the detention facility consists of a rain garden which will collect all of the water that runs off the pavement and the building and will remove sediment, which will then empty into the outlet structure into the detention basin. He stated that on such a small property, the EPA has

stated that the use of a grass filter strip is acceptable in place of a micro-pool. The grass filter strip is wide enough to provide 70% removal of any sediment that comes off the remaining part of the parking area, moving it to the retention basin. He stated that in terms of water quality, the proper treatment is being shown on plans. He also stated that they are proposing the dry detention because the client would like to use the green space for outdoor classes and exercise space. He stated that a wet pool is expensive and hard to maintain for a small site. Mr. Elliott questioned staff as to who wants the rain garden. Ms. Shields stated that Code does not permit a dry basin and if the client wishes to have the green space, underground stormwater could also be an option. Mr. Elliott sees the wet basin, in such a small site, as being counter-productive for stormwater water quality. Mr. Andrews stated that the City does understand the rationale of Mr. Elliott's design; however, the issue is that the City's Pond Design Standards doesn't allow for a dry basin. Mr. Elliott asked for background and reasoning as to why, stating that he cannot address our concerns and draw up an alternative unless he understands this. Mr. Andrews suggested they meet after this meeting to discuss the issue. Chair Holt stated that the Planning Commission will hold to the recommended stipulation because that is a Code requirement. Mr. Bollinger stated that there is a large dry detention on McDowell Road, near Horton's that has been there for years. Mr. Andrews stated that he did not know what year that was installed, but that it likely predates the Pond Design Standards. He also reiterated that developments can also utilize underground storage facilities.

Chair Holt moved onto stipulation number three: a stone watertable be incorporated on the accessory structure (storage facility). Mr. Bollinger stated he would add the stone watertable to the accessory structure. He stated that the existing stone base is only about 7 or 8 inches off the ground.

Chair Holt moved to stipulation four, the details for building lighting and fixtures. Mr. Bollinger stated they had previously submitted a catalog cut – for building and parking pole lighting. Ms. Shields said that cut sheets had been submitted but it had not been clarified if the lighting was for the building or the parking lot. The same fixtures are proposed for the site lighting and building lighting.

Chair Holt moved to stipulation five: the photometric plan and sheet SD1.1 be revised to consistently show lighting fixture locations and their corresponding lighting output levels. Mr. Bollinger stated that one of the lights did not appear on sheet SD1.1; the photometric plan showed the three lights in the parking lot; SD1.1 showed only two. Mr. Bollinger stated that they have made that correction. Ms. Shields stated the plans that Planning Commission would be approving today are not corrected. Chair Holt said they must provide plans to the Development staff showing all three lights.

Chair Holt moved to stipulation six: curbing or parking blocks installed along the north and west parking area. Mr. Elliott asked why curbing or parking blocks are being required in that area. Ms. Shields stated that the proposed walking path butts up to the parking area and it is a safety issue. Mr. Elliott stated there was no walking path, it was proposed for future installation. Ms. Shields stated the walking path is on the plans that the Commission is approving today. Ms. Shields stated that typically, the City would require curbing for the entire parking area, but the Development Department was considering alternatives due to the proposed alternative stormwater practices. Mr. Bollinger stated that curbing would be a lot more expensive. Ms. Shields stated that staff would prefer curbing.

Chair Holt moved to stipulation seven: the monument sign be externally lit from the ground-mounted lighting sources. Mr. Bollinger stated that it was not a problem and they had been discussing changing it to be externally lit.

Chair Holt asked why the walking path was only shown on one drawing only and is labeled as 'future.' Mr. Bollinger stated that the landscape sheet shows the future walking path because the applicant/client isn't sure if they will be able to afford to add the path now or not. Mr. Boso stated that the Commission understands the sensitivity of the project and the funding available; however, if every applicant coming before the Commission stated that they could not comply because of their budget, the Commission would be in a tough situation. Ms. Adams stated that she felt the path would be better than clients walking on the sidewalk. Mr. Boso asked staff if having the trail marked "future" was a problem. Mr. Rauch stated that staff was not against the path, but more with the consistency between plan sheets. It is difficult to enforce plans when certain sheets show details that others do not. Chair Holt noted that it would be difficult to enforce plans that show a "future" improvement separate from the rest of the development. He recommended removing it from the plans if it was not going to be installed. Mr. Elliott said it would be removed. Mr. Bollinger stated that it was partially a problem with coordination between parties to submit plans on time. Mr. Boso stated that adding a walking path to the site would not require coming back through the Planning Commission.

Chair Holt asked how the client will connect to the sanitary sewer. Plans show a connection from the north; however there is no sewer there to connect into currently until the Marriott site develops. Ms. Adams stated that the owners of the Marriott project have stated that they would like to coordinate with them so they could potentially develop at the same time. She stated that she and Mr. Lou Visco (Casto) have informed the Marriott owners that this project cannot move forward until the Marriott develops. She stated that the Marriott owner believed that their plans were going through the review process and pretty much approved. Mr. Rauch stated that, after speaking with the engineer for the Marriott project, their site improvement plan is 98% complete, but no plans have been submitted for the sanitary extension. The sanitary plans will be a separate plan and separate review process because it will be a public improvement. Chair Holt noted that the sanitary sewer will not be a contingency as far as the Planning Commission is concerned but it is an issue that must be resolved.

Mr. Leasure commented that he has a problem with the color of the building and that a lighter tone would be more compatible with area structures. Mr. Boso stated that he thought the color was acceptable and had more of an issue with the proposed material over the color. Mr. Bollinger reminded the Commission that there would be a lot of landscaping on the site, so you will not see a lot of the structure from the road. Ms. Adams stated that white trim would also be used for accent and helps tie into area development.

Mr. Boso made a motion to recommend the approval of the development plan to City Council with seven stipulations:

1. At least 25% of the structure be finished in brick or stone, with the remainder of the structure finished in either EIFS or horizontal HardiePlank.
2. The dry stormwater detention basin be redesigned as a rain garden or redesigned to comply with the City's Public and Private Pond Design Standards.
3. A stone watertable be incorporated on the accessory structure.
4. Details for building lighting fixtures should be submitted to and approved by the Development Department prior to approval of the site improvement plan.
5. The photometric plan and sheet SD1.1 be revised to consistently show lighting fixture locations and their corresponding lighting output levels.
6. Curbing or parking blocks be installed along the north and west parking areas.
7. The monument sign be externally lit from ground-mounted lighting sources.

Mr. Leasure seconded the motion and the vote was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:17 p.m.

Molly Frasher, Secretary

Marv Holt, Chair