CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **October 26, 2010**

The meeting was called to order at 1:30 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. Phil Honsey; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council ; Jennifer Readler, SZD; Ryan Andrews, EMH&T; Chuck Boso, Development Director and Kim Dooley, Secretary. Mr. Gary Leasure was absent.

Chair Holt noted a quorum was present. There were no changes to the minutes of the September 28, 2010 regular meeting. They were approved by unanimous consent.

Chair Holt noted that there was one item on the table, ITEM #4, The Whitehorse Saloon – Special Use Permit. Mr. Honsey made a motion to have ITEM #4 The Whitehorse Saloon be removed from the table and added to the agenda for the meeting; seconded by My. Linder. The motion was unanimously approved.

ITEM #1 **The Center at 665 – Lot Split** **(Project ID# 201009300042)**
2607 London Groveport Rd

Applicant: Richard Sicker, RAS Civil Engineering, 4254 Tuller Road, Dublin, Ohio 43017

The applicant is requesting approval to split an approximately three (3) acre lot on London Groveport Road into four lots. Proposed "Lot 2" is the current site of the existing Huntington Bank. The development plan for The Center at 665 was approved by City Council in 2006 and the proposed lot split would not affect the ability of the site to be developed according to the approved plan.

The proposed project was reviewed by the Board of Zoning Appeals on September 27th, 2010 for a variance to eliminate parking and drive aisle setbacks and the associated landscaping for the four lots that would be created by the proposed split. The variances were approved with the understanding that all development on the site would have to conform to the approved development plan.

Concerns were raised at the BZA meeting regarding the maintenance of the drive aisles and stormwater on the site between the lots. The applicant has prepared an agreement for management and maintenance of the driveways and stormwater system.

Mr. Richard Sicker was present and spoke to this item. Mr. Sicker stated that the developer would like the option to sell the proposed buildings on the approved development plan as four separate lots. It was stated that there is currently an agreement to sell the proposed lot on which the Huntington Bank sits.

Mr. Linder questioned if the agreement would be recorded. Mr. Sicker responded that it would be recorded and would handle all four lots, as proposed.

Chair Holt noted that the Urban Forester was not in attendance to discuss landscaping and asked staff if there were concerns regarding landscaping on the site. Mr. Rauch stated that the Urban Forester had viewed the plans and was present at the BZA meeting and that landscaping concerns have been addressed. Issues regarding accessibility of drive aisles for the Fire Department would have been taken into consideration during the review of the development plan in 2006.

Mr. Honsey made a motion that The Center at 665– Lot Split be approved; seconded by Mr. Linder. The motion was unanimously approved.

ITEM #2 **True2Form Collision Repair Centers, LLC – Special Use Permit** **(Project ID #201010180044)**
3965 Brookham Drive

Applicant: Robert A. Meyer, 41 South High Street, Columbus, OH 43215

The applicant is requesting approval of a special use permit to operate an automobile collision repair center. A special use permit for the project was approved by City Council in 2009; however the permit became null and void after failure to commence the operation within six (6) months of approval. The scope of the project has not changed from what was approved in 2009. No routine maintenance or servicing of vehicles will be conducted on the site.

The applicant is also proposing exterior modifications and landscaping on the site which will be reviewed through the Certificate of Appropriateness (COA) process with the Building Division. A memo of concerns from Jodee Lowe, Urban Forester, regarding the proposed landscaping was distributed to Commission members. Mr. Rauch recommended that these items be addressed during the Building Division review in the COA process and not during the Special Use Permit approval process, as the items refer more to the physical aspects of the site and not the proposed use of the site.

Mr. Meyer and Mr. Bob Apel of MA Architects were present and spoke to this item

Mr. Honsey questioned stipulation #3 recommended by staff, regarding the timeframe for removal of total loss vehicles from the site. Mr. Honsey recommended the timeframe for removal of vehicles be amended from "two to five business days" to "within five business days." Mr. Linder questioned whether there would be a reason for vehicles to be removed faster than two days. Mr. Meyer stated that there is a process to determine whether or not a vehicle is a total loss or is repairable, which can take up to five days. True2Form has no benefit to keeping total loss vehicles on the site and removes the vehicles from the site as quickly as possible. All total loss vehicles will be stored within the proposed fenced area.

Chair Holt noted that the applicant has requested an eight-foot tall fence, while staff has recommended that the height be reduced to six (6) feet. The applicant stated that the goal of True2Form is to completely block the view of vehicles from outside the fence. Mr. Rauch clarified that the plans approved by City Council in 2009 proposed a six (6) foot fence. The original materials submitted in 2009 called for an eight (8) foot fence, which was reduced to six (6) feet during the review process. The materials submitted for the current application included the original narrative and not the revised narrative. The applicant stated that they are agreeable to the six (6) foot fencing, as previously approved by Council.

Chair Holt asked the applicant if they were agreeable to the recommendations from the Urban Forester. The applicant stated that the items would be addressed to comply with the comments. Mr. Rauch requested that a stipulation be added stating that the applicant will work with the Urban Forester during the COA process to ensure compliance with Chapter 1136 and to give the applicant the flexibility to address the comments as needed.

Chair Holt noted the following stipulations:

1. A Certificate of Appropriateness (COA) shall be obtained for exterior improvements reflected on submitted plans dated June 8, 2009.
2. The height of the screening fence shall not exceed six (6) feet.
3. Vehicles deemed total losses shall be removed from the property within five business days after being deemed as such.
4. The applicant shall work with the Urban Forester to ensure compliance with the memo dated Monday June 15, 2009.

The applicant was agreeable to the stipulations noted.

Mr. Havener made a motion that the True2Form Collision Repair Centers, LLC – Special Use Permit be recommended for approval to City Council with the stipulations as presented; seconded by Mr. Linder. The motion was unanimously approved.

ITEM #3 **Three Rednecks and a Dream – Special Use Permit** **(Project ID #201010180045)**
4346 Broadway

Applicant: James T. Spohn, 2325 Brookbank Dr., Grove City, OH 43123

The applicant is requesting approval of a special use permit for a motorcycle repair shop at 4346 Broadway. Proposed services include basic repairs including oil changes and tire replacement, as well as additional retail space for the selling of tools, clothing, helmets and other accessories. Hours of operation will be Monday through Saturday from 10am to 6pm.

Mr. Rauch stated that the proposed use is in character with surrounding uses which include a convenience store to the north, a similar service shop to the south, and a lawnmower repair shop to the west. The area to the east is residential; however the proposed shop will use only small hand tools and other tools potentially found in a residential garage.

Mr. Spohn was present and spoke to this item. He stated that his goal is to bring a small, personal shop to Grove City.

Chair Holt asked if the applicant would be improving the storefront. Mr. Spohn stated that both the front and the rear of the structure will be improved.

Chair Holt noted the following stipulation:

1. No outdoor storage or sales shall be permitted on the site.

The applicant was agreeable to the stipulation.

Mr. Linder made a motion that the Three Rednecks and a Dream – Special Use Permit be recommended for approval to City Council with the noted stipulation; seconded by Mr. Honsey. The motion was unanimously approved.

ITEM #4 **Whitehorse Saloon – Special Use Permit – Outdoor Seating** **(Project ID #201008090036)**
4318 Broadway

Applicant: Dolly Ginsberg, 4253 Broadway, Grove City, OH 43123

Chair Holt noted that the applicant was not present for this item and has not corresponded with staff regarding the application.

Mr. Havener made a motion that the Whitehorse Saloon – Special Use Permit be withdrawn with a 60 day fee waive; seconded by Mr. Honsey. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:56 p.m.

Kimberly Dooley, Secretary

Marv Holt, Chair