

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

REGULAR MEETING

November 4, 2014

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. The following members were present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Mike Linder and Ms. Julie Oyster. Mr. Gary Leasure had an excused absence. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Lt. Tammy Greene, JTF Inspector; Capt. Jeff Pearson, Grove City Police; Mike Boso, Chief Building Inspector; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning & Zoning Coordinator; Tami Kelly, Clerk of Council, Laura Lanese, Councilwoman and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the October 7, 2014 regular meeting. They were accepted by unanimous consent.

Item #1 – Grove City Dollar General – Development Plan

(PID# 201409020045)

The applicant is proposing to construct a Dollar General at 3065 Broadway at the southwest corner of Broadway and Home Road. Three curb-cuts currently exist to access the site from Homes Road; however the applicant is proposing to remove two of the cuts, leaving only the center cut to access the site. A large portion of the site is located in a FEMA designated Flood Hazard Area (Zone AE) and floodway. The building has been located outside the hazard area; however the applicant will be required to work with the Building Division to further review the floodplain on the site and obtain a Special Flood Hazard Development Permit as part of their building permitting process.

Landscaping is proposed throughout the developed site in addition to a number of larger trees being preserved around the perimeter of the site. In order to better compliment the new entrance features and landscaping installed at this intersection earlier this year, staff recommended that some of the evergreen trees proposed along the back of the property be relocated to the front. The applicant should work with the Urban Forester to ensure the placement of the trees is appropriate and compatible with the City's entrance features.

The proposed building will be 9,100 square feet in are and 20' feet tall. The structure is proposed to be finished in brick and stone.

In general, Ms. Shields stated that staff is supportive of the proposed development plan and recommended Planning Commission make a recommendation of approval to City Council for the development plan with the following stipulations:

1. A deviation shall be granted to allow the parking lot to contain 14 fewer parking spaces that required by Code.
2. The dumpster screening shall be finished in brick to match the primary structure.
3. An exterior finish schedule shall be submitted with details for all proposed exterior finishes.
4. All curbing shall be 18" straight curbing.
5. The access easement should be recorded with Franklin County to ensure legal access across the site and shared drive between properties.
6. A landscape peninsula shall be installed at the southern terminus of the parking row adjacent to the building entrance sidewalk.

7. A Special Flood Hazard Development Permit shall be obtained from the Building Division for all applicable improvements located within the floodplain to ensure compliance with Chapter 1329.
8. The applicant shall work with the Urban Forester to relocate some of the evergreen trees proposed along the rear of the property to the front, and placed appropriately to be most compatible with the city's newly installed entrance features.

Jacob Horvath, applicant, was present to speak to the item; he had no issues with any of the stipulations. Mr. Horvath also noted that they have been in discussions with the Building Division regarding the special floodplain permit that is required; they fully intend to address that once the site is approved.

Mr. Boso stated that the original drawings showed 32 parking spaces, but the most recent renderings showed only thirty. Mr. Horvath counted the spaces and agreed that with the reconfiguration, two spaces had been eliminated. Mr. Boso stated that was a deviation in the parking of 35%. Mr. Horvath stated this building has been a challenge, raising it out of the floodplain, has created grading challenges; challenging also was making accommodations for delivery truck traffic and access easements with the property to the south.

Chair Holt asked that Ms. Shields change the first stipulation to read 16 fewer parking spaces, not 14. She stated that if the Commission was happy with the plan submitted and the deviation, the stipulation should be changed to note the parking lot contains 16 fewer spaces than required by Code.

Mr. Linder asked the fire and police if they were concerned with getting emergency equipment through the area with the traffic back-ups in the area. Inspector Greene stated there were other drive entrances available if there would be traffic. Captain Pearson stated that since their vehicles were much smaller than the emergency fire vehicles, they had no concerns.

Being no further questions, Ms. Oyster motioned to recommend the approval of the development plan to City Council with the following stipulations:

1. A deviation shall be granted to allow the parking lot to contain 16 fewer parking spaces that required by Code.
2. The dumpster screening shall be finished in brick to match the primary structure.
3. An exterior finish schedule shall be submitted with details for all proposed exterior finishes.
4. All curbing shall be 18" straight curbing.
5. The access easement should be recorded with Franklin County to ensure legal access across the site and shared drive between properties.
6. A landscape peninsula shall be installed at the southern terminus of the parking row adjacent to the building entrance sidewalk.
7. A Special Flood Hazard Development Permit shall be obtained from the Building Division for all applicable improvements located within the floodplain to ensure compliance with Chapter 1329.
8. The applicant shall work with the Urban Forester to relocate some of the evergreen trees proposed along the rear of the property to the front, and placed appropriately to be most compatible with the city's newly installed entrance features.

Mr. Linder seconded the motion. Mr. Boso voted no, stating that his vote was not toward the particular project, but to the 35% reduction in parking; the remaining commission members voted yes. The motion passed.

Item #2 – Sylvan Learning – Certificate of Appropriateness (HPA-Sign)

(PID #201409160051)

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing ground sign for Sylvan Learning at 4067 Third Street. The application also includes new signs on the entrance door and rear door. The proposed ground sign will be approximately 7.8 square feet, the entrance door (window) sign will be 2.3 square feet, and the rear door sign will be 4.2 square feet.

In terms of code requirements, the proposed signage utilizes colors from the approved color palette, displays content permitted in the HPA and is within the size requirements. Staff recommended Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness as submitted.

Sylvia Gaston, representative for the applicant, was present to address the commission. Ms. Gaston was in agreement with Ms. Shields' report. There were no questions from the Planning Commission members.

Mr. Linder motioned to recommend the approval of the certificate of appropriateness as submitted; Ms. Oyster seconded and the motion was unanimously approved.

Item #3 – Kroger N842 - Development Plan

(PID #201409290053)

The applicant is proposing to expand the existing Kroger store at 5965 Hoover Road in the Buckeye Grove Shopping Center. The proposed expansion will be conducted in two phases; the total square footage of the Kroger will be more than 124,000 after both phases of proposed expansion.

Ms. Shields noted that the site is currently under-parked according to code requirements and that with the proposed addition of 46 new parking spaces in the rear of the building, the site will remain under-parked according to minimum requirements. She further stated that staff is supportive of a deviation to allow for a reduced number of spaces as it is believed that the existing number of parking spaces is capable of accommodating parking needs. All additions to the building will utilize materials matching those on the existing structure and rooftop mechanicals will be screened by raised parapet. Signage for the expanded shopping center is generally shown on the submitted building elevations; however details were not provided. The applicant has indicated that Kroger intends to return for a separate approval of a sign package at a later date.

Staff believes the proposed change to the PUD is in conformance with the general use of the area as the proposed expansion is within the parameters of the approved PUD text for the Buckeye Grove Shopping Center and was taken into consideration with the drafting and design of the Summit Apartment PUD.

Staff recommended Planning Commission make a recommendation of approval to City Council for the development plan with the following stipulations:

1. A photometric plan shall be submitted showing that the rear drive aisle and parking lot meet the Code required 0.5 footcandle minimum
2. Signage for the expanded shopping center shall be approved at a later date with a new application
3. A deviation shall be granted from the minimum parking standards to allow parking to be installed as shown on plans
4. The tree planting typical shall state that 50% of the burlap and wire cage will be removed.

Mr. Andrew Gardner with Bird Bull Engineering was present to speak to the item and was in agreement with all four stipulations. Mr. Linder asked how semi-trucks would maneuver in the rear of the building. Mr. Gardner stated that truck traffic was dependent on which dock they were using; a truck turning template was submitted with materials.

Chair Holt asked the police and fire departments if they had any concerns. Inspector Greene stated that there needed to be connections to a hydrant within 75 feet of a public building and these plans didn't show that. Mr. Linder questioned

whether this needed to be a stipulation on this application. Mr. Rauch stated that the hydrants and water lines would be reviewed as part of the site improvement plan.

Being no further questions, Mr. Linder motioned to recommend the approval of the development plan with the noted stipulations, Ms. Oyster seconded and the motion was unanimously approved.

Item #4 – Kroger N842 – Special Use Permit (Drive-thru)

(PID #201409290054)

The applicant is requesting approval of a special use permit to install a drive-thru pharmacy for the expanded Kroger in the Buckeye Grove Shopping Center. Directional arrows will guide vehicles to the entrance and display that the drive-thru will be one-way. A Do Not Enter / No Left Turn sign will be posted at the exit of the drive-thru to ensure proper traffic circulation in and around the proposed drive-thru.

The proposed drive-thru is consistent with other vehicular-oriented businesses in the shopping center including the Ken's Car Wash, Kroger Fuel gas station, and restaurants and banks with drive-thru facilities. Staff recommended the Planning Commission approve the SUP as submitted.

Mr. Gardner remained at the podium and had no comments. Mr. Linder asked how many vehicles would stack in the drive-thru. Mr. Gardner stated that usually the pharmacy may have three to four cars come through in an hour; three stacked, at most. Ms. Oyster asked how many parking spaces would be removed for the drive-thru; Mr. Gardner stated 17 spaced would be eliminated for the drive-thru.

Being no further questions, Ms. Oyster motioned to recommend the approval of the special use permit as submitted; Mr. Linder seconded and the motion was unanimously approved.

Item #5 – Lamplighter Senior Village II – Preliminary Development Plan

(PID# 201409290055)

The applicant is requesting approval of a preliminary development plan for the Lamplighter Senior Village II to be located on the south side of Lamplighter Drive east of the existing Lamplighter Senior Village. The development will contain 60 two-bedroom apartments in a combination of single-story and two-story structures.

The site will be accessed from a single curb-cut on a proposed extension of Lamplighter Drive which is shown to end in a cul-de-sac at the east end of the property. A connection is also proposed to the existing Lamplighter Senior Village to the west.

Ms. Shields stated that staff does not feel that the proposed development will be detrimental to present and potential uses. The site is bordered on all sides by residentially zoned properties both in the city and township. The applicant is proposing measures to ensure that the development will not adversely affect adjacent properties, such as installing additional landscaping where the development is adjacent to existing residential structures and where headlights from proposed private roads could shine onto adjacent properties. Staff recommended the Commission recommend approval of the preliminary development plan to City Council as submitted.

Rob Simmons and Todd Valentine were present to answer any questions. Mr. Linder asked if there would be a reason to have any emergency ingress or egress from White Road. Inspector Greene stated that it would be beneficial to have; the proposed radius on corners could damage the curbs with the ladder truck. Insp. Greene requested no parking signs on roadways. Mr. Valentine stated they have kept the turn radiuses the same from the first development and reminded the Commission that this is a preliminary plan approval; they will work fully with the fire department for vehicle clearance and parking signs with the final development plan.

Being no further questions, Ms. Oyster motioned to recommend the approval of the preliminary development plan as submitted, Mr. Boso seconded and the motion was unanimously approved.

Item #6 – Hoover Homes Community – Method of Zoning Change (SF-1 to SF-2)

(PID# 201409300056)

The applicant is proposing to rezone the 4.65 acres located east of Hoover Road and north of Home Road from SF-1 to SF-2. The site is currently vacant and is bordered by single-family township homes to the east, R-2 properties to the south across Home Road, and properties zoned SF-1 and PSO to the west across Hoover Road.

The area proposed to be rezoned has the capacity, based on lot frontage requirements, to be subdivided into seven single-family lots under the SF-2 requirements. This number of lots and width of the lots is comparable to the existing lot width and configuration of lots in Jackson Township adjacent to the east of the site to be rezoned.

Staff recommended Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Larry Gohring was present to speak to the item. Chair Holt specified that Mr. Gohring was requesting a zoning change from SF-1 to SF-2; Mr. Gohring was in agreement.

Ms. Boso stated that the present SF-1 zoning required 20,000 square foot lots, while the proposed SF-2 zoning would require 15,000 square foot lots. He stated these would be about a quarter acre and still some of the larger lots you would find in the city.

Being no further questions, Mr. Linder motioned to recommend the approval of the zoning change as submitted; Ms. Oyster seconded and the motion was unanimously approved.

Item #7 – Pinnacle Land Holdings Lot 884 – Development Plan Amendment

(PID# 201410070057)

The applicant is requesting approval to amend The Pinnacle Club of Grove City Development Standards Text for Lot 884 located south of Pinnacle Club Drive west of the Pinnacle Club Drive circle in Pinnacle's Subarea A, "The Estate Lots." The proposed amendment will reduce the rear yard setback from 30% to twenty-five (25) feet. The proposed changes are for Lot 884 only and will not affect any other standards for Subarea A or any other Pinnacle Club subareas.

Staff recommended Planning Commission make a recommendation of approval to City Council for the development plan amendment as submitted.

Joe Ciminello, applicant, was present to speak to the item. There were no comments from the Planning Commission. Mr. Ciminello explained that the home was designed to fit the unique shape of the lot; the home will resemble a 'U' shape. There were no questions from the commission.

Mr. Boso motioned to recommend the approval of the development plan amendment as submitted; Mr. Linder seconded and the motion was unanimously approved.

Item # 8 – 4170-4174 Broadway – Method of Zoning Change (PSO to A-1)

(PID# 201410020059)

The applicant is proposing to rezone 4170-4174 Broadway (parcel 040-00806) from PSO to A-1. The site is currently used for residences, with a duplex fronting Broadway and an additional detached structure in the rear of the lot. The applicant intends to make improvements to the structure in the rear of the lot to utilize for a residence.

Ms. Shields stated that staff does not believe the proposed zoning will harm the character of the area or affect the use of adjacent properties, as there are residential properties in close proximity of the property to be rezoned. Zoning the property residential will allow the existing use on the site to come into conformance and allow the property owner to renovate the structure in the rear for residential use. Staff recommended Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

The applicant was not present; however, the Planning Commission determined they would make a recommendation based on the staff report.

Ms. Oyster motioned to recommend the approval of the method of zoning change as submitted; Mr. Linder seconded and the motion was unanimously approved.

Item #9 – Perini Insurance Agency LLC – Certificate of Appropriateness (HPA-Signs) (PID# 201410210060)

The applicant is requesting approval of a Certificate of Appropriateness to reconfigure the signage at 3886 Broadway to include an additional tenant. The proposed sign tenant signs will be each be eight (8) square feet in area for a total of 24 square feet of signage; matching the size of the existing sign on the site.

The proposed sign content, color and size are in conformance with HPA standards. Staff recommended Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness.

Clint Ford, representative for the applicant, was present to speak to the item. Ms. Oyster noted that the shades of white in the sign do not match; the posts appear cream/white while the sign face appears white. She questioned if they would match once the sign was approved. Mr. Ford stated that the white color would match with the finishing of the sign. The color white would remain consistent. Chair Holt asked if the sign would be illuminated; Mr. Ford stated it would not be illuminated.

Being no further questions, Mr. Linder motioned to recommend the approval of the certificate of appropriateness as submitted, Ms. Oyster seconded and the motion was unanimously approved.

Item #10 – Grove City Town Center Apartments – Preliminary Development Plan (PID#201410240061)

The applicant was not present for this meeting. Ms. Oyster motioned to postpone the item to the December 2nd meeting, Mr. Linder seconded and the motion was unanimously approved.

Item #11 – A.G. Grants Homestead – Method of Zoning Change (A-1 to SD-1) (PID#201410290064)

The City is proposing to rezone 1.8 acres of land located on the east side of Haughn Road, at the eastern terminus of Park Street from A-1 to SD-1. The proposed rezoning would allow for the historical structure to serve its intended repurposed use as a museum. Museums are permitted in SD-1 districts but not on A-1 properties.

Staff recommended Planning Commission make a recommendation of approval to City Council for the method of zoning change as submitted.

Kim Conrad, Parks and Recreation Director, was present to speak to the item. She stated the structure is in need of repair but once completed, it will be a gem for the City.

Mr. Linder motioned to recommend the approval of the method of zoning change as submitted, Ms. Oyster seconded and the motion was unanimously approved.

Item #12 – Harrisburg Pike, Columbus Street and Alley – Plat Approval (PID#201410310065)

The proposed plat will dedicate right-of-way for the realignment of Columbus Street to access the future library site at Broadway and Grant Avenue as well as create an alley at the rear of the library site, connecting the extended Columbus Street to Grant Avenue. The proposed road alignment is consistent with the preliminary development plan for the Grove City Library approved by City Council on October 6th with CR-55-14.

Staff recommended Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mike Keller, applicant, was present to speak to the item. There were no questions for the applicant.

Mr. Linder motioned to recommend the approval of the plat approval, Mr. Boso seconded and the motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:10 p.m.

Molly Frasher, Secretary

Marv Holt, Chair