

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

REGULAR MEETING

December 23, 2008

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: Ms. Sharon Reichard; Mr. Marv Holt; Ms. Linda Swearingen and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Phil Hartmann, SZD; Tami Kelly, Clerk of Council; Chuck Boso, Director of Development; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester; Greg Grinch, City Council and Jennifer Uhrin, Secretary. Mr. Gary Leasure was absent.

Chair Holt noted that a quorum was present. Chair Holt requested that the voting on the minutes of the November 25, 2008 regular meeting be postponed to the January 13, 2009 regular meeting. This request was approved by unanimous consent. Chair Holt noted the following changes to today's Agenda: *Item #4 Mane, Body & Sole Salon and Day Spa – COA (Sign)* and *Item #5 Bleeding Ink – Method of Zoning Change (Use Approval)* were added to the agenda. *Item #2 Southwest Chiropractic Offices – Development Plan* and *Item #5 Bleeding Ink – Method of Zoning Change (Use Approval)* were postponed to the January 13, 2009 regular meeting. Ms. Swearingen made a motion to accept the requested changes; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #1 Indiana Business College – Development Plan (Project ID# 200811180045)
Jackpot Road, Grove City, Ohio 43123

Applicant: Browning Investments, 6100 West 96th Street, Ste 250, Indianapolis, IN 46278

The applicant is requesting approval of a Development Plan for the construction of a single story 15,000 square foot facility on 3.859 acres east of Interstate-71 and north of Stringtown Road.

The proposed site is to be accessed through a single curb-cut onto Gateway Lakes Drive (private drive), located at the northern terminus of Jackpot Road. The width of internal drive aisles (located within the parking area) vary between 22-23 feet. The parking peninsula located in the southeast portion of the site is striped to accommodate Jackson Township's fire apparatus. The site will be able to accommodate 229 automobiles, including 7 handicapped parking stalls.

The proposed building will utilize Face brick as the predominate building material (Glen-Gary manufacturer: Stratford Modular) and will be 25 feet 10 inches tall at its highest point with a hipped roof. Accent gables have been incorporated to add architectural interest to the structure. Through the incorporation of architectural details, such as the use of exterior finish system accents, face brick, cast stone accent band, and dimensional shingles, the proposed building is compatible with the context of the surrounding area and will enhance the character of the district.

The applicant has proposed to utilize individually mounted channel letters on three of the building elevations (east, west, north). Additionally, the applicant has proposed a 27 foot tall highway sign to be located on the west side of Gateway Lakes Drive, adjacent to I-71. This sign is to utilize an electronic message center with an area of approximately 98 square feet in area. It was noted that normally staff would not be supportive of such a request for commercial facility, however Staff is supportive of their request as they are an educational institution.

Mr. Mark Konesco, 550 E. Washington Street, Indianapolis, IN 46204; Ms. Kim Reeves Vice President, Development Services with Browning, 6100 West 96th Street, Suite 250, Indianapolis, IN, 46278; Ms. Sharon Brooks, Account Manager with Sign Solutions, 505 Commerce Pkwy West Drive, Greenwood, IN 46143 and Mr. Stephen Applegate, Project Manager with Cripe Architects & Engineers, 3939 Priority Way South Drive, Suite 400, Indianapolis, IN 46240 were present and spoke to this item. A slide presentation was used to show the proposed building as well as the possibilities of the proposed highway sign. Mr. Konesco, Vice President of Marketing and Enrollment stated that they

were excited about becoming a part of the Grove City community and stated that they become very involved in their communities, the Marion Campus averages over 150 hours of community service per employee and almost \$1,000 per employee in donations. They are a nationally accredited school with 12 campuses and 5,000 students throughout Indiana and serve over thirty states and many other countries as well, through their online division. Indiana Business College was founded in 1902 and has been family owned and operated since its inception, with only three families having operated the school since its inception. Mr. Konesco stated they really focus on student's individuality and small classrooms. An Executive Director that has been involved in higher education in Ohio for over 20 years has been hired, but not made public as of yet. The variance for the sign is being requested to build their awareness in the State of Ohio. Ms. Brooks continued the presentation focusing on the need for the 27 foot tall highway sign. She stated that many studies have been done to determine the best height for highway signage, however there have not been any studies done that show that these signs cause traffic accidents. One benefit to the sign is the inability for unauthorized individuals to change the wording on the sign into something obscene as is possible with changeable letter signs. Mr. Konesco stated that similar signs have been used by other colleges and secondary schools that have been very successful in the terms of awareness and overall have been very positive from an educational perspective. Planning Commission viewed a demonstration of the sign. Mr. Konesco stated that the City would be able to utilize the sign to announce upcoming events, but it would not be available to any other entities.

Christy Zempter requested clarification as to a ramp from the pavement to the sidewalk near the handicap ramps. The sidewalk is to be flush with the pavement in those areas. Also, the exit doors that lead to two pads should then be connected to the sidewalk. Mr. Havener suggested the use of bollards instead of the typical parking blocks in the handicap spots. Ms. Swearingen asked Staff why they gave the recommendation that they did. Mr. Chuck Boso responded that in any project of this magnitude and quality there are certainly negotiations that go on in terms of not only a construction standpoint, but the aesthetics of the structure and trying to bring a quality institution to the City. What you have before you and what Staff has recommended is a compromise from the Development Department. There are certainly other issues that one can and does bring out in a Commission setting like this. Both parties are probably not completely happy, but worked to reach a compromise in a professional manner and the Development Department stands by their recommendation of approval. Ms. Swearingen questioned whether this same facility has been built elsewhere. Mr. Kinesco, stated that the closest replica is in Elkhart, Indiana, built two years ago, but the Grove City facility is larger by about 3,000 square feet. Sites in Evansville and Fort Wayne also have "L" shaped buildings such as the one proposed for Grove City. Mr. Boso stated that this structure is complimentary to the existing area on Jackpot Road.

Mayor Stage interjected that there were two goals that the City was moving toward. One was a higher level of medical services which we now have with Ohio Health and Mount Carmel. The second one is that we wanted an area of higher learning and this is certainly a deliverable that we very much appreciate. Mayor Stage also thanked the Planning Commission members for their time and dedication.

Chair Holt noted that the zoning is currently PUD and that there is opportunity to deviate from the code. He also requested additional comments from Jodee Lowe, Urban Forester. Ms. Lowe needed confirmation as to the areas to the north to ensure adequate space to plant the necessary trees. She requested that the Applicant work with her on the required landscape materials and locations.

Chair Holt stated that Jackson Township sent a comment that the parking lot will accommodate most of their equipment/apparatus. Mr. Applegate stated that all of the Jackson Township equipment can make the entire large loop through the parking lot, but their biggest piece of equipment may not be able to go up and down the drive aisle, however, it can access the building and make it though the entire loop.

Chair Holt than asked whether the sign would be animated? Mr. Kinesco and Ms. Brooks both stated that the sign does have that potential. Ms. Brooks reiterated that there have not been any cases where these types of signs have caused any accidents. Ms. Swearingen questioned their comment about the sign not being out of context with the area. Mr. Konesco replied that that comment was regarding the sign not being a pole sign, but having two pillars similar to the others in the area.

Ms. Swearingen questioned the removal of the trees for the proposed highway sign. Ms. Lowe indicated that the applicant is requesting permission from ODOT to remove and replace trees that would otherwise block the signage.

Ms. Swearingen also noted that this is a great opportunity for our community, but cannot be supportive of the sign.

Ms. Reichard agreed that this was a great opportunity, but would not support the proposed sign request either.

After some discussion, it was determined that the Commission would request stipulations regarding the proposed sign and the Applicant would have the opportunity to request that City Council amend those stipulations before making their final decision.

Chair Holt noted the following stipulations:

1. The 27 foot tall highway sign message board shall not blink, scroll or be animated and must be posted for a minimum of 40 seconds and shall only be used for the Indiana Business College and the City of Grove City with no other third party advertising.
2. Sheet L101 shall be revised to provide for appropriate landscaping around the perimeter of the dumpster in accordance with Section 1136.08.
3. The free standing sign is to be set in a landscaped area with permanent shrubs and groundcover that are a minimum 2' larger than the foundation of the sign.
4. A note to the landscape plan shall be added (in accordance with Section 1136.09 (d)) stating 50% of the wire basket/cage, and burlap and all trunk wrap and twine/roping shall be removed when planting any tree.
5. Sheet L101 shall be revised to illustrate areas to be seeded or sodded in accordance with Section 1136.11
6. Sheet L101 shall be revised to list the size (caliper) of the trees and the height/gallon size of shrubs and perennials to be installed (Section 1136.09 (a)(3)).
7. The applicant shall obtain a Special Flood Hazard Development Permit from the Building Division prior to the issuance of a Building Permit.
8. The applicant shall utilize the Hadco CF5 Series Light fixture, finished black as noted on Sheet E101.
9. The parking lot shall be striped in order to be compliant with ADA regulations.
10. A walkway shall be provided to the sidewalk from the exit doors on the west side.
11. Applicant shall consider the use of bollards instead of parking blocks for the handicap spaces.

Mr. Konesco stated that he understood and agreed to comply with the stipulations, but may seek changes to stipulation #1 through Council.

Mr. Havener made a motion that the Indiana Business College – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Ms. Reichard. Ms. Swearingen voted no; the motion was passed by the majority.

Hoover Road, Grove City, Ohio 43123

Applicant: Jonathan Barnes Architecture & Design, 153 E. Main Street, Columbus, Ohio 43215

Per the Applicant's request, this item was postponed to the January 13, 2009 regular meeting.

ITEM #3 Dogs Rule! (Dog Daycare Center) – Special Use Permit (Project ID# 200811180047)
4095 Hoover Road, Grove City, Ohio 43123

Applicant: Dennis Eaddy, 2582 Dibbler Avenue, Columbus, Ohio 43204

The applicant is requesting approval of a Special Use Permit for the operation of a day care facility for dogs within an existing retail strip center located on the west side of Hoover Road, north of Columbus Street. The applicants expect 20 – 25 dogs for their grand opening with two- three full-time employees. The hours of operation for the facility would be from 7:00 a.m. to 7:00 p.m. Monday through Friday, with peak drop off hours between 7am – 9am and peak pickup hours between 5pm – 7pm.

Mr. Dennis Eaddy was present and spoke to this item. Mr. Eaddy stated that they wanted to provide a quality facility for this community and that the success of their business will be based on their ability to get along with their neighbors. Also, the dogs would be inside 95% of the time and when outside they would be in small groups and supervised. If a dog is continuously barking, it will be brought inside. Also, all dogs must go through a temperament test before being allowed to stay at the facility. Mr. Eaddy foresees turning dogs away that do not pass the temperament test. Additionally, Mr. Eaddy was assured by his landlord that the current walls are thick, but he is prepared to add more insulation and walls for additional soundproofing.

Chair Holt noted the condition of approval:

1. Applicant shall maintain appropriate noise levels through continuous monitoring while utilizing the real play area and requiring the removal of barking dogs from the play area (back to the inside) immediately.

Mr. Eaddy stated he understood and agreed to comply with the condition of approval.

It was also noted that in accordance with Section 1135.09(12)(F) that this Special Use Permit shall be revoked when:

- a. activity for which such Special Use Permit was approved ceases for six (6) months;
- b. characteristic equipment and furnishings have been removed from the premises and have not been replaced within ninety (90) days, unless other facts show intention to resume the Special Use; or
- c. there is activity that violates any condition(s) of the approval.

Ms. Swearingen made a motion that the Dogs Rule! (Dog Daycare Center) – Special Use Permit be recommended for approval to City Council with the condition of approval as noted by the Chair; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #4 Mane, Body & Sole Salon and Day Spa – COA(Sign) (Project ID# 200812170049)
3312 Columbus Street, Grove City, Ohio 43123

Applicant: Kristine Miller, 2747 Clark Drive, Grove City, Ohio 43123

The applicant is requesting approval of a Certificate of Appropriateness (COA) to replace a sign graphic on an existing panel located in front of her business at 3313 Columbus Street. This existing hanging sign panel is mounted on a wooden sign structure, constructed of 4"x4" supports. As submitted the existing post will remain and the applicant has proposed to replace the graphic located on the sign's panel.

Mr. Jim Hart of 3035 Mulberry Court, Grove City, Ohio 43123 representing his daughter was present and spoke to this item.

Chair Holt noted the following stipulations:

1. Applicant shall remove the following language from the sign, "*Gift Certificates Available*"
2. The maximum square footage of the sign shall not exceed eight (8) square feet
3. Applicant shall submit a landscape plan in accordance with Section 1136 to the Urban Forester for review and approval

Mr. Hart stated he understood and agreed to comply with the stipulations.

Mr. Havener made a motion that Item #4 Mane Body and Sole Salon and Day Spa – COA (Sign) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #5 Bleeding Ink, LLC. – Method of Zoning Change (Use Approval) (Project ID# 200812150050)
3697 Garden Court, Grove City, Ohio 43123**

Applicant: Ryan Bolin, 3298 Farmbrook Drive, Grove City, Ohio 43123

Per the Applicant's request, this item was postponed to the January 13, 2009 regular meeting

Having no further business, Chair Holt adjourned the meeting at 3:05 pm.

Jennifer Uhrin, Secretary

Marv Holt, Chair