

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

REGULAR MEETING

September 12, 2006

The meeting was called to order at 3:05 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: Cheryl Grossman, Mayor; Ms. Linda Swearingen; Mr. Marvin Holt; and Mr. Dan Havener. Others present: Dr. Les Bostic, City Administrator; Seth Dorman, Development and Planning Officer; Mike Keller, EMH&T; Chief Lloyd Sheets, Jackson Township Fire Department; Lt. Bill Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Joe Heiby, Urban Forester; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; and Debbie Scott, Secretary.

Chair Holt noted that Ms. Julie Oyster was absent, however a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes. The minutes of the August 22, 2006 regular meeting and the minutes for the August 30, 2006 special meeting were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: As requested by Staff, Item #1 *Sonic Restaurant – Development Plan*, Item #2 *The Center at 665 – Development Plan* were postponed to the September 26, 2006 regular meeting. As requested by the applicant, Item 7 *Gateway Business Center – Development Plan* and Item 14 *Golden Corral – Development Plan* were postponed to the September 26, 2006 regular meeting. As requested by the applicant, Item #5 *Parkway Centre North (Kohl's Monument Sign) – Development Plan Amendment*, Item #9 *National Auto Lease – Zoning Change (SD-4 to IND-1)*, and Item #10 *National Auto Lease – Special Use Permit (Automotive Dealer/Repair & Service)* were withdrawn. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #1 Sonic Restaurant – Development Plan (Project ID# 200605020035)
1665 Stringtown Road

Applicant: George Schweitzer (agent for Sonic Restaurant), 3331 Livingston Ave., Columbus, Ohio 43227

As requested by Staff, Ms. Swearingen made a motion to postpone this item to the September 26, 2006 regular meeting; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #2 The Center at 665 – Development Plan (Project ID# 200605230046)
2585 London –Groveport Road

Applicant: Jonathon Willette, Four Points Real Estate Development, Ltd., 3045 E. Fifth Ave., Columbus, Ohio 43219

As requested by Staff, Ms. Swearingen made a motion to postpone this item to the September 26, 2006 regular meeting; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #3 Sky Financial Group, Inc. – Special Use Permit (Drive-Thru) (Project ID# 200605230047)
2585 London –Groveport Road

Applicant: Jonathon Willette, Four Points Real Estate Development, Ltd., 3045 E. Fifth Ave., Columbus, Ohio 43219

This application pertains to a request for a Special Use Permit for the operation of three drive-thru lanes (2 banking lanes, 1 ATM lane) at the proposed Sky Bank branch within The Center at 665 located at 2585 London-Groveport Road.

Chair Holt noted that Mr. Willette was present for caucus and spoke to this item. Chair Holt noted there were no stipulations.

Mr. Havener made a motion that the Sky Financial Group, Inc. – Special Use Permit (Drive-Thru) be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was unanimously approved.

ITEM #4 Burger King Corporation – Special Use Permit (Drive-Thru) (Project ID# 200605230048)
2585 London –Groveport Road

Applicant: Jonathon Willette, Four Points Real Estate Development, Ltd., 3045 E. Fifth Ave.,
Columbus, Ohio 43219

This application pertains to the request for a Special Use Permit for the operation of a drive-thru in conjunction with the proposed Burger King within The Center at 665 located at 2585 London-Groveport Road. The drive-thru is proposed to have stacking capacity of six to seven vehicles.

Chair Holt noted that Mr. Willette was present for caucus and spoke to this item. Chair Holt noted there were no stipulations.

Ms. Swearingen made a motion that the Burger King Corporation – Special Use Permit (Drive-Thru) be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #5 Parkway Centre North (Kohl's Monument Sign) – Development Plan Amendment (Project ID# 200606230060)
North of Stringtown Road

Applicant: Sean Cullen, Stringtown Partners North, LLC, 150 East Broad Street, 8th Floor,
Columbus, Ohio 43215

As requested by the applicant, Ms. Swearingen made a motion to withdraw this item; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #6 Palmer Donavin House – Development Plan (Project ID# 200608010065)
4196 McDowell Road

Applicant: Creative Housing, Inc., c/o Donald Plank, Plank & Brahm, 145 E. Rich Street,
Columbus, Ohio 43215

This application pertains to the proposed construction of a hotel with 4 bedrooms for persons with the disability of mental retardation and a day care facility for up to eight (8) children with the same disability. The plan calls for the construction of one-story structure with an area of 2,856 square feet.

Chair Holt noted that Mr. Plank was present for caucus and spoke to this item. Chair Holt noted the following stipulations:

- Sheet C101 and all other applicable sheets shall be revised to label the zoning classification on the Parkmead Apartment complex as PUD-R instead of PUD-2 as is presently shown on the plan.
- The plans reviewed have an application dates 8/1/06; development plan drawing set dated 9/08/06 with the exception of Sheet C401 (Site Details) and Sheet A201 (Building Elevations) dated 9/12/06.
- The applicant shall submit a detail of the proposed light fixture and pole for the site lights and shall include the proposed finish color.
- In accordance with Section 1136.15 of the Grove City Codified Ordinances, American Sycamore (*Plantanus occidentalis*) and London Plan (*Plantanus x acerfolia*) trees are all prohibited species; the appropriate corrections shall be made to the Landscape Plan.
- The Planning Commission members endorse the deviations from the Code in reference to the building setback on the south, the minimum number of parking spaces and the parking/drive aisle setback on the north and east property lines.

Ms. Swearingen made a motion that the Palmer Donavin House – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #7 Gateway Business Center – Development Plan (Project ID# 200608010067)
Gateway to the City, Lots 12 & 13

Applicant: The Anchor Companies, c/o Joel Sigler Designs, LLC, 345 E. 2nd Avenue, Columbus, Ohio 43201

As requested by the applicant, Ms. Swearingen made a motion to postpone this item to the September 26, 2006 regular meeting; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #8 Pinnacle Golf Club, LLC (Banquet Facility) – Development Plan (Project ID# 200608080068)
1500 Pinnacle Club Drive

Applicant: Donald T. Plank, Plank & Brahm, 145 E. Rich Street, Columbus, Ohio 43215

This application pertains to the proposed construction of a banquet facility addition onto the clubhouse of the Pinnacle Golf Club to be located at 1500 Pinnacle Club Drive.

Chair Holt noted that Mr. Plank was present for caucus and spoke to this item. Chair Holt noted there were no stipulations.

Mr. Havener made a motion that the Pinnacle Golf Club, LLC Development Plan be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was approved by the majority. Chair Holt abstained.

ITEM #9 National Auto Lease – Zoning Change (SD-4 to IND-1) (Project ID# 200608210069)
4401/4407 Broadway

Applicant: LWB Investments, LLC, 2744 Clark Dr., Grove City, Ohio 43123

As requested by the applicant, Ms. Swearingen made a motion to withdraw this item with fees waived for resubmission; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #10 National Auto Lease – Special Use Permit (Automotive Dealer/ Repair & Service)
4401/4407 Broadway Project ID# 200608210070)

Applicant: LWB Investments, LLC, 2744 Clark Dr., Grove City, Ohio 43123

As requested by the applicant, Ms. Swearingen made a motion to withdraw this item with fees waived for resubmission; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #11 Overbrook Court Development – Plat Approval (Project ID# 200608220071)
Home Road & Harrisburg Pike

Applicant: Mr. David Puckett, 1115 S. 4th Street, Louisville, Kentucky

This application pertains to the proposal to subdivide Parcels 040-002133, 040-002132, and 040-005656 into 5 commercial lots (1-5) that would be served by the proposed Overbrook Court which is to be dedicated to the City as part of this plat application.

Chair Holt noted that Mr. Puckett was present for caucus and spoke to this item. Chair Holt noted there were no stipulations.

Mr. Holt stated that in the caucus meeting Mayor Grossman made a comment pertaining to the possibility of fast food restaurants; it is asked that the applicant be cognizant of the amount of traffic that may arise due to more than one fast food service in that location.

Ms. Swearingen made a motion that the Overbrook Court Development – Plat Approval be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #12 Parkway Centre North Outlots – Lot Split (Project ID# 200608220072)
North of Stringtown Road/East of Thistlewood

Applicant: Sean Cullen, Authorized Agent, Stringtown Partners North, LLC, 150 E. Broad St.,
8th Floor, Columbus, Ohio 43215

This application pertains to the split of a 2.036 acre outlot parcel, east of the Olive Garden restaurant and within the Parkway Centre North development, into two smaller lots.

Chair Holt noted that Mr. Cullen was present for caucus and spoke to this item. Chair Holt noted there were no stipulations.

Mr. Havener made a motion that the Parkway Centre North Outlots – Lot Split be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was unanimously approved.

ITEM #13 4213 Hoover Road – Zoning Change (R-2 to PSO) (Project ID# 200608220073)
4213 Hoover Road

Applicant: Rebecca Norman-Brown, 2072 Stringtown Road, Grove City, Ohio 43123

This application pertains to the rezoning 0.416 acres located at 4213 Hoover Road from R-2 to PSO. The acreage is proposed to be used for the applicant's hair salon business, the Wave Design Center.

Chair Holt noted that Ms. Norman-Brown was present for caucus and spoke to this item. Chair Holt noted there were no stipulations.

Chair Holt noted that before the applicant can proceed to operate a hair salon at this location, she must file for a Certificate of Appropriateness. There was some concern with Planning Commission members about the proposed parking in a residential area. It was mentioned that there is a possibility, similar to Dr. Feldkamp's business to the south, of having parking in the rear of this property. Chair Holt noted that it may not be favorable to have parking in the front of the property.

Ms. Swearingen made a motion that the 4213 Hoover Road – Zoning Change (R-2 to PSO) be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #14 Golden Corral – Development Plan (Project ID# 200608220074)
2005 Stringtown Road

Applicant: Woolpert, Inc., 2760 Airport Drive, Suite 140, Columbus, Ohio 43219

As requested by the applicant, Ms. Swearingen made a motion to postpone this item to the September 26, 2006 regular meeting; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #15 Heartland Bank – Development Plan (Project ID# 200608220075)
4196 Old Stringtown Road

Applicant: George Parker & Associates, 106 Short Street, Gahanna, Ohio 43230

This application pertains to the proposed construction of a branch bank office, with a footprint area of 5,858 square feet to be situated on 1.642 acres, to be located at 4196 Old Stringtown Road (*Parcel ID# 040-006072, 1.642acres*) just east of Kelnor Drive and south of Old Stringtown Road.

Chair Holt noted that Mr. Parker was present for caucus and spoke to this item. Chair Holt noted the following stipulations:

- In addition to the application as submitted, the Planning Commission reviewed an exterior materials list dated 9/12/06.
- The applicant shall not construct a large dumpster enclosure at the rear of the facility as proposed on the plan. The applicant shall use small trash receptacles that will be screened by a brick wall built into the design of the bank structure that will have man doors for access to the trash cans.
- The east/west crosswalk on the north side of the parking lot shall be stamped asphalt with the appearance of brick and stained to match the brick on the building.

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

ITEM #16 Heartland Bank – Special Use Permit (Drive-Thru) (Project ID# 200608220076)
4196 Old Stringtown Road

Applicant: George Parker & Associates, 106 Short Street, Gahanna, Ohio 43230

This application pertains to the operation of four drive-thru lanes (3 banking lanes, 1 ATM lane) at the proposed Heartland Bank branch to be located at 4196 Old Stringtown Road.

Chair Holt noted that Mr. Parker was present for caucus and spoke to this item. Chair Holt noted there were no stipulations.

Ms. Swearingen made a motion that the Heartland Bank – Special Use Permit (Drive-Thru) be recommended for approval to City Council as submitted, seconded by Mr. Havener. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 3:30 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair