



# MEETING MINUTES

## Planning Commission

September 10, 2021 – City Council Chambers with Webex Component

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The meeting was called to order at 1:38 p.m.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Mr. David Frea, Chair Julie Oyster and Mr. Larry Titus. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Hannah White, Development Assistant; Thad Boggs, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Josh Reinke, Service Superintendent; Laura Scott, Planning and Zoning Coordinator; Kota Wharton, Building Division Assistant and Tami Kelly, City Council Clerk.

Chair Oyster noticed a quorum was present and asked for approval of the August 3, 2021 Planning Commission minutes. Mr. Frea moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 3-0.

### New Items:

#### ITEM #1 – Pinnacle Quarry Section 1 – Plat

PID #202106280045

Mr. Logan presented the Development Department's findings. He stated that the applicant was seeking approval of a Plat for the first phase of Pinnacle Quarry.

Mr. Logan explained that the previously approved Development Plan established the general layout and development design, which then went through the engineering review process, finalizing the layout of the subdivision. This Plat will create the first phase of the subdivision, establishing lots and roadways, and is the final stage to allow the developer to sell the lots to individual homeowners.

Mr. Logan went on to state that the proposed Plat contains 65 single-family lots, right of way for five public roadways and five reserve areas on 21.406 acres. Although the numbering of lots differs on the Plat from the approved Development Plan due to changes in site configuration during the final engineering process, the platted lots match the layout shown on the approved Development Plan.

Mr. Logan illustrated five reserve areas on the Plat, with access easements included over future trails in Reserves F and H, granting public access to trails as shown on the approved Development Plan. The remaining lots, roadways, and remaining portions of the reserves would be placed on separate Plats for future review.

Therefore, Staff recommended approval of the Plat, as submitted.

Mike Reeves, Kimley-Horn and Associates, was present to speak to the item.

Mr. Frea inquired about the trail connectivity from the subdivision, specifically from SR 104 to Scioto Grove Metro Park.

Mr. Reeves explained that the developers are responsible for trail connectivity to the southeast corner of the site, and that the City of Grove City holds responsibility to connect from that point to the Metro Park.

Hearing no questions or discussion, Mr. Titus moved to approve the Plat, as submitted.

Mr. Frea seconded the motion, and the item was approved, 3-0.

**ITEM #2 – Pizza Cottage – Special Use Permit (Drive-Thru)**

**PID #202108060054**

Mr. Barr presented the Development Department's findings. He explained that the applicant was requesting a Special Use Permit to allow for a drive-thru at a proposed Pizza Cottage restaurant at the Former Ruby Tuesdays site on Marlane Drive.

Mr. Barr stated that a Special Use Permit is required to operate a drive-thru in a C-2 (Commercial) district. No other site improvements, aside from those proposed in association with the drive-thru, were proposed. Therefore, no additional approvals outside of those for interior improvements through the Building Division are required.

Mr. Barr explained that the proposed drive-thru would be for pickup only and would be located on the south side of the building, off the drive aisle leading to the parking area, with an addition access for a bypass lane. The drive aisle on the west side of the building would be closed off with decorative bollards to allow for delivery access to the rear of the building but prevent conflicting access points to the drive-thru lane.

Mr. Barr stated that the drive-thru lane would be separated from the bypass lane with a landscaped median adjacent to the building and pickup window, and that pavement markings and signage are proposed to clarify the one-way circulation associated with the drive-thru.

Mr. Barr illustrated vehicle stacking, stating that materials indicate an accommodation of eight vehicles between the entrance and pickup window, and that 5-6 vehicles are expected during peak hours, with vehicles waiting less than two minutes total.

Mr. Barr concluded by stating the proposed drive-thru met all review criteria and guiding principles outlined by GroveCity2050, and therefore recommended approval of the Special Use Permit with one stipulation.

Donald Kiley, K&A Architecture, was present to speak to the item, and expressed willingness to work with the City in matters of landscaping.

Mr. Frea observed that there appeared to be adequate stacking in the plans, alleviating a concern of traffic buildup at the Marlane Dr. access point.

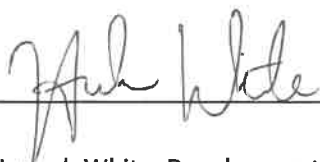
Mr. Titus and Mr. Frea shared support of the restaurant expanding to Grove City, expressing their pleasure at seeing the previously vacant building being utilized.

Hearing no further questions or discussion, Mr. Frea moved to recommend approval of the Special Use Permit with the noted stipulation:

- I. The applicant shall work with the Urban Forester to select appropriate plantings for the landscape median.

Mr. Titus seconded the motion, and the item was approved 3-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:51 pm.



Hannah White, Development Assistant



Julie Oyster, Chair