

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

REGULAR MEETING

September 8, 2015

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Mr. Roby Schottke, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Planning/GIS Specialist; Victoria Proehl, Community Development Manager, Jennifer Readler, Frost Brown Todd; Bill Vedra, Director of Public Safety; Cindi Fitzpatrick, Service Superintendent; Chief Rick Dawson, Jackson Township Fire Department, Lt. Tammy Green, Jackson Township Fire Department; Capt. Jeff Pearson, Grove City Police Department; Mike Boso, Chief Building Inspector; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the August 4, 2015 regular meeting were unanimously approved.

ITEM #1 – Scioto Meadows (Ashwood Glen) – Development Plan

(PID #201506010039)

Per the applicant's request, this item was postponed to the October 6th meeting. Mr. Linder moved to approve this request, Mr. Schottke seconded and the motion was unanimously approved.

ITEM #2 – O'Reilly Auto Parts – Development Plan

(PID #201506290045)

Ms. Proehl presented the Development Department's findings. The applicant is proposing to construct an O'Reilly Auto Parts store near the corner of Broadway and Southwest Boulevard. The building will be 7,596 square feet. The approximate one acre site has access to both Broadway and Southwest Boulevard from the access drive on CVS property located next door. Two 30' curb cuts are proposed off the shared drive to access the site. A separate, new drive approach is also shown on plans along Southwest Boulevard. Although the resolution that approved the development plan for CVS required that no additional curb cuts be allowed to access the site, staff recommends the drive approach on Southwest Boulevard be removed from plans.

A portion of the proposed parking lot is within a FEMA designated Flood Hazard Area. 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. The Stream Corridor Protection Zone (SCPZ) for Brown Run is shown on plans and a portion of the proposed parking lot is within this Protection Zone. Parking lots are prohibited uses within that zone, however the Applicant has indicated that the proposed landscaping to be installed in the remaining portion of the stream corridor area will be more effective stream protection than the current practice on the site of mowing to the bank of Brown Run; however staff does not feel that the proposed landscaping compensates for the amount of proposed pavement in the Protection Zone and recommends additional landscaping within the zone as required.

The Applicant is proposing a dry pond located on the north side of the property, although Staff is not supportive of dry ponds and recommends this be converted to a wet pond or that stormwater be stored underground.

The proposed building will be 24'8" tall and will be finished brick on all sides. A separate Certificate of Appropriateness application has been filed to examine and approve the appropriateness of the building architecture, as the proposed structure is within the boundaries of the Historical Preservation Area.

A total of 38 parking spaces are required and 33 are proposed for the site. A deviation is listed on the last page of the report but is not required as they have met the required number according to code. Within the HPA area, no parking areas are permitted between the street right-of-way and the building setback; however the proposed front parking lot infringes into this setback by approximately 8'. Staff believes adequate space exists on the site to move the parking lot out of the setback by reducing the drive aisle widths, currently proposed to be 30' wide.

36" high shrubs are proposed along the front parking lot and all parking aisles end in a peninsula or end island. Landscaping is proposed on the north side of the building to separate the building from the access drive on the CVS property; however staff feels that additional landscaping should be installed on the south side of the building in order to comply with perimeter landscape requirements and give the south side of the building more visual interest given its

visibility from Broadway. The applicant should work with the Urban Forester to determine appropriate plantings for that side of the building.

Lighting fixtures are proposed around the parking lot and on the building, exceeding the required footcandle per code.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviations and stipulations:

1. The proposed drive approach on Southwest Boulevard shall be removed from all plan sheets.
2. The front parking lot shall be moved out of the front building setback.
3. The dry pond shall be converted to a wet pond (in compliance with the city's pond design standards) or stormwater shall be stored underground.
4. 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.
5. The applicant shall work with the Urban Forester to select and install additional landscaping within the Stream Corridor Protection Zone.
6. Landscaping shall be installed on the south side of the building. The applicant shall work with the Urban Forester to determine appropriate plantings for this area to break up the visual mass of the building.

Mr. Donald Plank, attorney for the Applicant was present to speak on behalf of the proposed Development Plan. Mr. Plank presented an exhibit denoting the area of property owned by L.S. Grove City. Mr. Plank noted that all of the comments made by Staff were accurate but asked to address each of the recommendations.

As the first deviation was already approved by Staff, he moved onto the second deviation noted in the staff report. He stated that they have agreed to remove access from Southwest Boulevard and will take it off of the site plans. Related to moving the front parking lot out of the front building setback, he stated that the site plan reflects that they are 23' from the right of way to the parking which would be permitted in any other district than the Historic Preservation Area. They would still like to request a deviation of 5' due to the fact that O'Reilly's is unable to move any further back because they would lose visibility with CVS being located next to them. He also stated that because it's the Historic Area, buildings should be located closer to the road. The plans reflect a 30' drive aisle which is 4' more than code requires. The Applicant has agreed to reduce it by two feet which takes them to 25' – 5' within the setback.

Mr. Plank stated that they would like to work with Staff to determine a regional solution to the dry pond vs. wet pond deviation, whether it be on-sight, off-sight or underground.

In regards to the landscaping, Mr. Plank stated that they plan on installing landscaping within the Stream Corridor Protection Zone and on the south side of the building.

Mr. Schottke asked Staff why they are more favorable of wet ponds in this particular location. Ms. Shields stated that wet ponds are required by code. The City is not permitted to have dry ponds. Mr. Schottke expressed his concern that since we have a floodplain located on the property, there would not be anywhere for the water to go if there was a large rain event. He asked if there might be another alternative that could be used as a means of diverting water. Ms. Shields stated that dry ponds have a large amount of maintenance issues, although, underground storage or a rain garden might be other options – just not dry ponds. Mr. Rauch stated that whether or not there is a dry pond or a wet pond, if there were to be a significant rain event, both ponds would be filled to the top. He further stated that a wet pond would not decrease its capacity.

Mr. Schottke asked if, in the future, we would require additional ponding in the back of this property if other properties begin to develop there. Mr. Rauch responded yes. The Ohio EPA requires that every developer meets specific requirements for stormwater runoff. Mr. Plank stated at this time, their preference would be a dry detention, but they will work with Staff to determine a stormwater solution that complies with City code.

Mr. Schottke asked for clarification on the landscaping that Staff was requiring on the south side of the building. Ms. Shields stated that code requires landscaping on the perimeter of buildings for aesthetic purposes. Mr. Plank stated that a great deal of attention has been placed on the walls in regards to the lighting and the fake windows and they don't want to hide these changes. They, however, will work with the Urban Forester to come up with a plan that will work for everyone.

Chair Leasure asked if the board would need to decide one way or another whether the proposed plan would include a wet pond or a dry pond before it is recommended for approval to City Council. Ms. Shields stated that as it stands right now, Staff feels it should be a wet pond because that is what code requires. Mr. Rauch stated that the Board could stipulate that the proposal meets stormwater pond design criteria, that way if the applicant chooses to do underground storage, they would have the ability to do so.

Mr. Schottke asked Ms. Shields the usual life of a wet pond before it would begin filling in with vegetation. Ms. Shields stated that part of the requirement is that there is an aerator installed in the pond, so if it's installed correctly, it shouldn't have any problems.

Mr. Linder asked the Staff's position on the proposed parking lot. Ms. Shields stated that Code states you cannot have parking in the front setback. Staff is concerned that if a deviation is allowed here, it will be difficult to turn down the next request.

Chair Leasure opened the floor for audience members to speak. Joe Smiley, LS Grove City Realty, LLC, asked to speak on the proposed development plan. He stated that his company has been working for over 6 years in an attempt to develop this property for O'Reilly Auto Parts. He stated that there are some difficulties given the location of this property and he feels that O'Reilly has gone to great lengths to adhere to the City's guidelines. At this point, he does not feel that they will be willing to make any further adjustments to their proposal.

Mr. Boso asked Mr. Plank for confirmation that the proposed development plan would encroach on the setback by five feet. Mr. Plank confirmed that amount. Basically, they are willing to reduce the driveway by 2' to give them 25' from the setback. He mentioned that CVS has a 23' setback, and they are asking for 25'.

Mr. Linder asked representatives from the Fire Department if this would allow them to maneuver vehicles if the drive is 28'. Chief Dawson stated that should be fine. Mr. Rauch stated that a Traffic Circulation Plan was prepared based on the Fire Departments apparatus and it looked sufficient.

Mr. Schottke asked if this proposal is already set back from CVS. Mr. Plank stated that it was. Mr. Plank stated that they would like to keep the building where it is so as to not lose visibility for people traveling southbound on Broadway.

Chair Leasure asked if they anticipate any difficulties with the delivery trucks. Mr. Plank stated that they did not.

Mr. Schottke asked for an estimate of how many jobs O'Reilly's would bring to Grove City. Mr. Smiley estimated between 8 and 15 depending on time of day.

Being no further discussion, Mr. Linder moved to recommend the approval of the Development Plan to City Council with the deviations and stipulations as noted:

1. The proposed drive approach on Southwest Boulevard shall be removed from all plan sheets.
2. The front parking lot shall be permitted to encroach into the front building setback by 5'.
3. The dry pond shall be converted to a wet pond (in compliance with the city's pond design standards) or stormwater shall be stored underground.
4. 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.
5. The applicant shall work with the Urban Forester to select and install additional landscaping within the Stream Corridor Protection Zone.
6. Landscaping shall be installed on the south side of the building. The applicant shall work with the Urban Forester to determine appropriate plantings for this area to break up the visual mass of the building.

Ms. Oyster seconded the motion and it was unanimously approved.

ITEM #3 – O'Reilly Auto Parts – Certificate of Appropriateness**(PID #201506290046)**

The applicant is requesting approval of a certificate of appropriateness for a new O'Reilly Auto Parts store to be located near the corner of Broadway and Southwest Boulevard. A single building is proposed on the site, with parking on the east, south and west, finished in brick. The building is proposed to be 24'8" in height. In terms of code analysis, Staff feels the proposal meets the three required criteria in terms of architectural style, exterior materials and color. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness as submitted.

Mr. Donald Plank, attorney for the Applicant was present to on behalf of the Certificate of Appropriateness. Mr. Plank stated that he would be happy to answer any questions related to the proposed COA.

Being no discussion, Mr. Schottke moved to recommend the approval of the Certificate of Appropriateness to City Council as presented. Mr. Boso seconded and the motion was unanimously approved.

ITEM #4 – Canaan Land Church – Development Plan**(PID #201506290047)**

The applicant is proposing to construct an addition for the Canaan Land Church building and parking lot located at 2777 Gantz Road. The proposed addition will be approximately 13,304 square feet (resulting in a total of 36,782 square feet) and will have a seating capacity of 800 seats.

Access to the site is not proposed to be changed with this application and the building and parking lot expansions meet all the setback requirements on the site.

Two pond areas are proposed along the eastern boundary of the site for storm water management. The submitted plans indicate the ponds will be dry basins; however, wet ponds are required. Due to the risk of poor maintenance, unpleasing aesthetics and insect prone storm water features, Staff does not support this deviation to Code and would prefer either a wet pond or some form of underground detention in lieu of a dry basin.

The existing septic tanks and leech field will be removed as part of the proposed development, and the applicant has indicated desire to tap into the proposed sanitary sewer on the Village at Gantz Meadows site to the west. However, there are concerns that the proposed lateral may be too long and may require the extension of a public sewer through the neighboring Gantz Meadows property. Details will be worked out as the project goes through the site improvement plan process.

The fire department has also indicated that the proposed expansion will require one private fire hydrant on site, set on an 8" underground line for fire protection. This item will need to be addressed and formalized through the same site improvement plan process.

The proposed addition will be approximately 13,463 square feet with a seating capacity of 800 seats. The addition will be finished in a combination of brick, stone, cement panels and vinyl siding.

The proposed expansion for parking will include 89 new spaces, which combined with the existing 190 existing spaces, will result in a total of 273 spaces on sight. The number of proposed parking spaces exceeds the amount required by code.

Because of the building and parking lot expansion, the landscaping will be brought up to meet Code standards. The proposed landscaping is both decorative and functional. In 2010, the BZA ruled that parking lot aisles should end in landscape islands in the new portion of the parking lot, but that the islands are not required in the existing parking lot. Additionally, Board also ruled that nine trees would need to be planted on the property to replace those that would have been planted in the landscape islands in the existing parking lot. The applicant has included those nine additional trees throughout the site, and their locations have been approved by the Urban Forester.

A 3' high mound with trees is proposed between the parking lot and Gantz Road to screen headlight glare from the roadway. A 3' high mound with landscaping is also proposed along the property line where the parking lot is closest to a proposed residential structure on the Village at Gantz Meadows project to the west. This mound should be extended the length of the proposed parking lot expansion to screen the remainder of the parking lot from the future residences to the west. Staff would also be supportive of a 6' wall or solid fence with supplemental landscaping in this area for screening.

New parking lot lighting fixtures are proposed in the expanded parking lot area to match those on the existing site. A final photometric plan was not submitted with the revised materials and we know that which shows all vehicular and pedestrian areas meet the footcandle minimum will need to be submitted prior to site improvement plan approval.

Noting that a number of outstanding issues remain related to utilities that will need to be resolved with the site improvement plan, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. Proposed pond areas shall be wet ponds.
2. Screening shall be installed along the western property boundary where the new parking lot is proposed. Screening shall be in the form of a mound or fence with supplemental landscaping. The applicant shall work with the Urban Forester to select appropriate landscaping for the area.
3. A photometric plan shall be submitted showing all vehicular and pedestrian areas meet the 0.5 footcandle minimum.

Mr. Joe Hammond, founding and charter member of Canaan Land Church, was present to speak to the proposed Development Plan. He stated that he had a few concerns related to the proposed plans, one of which is the two islands located on the northwest corner of the parking lot. Another area of concern is the curbing. The plans depict approximately 1,200 feet of curbing (a \$40,000 item). Currently there is no curbing and the water runs into a grassy area. He would like to see that continue. He stated that I-270 is approximately 40 feet below grade from the area and there have not been any problems with the water run-off.

Mr. Hammond also expressed a great deal of concern related to the wet ponds that are planned. He feels that given the ponds location, they would present a hazard to children who would be playing nearby. Instead, he would like to see a dry pond incorporated and have it relocated to the north side of the driveway where the expansion is located. He stated that with the existing drainage they currently have, there has never been a water issue.

Mr. Hammond asked Chief Dawson if a variance on the existing fire hydrant could be requested since it falls within the 400' requirement.

Ms. Shields stated that there was some conflict between what Mr. Hammond was stating and the plans that were presented. She stated that Mr. Hammond was requesting a deviation to the curbing; however, the revised plans that were submitted depict the curbing. Staff can only review what has been submitted to them. Mr. Darrel Rohrer, architect for Canaan Land stated that no curbs were shown, however, it was not specifically called out on the plan as such. Ms. Oyster asked if there was curbing located anywhere and Mr. Hammond responded that he would like there to be no curbing as he does not see any useful purpose. Mr. Linder asked Ms. Shields what the purpose of the curbing was and she stated it was to direct storm water.

Mr. Hammond again stated his concern related to the ponds that are planned and would like to see them relocated. Mr. Linder commented that they can only go by the plans that were submitted. Mr. Rohrer also added that they would be unable to drain towards I-270.

Chair Leasure commented that with the additional paved areas, there would be additional water that would require drainage.

Mr. Boso asked if there was any urgency to get this plan approved at this time. Mr. Hammond responded that they have everything in place and are ready to begin construction as soon as they get approval.

Mr. Linder asked if there was any way to design the drainage other than the wet ponds located on the south side of the property. Ms. Oyster asked about the possibility of underground storage or a rain garden. Ms. Shields stated that typically underground storage is done due to the same safety concerns that Mr. Hammond expressed, although it is considerably more expensive. Because the proposed plan is adding a significant amount of pavement, the stormwater needs to be treated in some respect. Mr. Linder asked if there would be any other cost-effective alternatives that could be examined. Ms. Shields stated that in the past they have granted deviations for dry basins for safety reasons, but they are hesitant to do so because of the maintenance issues and code does require wet ponds. Mr. Rauch added that even if a dry basin were to be approved, they would still need to go through the Ohio EPA and address the water quality requirements.

Ms. Oyster noted that they are proposing more parking than what Code requires and questioned whether or not they need all the parking proposed; perhaps reducing the number of spaces would help some of the pond concerns. Mr. Hammond stated that any changes they could make to eliminate the two ponds on either side of the driveway would be open for discussion. He doesn't want to take on the safety risk. He feels enough green space is proposed to continue to allow the water to flow as it has.

Mr. Schottke asked about other potential locations for the ponds to help eliminate the safety concerns. He suggested the southwest corner of the site. Mr. Rauch stated that would likely interfere with the proposed sanitary connection. Ms. Shields noted that they are proposing to tap into the sanitary line proposed to be installed with the Village at Gantz Meadows development to the west.

Mr. Dick Brush, Canaan Land Church, spoke on behalf of the proposed development plan. He clarified that they need all of the parking spaces proposed. He went on to state that they started looking at tying into the City's sanitary system at the same as the Village at Gantz Meadows development to the west. The church had the option to work with Gantz Meadows or to go under Home Road and tie into the sanitary line to the south. They pursued the option to tap into the southern line, but the city suggested that they tap into the Village at Gantz Meadows sanitary extension. Due to timing, he would like to accomplish this through the site improvement plan review.

Mr. Schottke stated that based on the layout and sanitary design, he did not see where else you could locate a pond. Mr. Brush did not think they had an issue with the location of the ponds, but they do not want wet ponds. He explained that there are a lot of kids attending the church. Mr. Schottke asked about putting a fence around the ponds. Mr. Hammond stated that he would not choose that option due to the lack of aesthetics.

Chair Leasure opened the floor up to the audience members. Chief Dawson asked to speak on the fire hydrants. He stated that it's the Fire Department's position that there should be a private fire hydrant installed near the new addition. Per a letter from 2012 when they did a prior expansion, the Church stated, that they would install a private hydrant on the property if they decided to do any further expansion. The current fire hydrant was relocated on Gantz Road and is approximately 780' to the back of the property. He continued to state that if the fire hydrant on Gantz were to be out of service, it's well over 1000', which exceeds the limitations of the hose that they have on one fire truck. The Church can apply for a variance to eliminate that, however, he doesn't see that happening due to the distance from the building. Due to the size of the building and the danger if a fire were to occur, Chief Dawson asked that a private hydrant be installed on the site to maintain the 400' required by fire code. Chair Leasure asked if it was the Board's responsibility to make this decision or if it was state controlled. Chief Dawson stated that it was an Ohio Fire Code requirement that the hydrant not exceed a distance of 400' from the building.

Ms. Oyster asked the City's opinion in placing a wet basin on the northeast side of the property and installing a rain garden on the south side. Mr. Rauch stated that there can be a combination of different treatments, but whichever they choose, they need to make sure that they meet the stormwater calculations.

Mr. Linder asked if that was a stipulation that could be added. Mr. Rauch stated that it could and would be part of the construction plan process. If they find that what they need affects their site design, they might need to come back before the board with a revised plan. Mr. Boso asked if a dry basin were approved, would it increase the storage capacity of water or if it would remain the same as proposed for the wet basin. Mr. Rauch stated it would be the same.

Mr. Linder asked for final verification as to whether or not the curbing was in the plan. Ms. Shields stated that the plans do not specify curbs one way or another. Typically, Staff would stipulate that there is 18" curbing for maintenance and drainage to channel stormwater. Mr. Rauch added that curbing helps direct and control traffic for safety and maintain landscape areas. Mr. Linder asked if it should be stated. Mr. Rauch responded that it should be stated for clarification.

The applicant questioned the stipulation on the photometric plan. Ms. Shields clarified that the photometric plan was emailed to her and that she reviewed it; however, it had not been submitted with the formal packet.

Mr. Schottke verified that both the issue of the stormwater retention and the utilities related to the sanitary and storm sewer do not need to be resolved by the Commission but can be worked out during the construction planning process. Staff responded that was correct. The fire hydrant issue, however, would need stipulated today. He asked for clarification on the photometric plan. The applicant had indicated that it had been submitted. Mr. Rauch stated that the photometric plan was emailed to staff for review; however, it had not been submitted with the formal packet.

Being no further discussion, Mr. Linder moved to recommend the approval of the Development Plan to City Council with the following stipulations:

1. Proposed pond areas shall be addressed in the site improvement plan.
2. 18" curbing shall be installed in the proposed parking lot expansion.
3. A fire hydrant shall be installed, as requested by the Fire Department.

4. Screening shall be installed along the western property boundary where the new parking lot is proposed. Screening shall be in the form of a mound or fence with supplemental landscaping. The applicant shall work with the Urban Forester to select appropriate landscaping for the area.
5. A photometric plan shall be submitted showing all vehicular and pedestrian areas meet the 0.5 footcandle minimum.

Mr. Schottke seconded and the motion was unanimously approved.

ITEM #5 – Story Point Senior Living Facility – Development Plan

(PID #201508030054)

The applicant is requesting approval of a development plan for a senior and special care housing facility on almost 16 acres of land on the southwest corner of Orders and Haughn Roads. The property is currently in the annexation and rezoning processes and had its first hearing at Council on July 20 and is scheduled for its second reading at tonight's meeting. The property is currently zoned Rural Residential in Jackson Township and is proposed to be rezoned PUD-R, Planned Unit Development Residential with a zoning text. The preliminary development plan for the site was approved by City Council on June 1st.

The proposed development will have two points of access – one 35' curb cut off Haughn Road and a divided entrance off Orders Road with a 14' one-way entrance drive and a 24' one-way two-lane exit drive. Parking is proposed on all sides of the building. Materials indicate that a bike path will be installed on Haughn Road to connect to the bike path installed by the City as part of the Orders Road improvements, although the location of the proposed Haughn Road trail is not shown on plans. The location and design of the Haughn Road bike path will need to be finalized through the site improvement plan review process.

A 30' x 250' portion of the property to be developed, at the southeast corner of the site, is proposed to be dedicated to the city for right-of-way.

The proposed building and parking lot and drive aisles meet the setbacks outlined in the zoning text for the site, except for the southern building setback which is required to be 248' in the text but is only 240' on the proposed development plan. The southern parking lot is also proposed to infringe by one foot into the required parking lot setback in the zoning text (128' is required in the text and a 127' setback is proposed). Staff believes the proposed setback deviations do not diminish, detract or weaken the overall compatibility between uses in proximity of the property. Staff believes these deviations are consistent and harmonious with the overall intent and character of the development.

One three-story building is proposed for this site, which will be 229,420 square feet. There will be a total of 199 units, ranging from independent living apartments to memory care units.

The building is proposed to be three stories tall finished in a combination of brick, vinyl siding and vinyl trim and the roof will have asphalt shingles and aluminum trim. Staff believes the proposed architecture meets the intent of the zoning text.

178 parking spaces are proposed on the site, meeting the requirements of the proposed zoning text. Although the proposed parking is less than one space per unit proposed in the development, the applicant has indicated that the proposed number of parking spaces will be adequate based on similar sized communities owned by Story Point in other locations.

A variety of landscaping is proposed throughout the site to enhance the development.

Lighting fixtures are proposed along all drives and parking lots to provide safe lighting for internal roadways but not to create a nuisance for adjacent roadways and properties. The photometric plan shows 4' surface mounted fixtures within two of the parking areas which were previously noted for carports but the applicant has since decided to remove carports from the proposed project. Staff recommends that the specific lighting type CL4 be removed from the photometric plan.

One 31 square foot monument sign is proposed off the Orders Road entrance. The sign will have a stone or brick base to match the primary structure and will be framed by columns with decorative lighting fixtures on top. In addition to the entrance sign, eight (8) directional signs are proposed throughout the development.

Staff has reviewed the application against the required code sections and determined that the proposal meets those eight (8) required findings. Therefore after review and consideration, Staff is recommending Planning Commission make a

recommendation of approval to City Council for the development plan with the following deviations and stipulations as noted in the Staff Report:

1. Deviations to the zoning text for the site shall be granted to permit the southern building setback to be reduced by 8' and the southern parking setback to be reduced by 1'.
2. A bike path shall be installed along Haughn Road to connect to the Orders Road bike path.
3. The 0.505 acres at the southeast corner of the site shall be dedicated to the city for right-of-way prior to site improvement plan approval.
4. Lighting fixture type CL4 shall be removed from the photometric plan (sheet ES01).

Aaron Seymour, Development Officer with Story Point, was present to speak on behalf of the proposed development plan. After review of the Staff Report, he stated they are in full agreement and available to answer any questions.

Mr. Linder asked why there was a dual entrance/exit from Orders Road. Ms. Shields believed that it was for aesthetic purposes to have a space for their entrance sign. Mr. Linder expressed his concern related to vehicles exiting the property and turning left (west) onto Orders Road. He suggested making the exit onto Orders Road a right turn only.

Mr. Rauch stated that traffic typically exits roundabouts at about 15-20 miles per hour, but traffic coming south on Haughn and making a right turn onto Orders could be travelling faster. Mr. Linder is concerned that people exiting this site might have slower reaction times and it might not be safe for them to be turning left at the proposed location.

Referring to the electrical plans, Mr. Schottke expressed his concern related to the 20' lighting poles which do not have shields and might appear too bright for the existing residents along Haughn and Orders Road. He asked Mr. Seymour if shields could be added to cut down on the glare. Mr. Seymour responded that they would add shields as needed.

Mr. Linder asked the City its thoughts related to the traffic on Orders Road. Mr. Rauch stated that Mr. Linder had a valid concern and a stipulation could be added requesting a "right turn only" sign being added. Mr. Seymour expressed that they would prefer that the exit not be right turn only but that they would work with their engineers on a solution if the Commission chooses to add this as a stipulation.

Ms. Green, JTFD, asked if there had been some changes related to the drive exiting onto Orders Road. She stated that the entrance drive is required to be 20' and they appear to be 14' in the plans. Mr. Rauch stated that the divided boulevard entrance/exit is similar to what Mt. Carmel proposed. The entranceway is slightly narrower than the exit and he is not sure the single-lane entrance needs to be 20' wide. Mr. Linder asked, from a safety perspective, if the Fire Department would like the designated entry off of Orders Road to be wider or keep it the same and remove the right-turn-only. Chief Dawson stated that as long as it meets the engineering specifications, it doesn't matter to the fire department which lane they would enter.

Mr. Boso asked the Fire Department why they required 20'. Ms. Green responded that code requires 20'. Mr. Seymour stated that they could submit a separate Turning Radius Study to determine if the entrance/exit drive would meet the requirements of the fire trucks.

Being no further discussion Mr. Schottke moved to recommend approval of the Development Plan to City Council with the deviations and stipulations noted:

1. Deviations to the zoning text for the site shall be granted to permit the southern building setback to be reduced by 8' and the southern parking setback to be reduced by 1'.
2. A bike path shall be installed along Haughn Road to connect to the Orders Road bike path.
3. The 0.505 acres at the southeast corner of the site shall be dedicated to the city for right-of-way prior to site improvement plan approval.
4. Lighting fixture type CL4 shall be removed from the photometric plan (sheet ES01).
5. The Orders Road exit shall be right-turn only.

Mr. Linder seconded and the vote was unanimously approved.

ITEM #6 – Pinnacle Club Section 2 Phase 9 – Plat Approval**(PID #201508030055)**

The applicant is requesting approval of a plat for Pinnacle Club Section 2 Phase 9. The proposed plat contains 54 lots on 13.7 acres of land east of Interstate 71. The plat includes the extensions of two public streets from Phase 8 and the creation of one new public street. These streets total 2.259 acres of new dedicated right-of-way.

A 4.552 acre reserve located at the southwest end of the area to be platted is proposed to be dedicated to the city for the purpose of passive open space and stormwater detention. This area is adjacent to future public parkland to the south and will provide connectivity for area residents to this future park.

The proposed lots and road configuration are consistent with the approved development plan for Pinnacle Club.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Tim Volchko, Civil and Environmental Consultants, was present to speak on behalf of the proposed plat approval. He stated that this was the final phase of this subdivision and the timeframe is for MI Homes to begin paving sometime in the Spring.

Mr. Schottke asked about the open space area that is going to be deeded to the City reserve. With the floodplain and stream corridor located at the entrance, would it be viable to place an entrance there. Mr. Rauch stated that if the City chooses to make a connection there, they will first apply to the Army Corps of Engineers and the Ohio EPA to meet FEMA requirements.

Being for further discussion, Ms. Oyster moved to recommend the approval of the Plat Approval to City Council as submitted. Mr. Linder seconded and the vote was unanimously approved.

ITEM #7 – 4145 Buckeye Parkway – Development Plan**(PID #201508030056)**

The applicant is proposing to construct a 7,309 square foot multi-tenant retail building located at 4145 Buckeye Parkway. The building will be designed for up to four tenants, and is planned for two restaurants and two retail spaces. A development plan was approved for this site in 2008; however the project was never developed and the development plan expired.

The 0.738 acre site will be accessed from a southwestern curb-cut on a private street (Street B) and a northern curb-cut on private Street B1. The curb cuts have been located to align with cuts for adjacent development and to utilize existing dual turn lanes on private streets.

The site for the proposed development spans two parcels for separate owners and separate zoning classifications. An easement was established over the city property in 2002 to allow for the future private development of the site. The proposed setbacks and landscaping will generally match the landscaping and setbacks at Smoky Bones along Buckeye Parkway.

Site details including benches and bike racks were submitted, matching the standard details for Parkway Centre developments; however the location of these elements is not shown on plans. Details were also submitted for the Parkway Centre gas light-style lighting fixture, but the location of this fixture is also not shown on plans.

The proposed building will be 7,309 square feet in area and 25' tall. The structure is proposed to be finished primarily in brick. The development text for the area requires that all four sides of the structure be finished in at least 50% brick. The applicant has provided a material breakdown for each elevation, showing that all elevations meet that requirement except for the front elevation. The front elevation has a high percentage of storefront windows; however the majority of the remainder of the elevation is finished in brick; therefore staff is supportive of the building architecture as submitted.

A total of 51 parking spaces are proposed for the site in compliance with the City's parking requirement and those of the Parkway Centre South development based on the square footage of the building and projected tenant make-up within the structure.

Landscaping is proposed throughout the site in addition to a number of trees and shrubs being preserved or relocated along Buckeye Parkway.

A photometric plan was submitted with the initial submittal of the Development Plan, however, the plan was illegible and an updated plan was requested. The revised plan was not received, and will be required before approval of the Site Improvement Plan.

Sheet A3 shows the general design and dimensions for a monument sign on the site, with no sign face details. As signage is typically approved as part of the development plan for PUD projects, a development plan amendment will need to be submitted once signage details have been determined to approve any monument sign on the site.

Information for wall signage (tenant signage) is also not shown on plans. In order to be consistent with the previously approved development plan on the site, wall signs should be comprised of individually mounted channel letters with no exposed neon or raceway, and wall signs should not exceed a combined maximum of 120 square feet.

Staff has evaluated the proposal based on the required eight (8) findings and found that all of them have been met, therefore after review and consideration the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the stipulations noted in the staff report.

Mr. Mark Headlee, Red Architecture, was present to speak on behalf of the proposed development plan. He stated that Red Architecture has adjusted the site plans per the recommendation of the Zoning Department and they have a photometric plan that is complete and has been sent in. They are still in the process of locating some minor details, park benches and bike racks; however they will finalize those design details and submit them for review. He noted that most of the building will be brick, except for the front, which will be brick and glass. They anticipate having three to four tenants depending on use.

Being no further discussion, Mr. Linder moved to recommend the approval of the Development Plan to City Council with the following stipulations:

1. A photometric plan shall be submitted, showing that all vehicular and pedestrian areas meet the required 0.5 footcandle minimum
2. Wall signs shall be comprised of individually mounted channel letters with no exposed neon or raceway
3. Wall signs shall not exceed a combined maximum of 120 square feet
4. A development plan amendment will be required for any monument sign on the site
5. The location of site details shown on sheet A3 shall be shown on the site plan (sheet 2/6)

Mr. Schottke seconded and the vote was unanimously approved.

ITEM #8 – Broadway and Park Apartments – Lot Split

(PID #201508100057)

The applicant is proposing to divide the City Hall parcel, located at 4035 Broadway into two parcels. The western parcel to be created with the split will be combined with the parcel to the west in order to create a single parcel for the development of the Broadway and Park apartments. The proposed split follows the project boundary line on the development plan for the Broadway and Park apartments approved by City Council on July 20th.

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

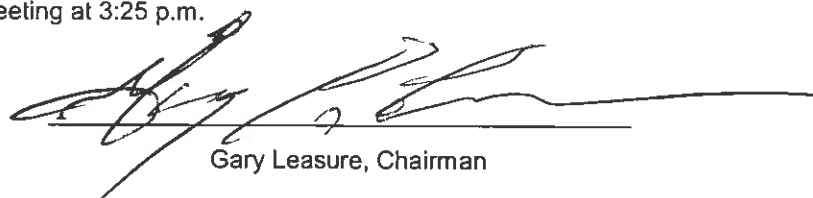
Eric Meininger, EMH&T, was present to speak on behalf of the Lot Split.

Being no discussion, Mr. Schottke moved to approve the Lot Split as submitted. Ms. Oyster seconded and the vote was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 3:25 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman