MEETING MINUTES
Planning Commission
Tuesday, September 5, 2017 – Regular Meeting

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

Vice-Chair Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Ms. Julie Oyster, Mr. Mike Linder, and Dr. John Dubos. Chair Gary Leasure and Mr. Chuck Boso were both absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Lt. Jeff Lawless, Grove City Police; Tammy Green, Jackson Township Fire Department and Mary Havener, Development Assistant.

Vice-Chair Oyster noted a quorum was present. Mr. Linder moved to approve the minutes from the August 8, 2017 meeting. Dr. Dubos seconded the motion and the minutes were approved 3-0.

ITEM #1 – Indus Companies – Dual Brand Hotels | Development Plan PID #201706280021

Vice-Chair Oyster stated that representatives for the Indus Companies Dual Brand Hotel requested a postponement of their development plan until the October Planning Commission meeting. Dr. Dubos moved that the postponement request be approved, Mr. Linder seconded and the motion was approved 3-0.

ITEM #2 – RCS RV Supercenter | Special Use Permit (Auto Sales and Service) PID #201707250023

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to operate an automotive dealership for the sale of new and used recreational vehicles. The dealership, RCD RV Supercenter, would also offer servicing to recreational vehicles and would be located on the west side of Seeds Road, fronting on Interstate 71.

Various aspects of the business will operate Monday – Saturday, 9 a.m. – 4 p.m. with an estimated total of 50 employees and 50 customers to the site daily. A conceptual site plan was submitted showing RVs displayed along the Interstate 71 frontage of the site, with additional RV parking throughout the site. Materials indicate that the site will hold approximately 200 RVs for sale. Staff would like to note that this application is the review the appropriateness of the use on the site. The design of the site, including setbacks, landscaping, stormwater management and site circulation will be reviewed with the development plan for the project. Based on the proximity of other automotive and vehicle service industries in the area, including Creative Mobile Interior directly adjacent to the north, ELW Company to the south, and Integrity Plus Auto Body on Enterprise Parkway, staff believes the proposed use is appropriate for the area and is recommending Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the three (3) stipulations as noted in the Staff Report.

Mr. Steve Layman, Anderson Layman Company, was present to speak to the item. Dr. Dubos asked if the applicant had any reservations with the stipulations on the Staff Report. Mr. Layman stated that they did not.

Having no further questions or discussion, Dr. Dubos moved to recommend the approval of the special use permit with the three (3) stipulations as noted in the Staff Report:

1. Pre-owned vehicular sales as well as vehicular repair and service shall be permissible provided they are in conjunction with the operation of a dealership selling new vehicles.

2. In addition to the requirements of Chapter 1145 – "Signs", no over-sized inflated displays, whirligigs, window paints, spinners or other attention getting devices shall be permitted on any vehicle, building or anywhere on the premises.

3. Signs on vehicles for sale shall be limited to only one (1) side window containing price, description and warranty information.

Mr. Linder seconded the motion, and it was unanimously approved.

Having no further discussion, Vice-Chair Oyster adjourned the meeting at 1:35 p.m.

Mary Havener

Mary Havener, Secretary

Mike Linder, Acting Chair