

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

REGULAR MEETING

August 12, 2008

The meeting was called to order at 1:45 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: Mr. Gary Leasure; Mr. Marv Holt, and Ms. Linda Swearingen. Others present: Kyle Rauch, Development and Planning Officer; Phil Hartmann, Schottenstein, Zox & Dunn; Chuck Boso, Director of Development; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Lt. Dolby, Jackson Township Fire; Ryan Andrews, EMH&T, Greg Grinch, City Council, Jodee Lowe, Urban Forester and Jennifer Uhrin, Secretary. Mr. Dan Havener was absent and Ms. Sharon Reichard arrived while the meeting was in progress.

Chair Holt noted that a quorum was present. Chair Holt noted that approval of the July 15, 2008 meeting minutes would be postponed until the August 26, 2008 regular meeting.

ITEM #1 Fuji Japanese Steakhouse – Development Plan (Project ID# 200807090033)
Buckeye Parkway at Stringtown Road, Grove City Ohio 43123

Applicant: JH Architects, Inc. Robert Johnson, 5120 B Nike Dr, Hilliard OH 43026

The applicant is requesting approval to construct a 5,760 square foot facility that is 23 feet in height within Parkway Centre South and located just south of the Smokey Bones restaurant. Current zoning is PUD-C. The proposal includes 48 parking spaces, including three (3) handicap spaces.

Mr. Robert Johnson and Mr. Tom Wang (property owner) were present and spoke to this item. Mr. Johnson clarified that they would work with the Building Department for final approval on their signage package. Discussion ensued regarding the blandness of the west elevation, as the other elevations are full brick. Mr. Johnson presented the original design on the west elevation which included four brick columns that carried over to the other elevations. However, it did not meet the required use of brick on 50% of the building. Mr. Leasure questioned if there was a price difference between the two plans. Mr. Johnson stated that the cost difference was not a factor in the owner's decision on which building design to use. Ms. Swearingen suggested using brick along the entire west elevation, but keeping the brick columns on the other three sides as in the original design. Mr. Wang felt that would then put the focus on the west elevation, which is actually the back of the building. It was determined that Mr. Johnson would provide Mr. Rauch with the exact percentage of brick being used and the original design would be submitted to Council as well. Council would have the final determination as to allowing any deviations from the Development text.

Chair Holt noted the following stipulations:

1. A deviation from the requirement that the building must contain 50% brick is recommended.
2. The wall signs shall be limited to one sign per building elevation.
3. The wall signs shall utilize individually mounted channel letters with no exposed neon or raceway.
4. The wall signs shall not exceed a combined maximum of 120 sq. ft.

5. All pavement striping shall be white.
6. Mortar and/or grout shall be gray or natural in color – not tinted.

Mr. Johnson state they understood and agreed to comply with the stipulations.

Ms. Reichard made a motion that the Fuji Japanese Steakhouse – Development Plan be recommend for approval to City Council with the stipulations as noted; seconded by Mr. Leasure. Ms. Swearingen voted no; the motion was passed by the majority.

ITEM #2 Edward Jones – Cert. of Appropriateness (HPA-Sign) (Project ID# 200807230035)
4007 Broadway, Grove City, Ohio 43123

Applicant: DaNite Sign Company, 1640 Harmon Ave, Columbus Ohio 43223

The applicant is requesting approval to install a permanent wall sign as well as a window graphic, both of which will face Broadway. The wall sign is to be composed of individually mounted aluminum letters finished with ‘La Fonda Territory Green as selected from the approved HPA Color Palette The sign is to have an approximate square footage of 23.3 square feet and the text is to include the business’ name “*Edward Jones Investments.*” The window graphic is to utilize the same ‘La Fonda Territory Green’ for the background and white for the text and is to be comprised of vinyl decals. In addition to the business name, the sign is to include the name of the financial advisor, certification/license number and web address.

Ms. Jill Waddell with DaNite Sign Company was present and spoke to this item. Mr. Rauch stated that the applicant is entitled to 19.1 square feet of signage and they are requesting 23.3 square feet, which will require a variance for the 4.2 square foot overage. The window sign requested lists both the certification number and the web address. However, code does not permit either of those items. Ms. Waddell showed a sample of the actual letter being used and stated they are willing to comply with removing the certification number and web address from the window graphics.

Chair Holt noted the following stipulations:

1. The additional 4.2 square foot overage is recommended.
2. Window Graphics shall only contain the name of the business, address and use.

Ms. Waddell stated she understood and agreed to comply with the stipulation.

Ms. Swearingen made a motion that the Edward Jones – Certificate of Appropriateness (HPA-Sign) be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Leasure. The motion was unanimously approved.

Mr. Bruce Sommerfelt was present and spoke to this item. Mr. Rauch stated that the Planning Commission is requested to recommend approval on a variance to allow the sign to exceed the maximum square footage. Mr. Rauch further noted that even though they are non-compliant, they have reduced the square footage from what is currently there. Ms. Swearingen had a concern with the materials being used, such as the aluminum and PVC. Mr. Sommerfelt explained that the aluminum is needed to properly install the script letters. Additionally, these materials allow for a more maintenance free sign and once painted, the aluminum will not have a metal appearance. It was determined that the sign materials must simply match the era in

which the structure was built and in this case, the requested materials do comply with the City's Code.

Chair Holt noted the following stipulation:

1. The additional 34.5 square foot overage is recommended.

Mr. Leasure made a motion that the Graeters – Certificate of Appropriateness (HPA-Sign) be recommended for approval with the square foot overage as submitted; seconded by Ms. Reichard. Ms. Swearingen voted no; motion was approved by the majority.

Mr. Boso took a moment to introduce the City's new intern, Kim Dooley. Kim is a graduate student at the Ohio State University working on her Master's in City and Regional Planning.

Having no further business, Chair Holt adjourned the meeting at 2:22 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair