

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

REGULAR MEETING

August 10, 2010

The meeting was called to order at 1:30 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. Phil Honsey; Mr. Gary Leasure; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kim Dooley, Planning and GIS Specialist; Jennifer Readler, SZD; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Development Director and Jennifer Uhrin, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the July 27, 2010 regular meeting. Therefore, they were approved by unanimous consent.

ITEM #1 Donerick's Pub & Grill – Special Use Permit (Outdoor Seating) (Project ID# 201007070031)
5919 Hoover Road

Applicant: Chris Hale, 5919 Hoover Road, Grove City, Ohio 43123

The applicant is proposing to construct a 42" high, black metal fence to enclose a 625 square foot outdoor area that will extend 25 feet west from the shopping center into the rear vehicular use area. The applicant is also proposing to install five new bollards and planters to provide visual interest and to further delineate the seating area from the vehicular area. The proposed outdoor seating area will be accessible from a single door from the interior of the establishment with an exit gate from the outdoor area on the north side of the enclosed space. A canvas awning is proposed to cover a portion of the area which will include a total of six tables, each with four chairs. No speakers or live entertainment are proposed for the area, as well as no outdoor sales. Hours of operation will be from 11am to 2:30am daily. Ms. Dooley stated that staff feels this application would not have an adverse affect on neighboring properties.

Mr. Eric Woodland was present and spoke to this item. Mr. Woodland stated they are renovating the former Alumni Grill space in the Buckeye Grove Shopping Center and wanted to have an outdoor seating area for their patrons. Additionally, this would alleviate patrons that smoke in front of the building. He requested an amendment to his application to allow for a television to be located in the outdoor area and stated this was not in the original request.

Chair Holt asked if there would be any sound in the patio area. Mr. Woodland offered to have the volume on the television set at "0", so it would allow visual only. Ms. Dooley stated that provided the sound is kept at a respectable level, which is something that the police would address, this would be acceptable to staff. Chair Holt noted that some patios are located near residential areas that could be affected, but this is not the case with this location.

Mr. Honsey indicated that the area adjacent to the west, that is zoned SD-1 and currently owned by the Buckeye Ranch would most likely not be affected by outdoor speakers at this time, but once developed it could become an issue. He proposed that a stipulation be added to reconsider the special use permit once developed. Mrs. Readler agreed that a stipulation could be fashioned to allow speakers, live entertainment, sporting related events as long as building permits have not been pulled on the adjacent parcel or the property has not been developed, and then they would need to come back in to review the special use permit.

Mr. Leasure requested clarification on the liquor permit. Mr. Woodland stated he had purchased his own permit, not the one previously held by the Alumni Grill and that it would allow liquor to be consumed on the premises, which includes the patio area.

Lt. Dolby stated the awning must meet California standards and parking should not be allowed behind the building, as it is designated for loading and unloading only. Mr. Woodland agreed and stated they only parked back there during the renovations, but once complete, they would not be parking there.

Chair Holt noted the following stipulations:

1. No signage shall be placed on the awning.
2. Awning shall be constructed of fire retardant materials that comply with California Fire Code.
3. Outdoor tables and chairs shall be finished in black.
4. Bollards shall match the height and color of existing bollards on the site.
5. Outdoor entertainment such as televisions and speakers are acceptable until such time as the adjacent property to the west is developed. Applicant shall then return for a review of the special use permit specific to the outdoor sound system.

Mr. Woodland stated he understood and agreed to comply with the stipulations.

Mr. Honsey made a motion that the Donerick's Pub & Grill – Special Use Permit (Outdoor Seating) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #2 Grove City Area Community Improvement Corporation – Lot Split (Project ID# 201006070027)
3425 Grant Avenue

Applicant: GCA CIC, 4035 Broadway, Grove City, Ohio 43123

The applicant is requesting approval to split .057 acres from the existing 0.129 acre parcel to combine it with the adjacent parcel to the northeast to accommodate parking that already exists on this parcel. Staff recommends approval as submitted.

Mr. Charles Boso, Jr., was the CIC representative for this item.

Mr. Havener made a motion that the Grove City Area Community Improvement Corporation – Lot Split be approved as submitted; seconded by Mr. Leasure. Mr. Honsey abstained from the vote - the motion was approved by a majority.

Having no further business, Chair Holt adjourned the meeting at 1:50 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair