MEETING MINUTES
Planning Commission
Tuesday, August 8, 2017 – Regular Meeting

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

Chair Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Chair Gary Leasure, Mr. Chuck Boso, Ms. Julie Oyster, Mr. Mike Linder, and Dr. John Dubos were present. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Bill Vedra, Deputy City Administrator; Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; and Tammy Green, Jackson Township Fire Department.

Chair Leasure noted a quorum was present. Mr. Boso moved to approve the minutes from the July 10, 2017 meeting. Ms. Oyster seconded the motion and the minutes were approved 4-0, with Mr. Linder abstaining because he was not present at the July 10 meeting.

Chair Leasure stated that representatives for the Indus Companies Dual Brand Hotel requested a postponement of their development plan application until the September 5th Planning Commission meeting. Ms. Oyster moved that the postponement request be approved. Dr. Dubos seconded the motion, and it was unanimously approved.

ITEM #1 – Mount Carmel Grove City MOB | Lot Split **PID #201706190018**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split 3.428 acres from the Mt. Carmel campus on North Meadows Drive. The proposed parcel to be split follows the project boundaries shown on the approved development plan for the Hplex Medical Office Building.

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

Mr. Denny Freudeman, Hplex Solutions, was present to answer any questions. He explained that the lot split would be for the Hplex Medical Office Building which is entering into an Enterprise Zone agreement for a 75% tax abatement for 10 years. Chair Leasure asked what the building would be used for, and Mr. Freudeman stated that is a medical office building that will house tenants including OrthoOne.

Ms. Oyster moved to approve the Lot Split as submitted. Mr. Linder seconded the motion, and it was unanimously approved.

ITEM #2 – Daystarz Childcare | Special Use Permit **PID #201707240022**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit for an outdoor play area for Daystarz Childcare at 3323 Cleveland Avenue. The Business received a special use permit in 2015 to locate at their current location and, part of the 2015 approval included an agreement with the owner of the adjacent property to keep the play area off-site at a previously approved location. Because the location of the play area was a specific condition of the approval of the 2015 special use permit, a new special use permit was required for the request to relocate the play area. However, all other aspects of the childcare center will remain the same as the previously approved application.

The proposed relocated outdoor play area will be located on the north side of the building, extending from the building towards Cleveland Avenue. It will be approximately 18' by 18' with black, metal decorative fencing around the play area. The fenced area will take up two available parking spaces for the property; however, staff feels that the provided amount of parking for the business is appropriate with approximately 20 spaces still available on the property.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit with the two stipulations as noted in the Staff Report.

Ms. Donyette Dunlap, owner of Daystarz Childcare, was present to answer any questions. She clarified that the play area will actually occupy three instead of two parking spaces to the north of the building. Chair Leasure asked where the play area will be located. Ms. Dunlap clarified that the play area will be attached to the north side of the building and extend out towards Cleveland Avenue, with bollards going around the entire play area. Chair Leasure asked if there would be room for parking, and Ms. Dunlap stated that there would be on the east side of the building. Ms. Oyster then asked for clarification if there would not be room for parking on the north side of the building, and Ms. Dunlap stated there would not be.

Ms. Oyster asked about the gate leading to the parking lot and how it would be secured to keep any children out of the parking lot. Ms. Dunlap clarified that the gate will swing open toward the front door instead, and children will go straight into the playground from the building.

Mr. Linder asked for clarification on the 18' by 18' play area space and if it will extend beyond the east side of the building and into the drive aisle. Ms. Dunlap clarified that the play area would not extend beyond the east side of the building and into the drive aisle and that it will be 18' by 18'. Mr. Linder asked Ms. Shields if the dimensions of the play area were part of the approval. Ms. Shields stated that they are and that the site plan was drawn based on the typical size of parking spaces in the city (either 9' by 20' or 10' by 18').

Ms. Oyster asked for clarification that the 18' by 18' play area would include two entire parking spaces, plus a portion of another space. Ms. Dunlap stated that it would.

Having no further questions or discussion, Mr. Linder moved to recommend the approval of the special use permit amendment for the 18'x18' play area with the two (2) stipulations as noted in the Staff Report:

1. Bollards shall have decorative caps matching the character of those utilized throughout the Town Center.

2. Landscape planters shall be located around the play area, as approved by the Urban Forester.

Dr. Dubos seconded the motion and it was unanimously approved.

ITEM #3 – Valvoline Instant Oil Change | Special Use Permit **PID #201706280019**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit for automotive services for Valvoline Instant Oil Change, to be located on the south side of Meadow Pond Court.

Valvoline will operate daily from 8:00am until 7:00pm and materials indicate the site will have approximately 30 to 40 customers each day. Vehicles will enter from Meadow Pond Court on the north side of the building and into two (2) separate stacking lanes. Each stacking lane can stack up to three (3) vehicles. Staff believes that the use is appropriate for the area, as no work will be conducted outside of the building, and the applicant has indicated that no vehicles will be stored on the property overnight and that no automotive parts or materials will be stored outside of the building.

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

Robert Murphy, Cushman & Wakefield, was present to answer any questions. Chair Leasure asked if the Valvoline was the same company as that on Stringtown Road. Mr. Murphy responded that he was not sure if there was a location owned by Valvoline there as well, and that this would be a corporate owned business. Dr. Dubos asked for clarification on the location. Mr. Murphy responded that this is the property between the Arby's and the Gateway Retail development to the west with a Starbucks and Chipotle.

Having no further questions, Ms. Oyster moved to approve the special use permit as submitted. Mr. Linder seconded the motion, and it was unanimously approved.

ITEM #4 – Valvoline Instant Oil Change | Development Plan **PID #201706280020**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to develop a 1,700 square foot building to house a Valvoline Instant Oil Change on the south side of Meadow Pond Court.

The site will be accessed by one (1) curb cut on Meadow Pond Court. A 14' wide one-way access drive is proposed to connect with the neighboring Gateway Retail property through the proposed Valvoline development to the west that will allow vehicles to exit the Gateway Retail property through the proposed Valvoline development.

The site is located at the southern gateway to Grove City, and as such the aesthetics of the development become increasingly important. Noting this, landscaping is proposed around the site. However, a number of adjustments to the landscape plan area required to match area development and meet Code requirements, including increasing the size or landscaping along SR 665 and adding a number of notes to the plan sheets.

The proposed building will be approximately 1,700 square feet in size and 29' in height at its highest point. It will be finished primarily in brick with EIFS on the building's vertical accent feature.

A monument sign is proposed south of the building, near the vehicle exit from the bays. Including a 2' brick base, the sign would have a total height of about 7.5'. When the gateway retail development, adjacent to the west, was developed, it was agreed to that the property to the east (the proposed Valvoline) would be entitled to maintain signage on the approved 12' monument sign on the Gateway Retail site. Staff believes the visibility of the Gateway Retail sign will be better than the proposed Valvoline monument sign, and staff believes the Valvoline monument sign should be removed with Valvoline added to the 12' Gateway Retail sign.

In general, staff feels the proposed development is in compliance with the zoning text for the area, and any deviations from this approved text is consistent with the development plan for the Gateway Retail development to the west. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the six stipulations and deviations as noted in the Staff Report and one additional stipulation that the monument sign shall be removed from plans and instead Valvoline be given space on the multi-tenant monument sign located on the property to the west.

Mr. Robert Murphy, Cushman & Wakefield, was present to answer any questions. He stated that Valvoline is in agreement with staff's recommendations and asked if there was any consideration for keeping the Valvoline monument sign to help with branding and exposure. His concern with utilizing the three-tenant monument sign on Gateway Retail's property is that Valvoline will be in the bottom slot, which has restricted visibility coming from the west due to the existing picket fence running along SR 665. Ms. Shields clarified that staff is trying to be consistent with what was approved for Gateway Retail and that it would not be consistent with other developments for Valvoline to have a space on Gateway Retail's sign and a second monument sign on their property.

Chairman Leasure asked how much additional height would be needed to have Valvoline's sign be above the picket fence. Ms. Shields clarified that the Gateway Retail monument sign was approved with a 2' base and will be 12' feet in height, and also that the proposed Valvoline will have building signage on the highest point of the building as well. She stated that staff feels that all of the proposed signage will give them good visibility from SR 665. Mr. Murphy clarified that the multi-tenant monument sign has already been constructed, and that he does not believe it could be heightened at this point. He stated that Valvoline accepts staff's recommendation about the removal of Valvoline's monument sign and utilizing Gateway Retail's multi-tenant sign. Ms. Oyster asked if it was already decided that Valvoline would only have access to the sign's bottom slot. Mr. Murphy confirmed that per the agreement with the landlord, Valvoline would have the bottom slot of the sign. Mr. Smiley, Land Strategies an owner of the property, addressed Chairman Leasure's question and stated the sign would need to be raised between 18 inches to 2.5 feet to avoid obstructions to the bottom slot. Chairman Leasure asked about the City's position on heightening the sign. Ms. Shields stated that the Valvoline will have 150 square feet of wall signage, which is consistent with what has been approved for other buildings and should be sufficient for visibility. Mr. Smiley stated that due to an AEP easement on the property, special permission was sought with AEP to construct the 12' sign, which would be an additional issue that would need to be addressed to heighten the sign.

Ms. Oyster asked what the color the brick for the building would be. Mr. Murphy stated the brick would be two toned with a lower level brick in a darker red, then moves into a browner brick, and EIFS utilized in the tower that is in a lighter tan.

Ms. Oyster asked for clarification on where the "Do Not Enter" would be placed. Ms. Shields confirmed that the "Do Not Enter" sign will be placed on Valvoline's property at the one-way access drive, so motorists can travel from Gateway Retail onto Valvoline's site, but not go from Valvoline's property onto Gateway Retail's.

Having no further questions or discussion, Mr. Boso moved to approve the development plan with the six (6) stipulations and deviations as noted in the Staff Report and include the additional stipulation recommended by staff:

1. Parking spaces shall be granted a deviation to the minimum square foot requirement, to be 162 square feet in size.

2. A "Do Not Enter" sign shall be placed at the one-way drive at the southwest corner of the lot.

3. The evergreen shrubs used to screen the parking lot's frontage from Meadow Pond Court and London-Groveport Road shall be 36" in height at installation.

4. A note shall be added to the landscape plan stating that all service structures shall be screened per Section 1136.08 of Grove City Code.

5. Permanent shrubs shall be installed around the base of the monument sign in conformance with Section 1136.09.

6. The Tree Planting Typical shall state that 50% of the burlap and wire cage will be removed at installation.

7. The monument sign shall be removed from plans and instead Valvoline be given space on the multi-tenant monument sign located on the property to the west.

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

ITEM #5 – Gantz Road MOB | Development Plan **PID #201705240015**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to develop a new 6,000 square foot medical office building, west of Gantz Road and south of Stringtown Road. The site is currently vacant, with the exception of an existing parking lot, which is used by the adjacent orthodontics office to the east and connects to the Golden Corral lot to the north.

The existing parking lot will be extended south with a 24' access drive and parking on both sides. The parking lot is setback approximately six (6) feet from the east property line. This matches with the setback of the existing parking lot on the property, but does not meet the 10-foot parking setback requirement. A variance will be required from the Board of Zoning Appeals to reduce this setback; however, staff would be supportive of this variance as it would match the setback of the existing parking lot on the site.

A landscape plan has been submitted; however, a number of items related to landscaping do not comply with the requirements of Chapter 1136. Outstanding issues on the landscape plan include building perimeter landscaping, parking lot perimeter landscaping, landscaping around the base of signage, and the screening of service structures. Additionally, increased landscaping is required along the south property line where adjacent to the residential property to properly screen the development form the apartments.

The proposed medical office building will be 6,000 square feet with one (1) story totaling at 20'8" in height. The building will be finished in brick on the building's north and east elevations, with tan stucco utilized on the west and south elevations.

The proposed building will house the medical practice currently located at 4215 Gantz Road. The Building Division has issued a violation letter regarding necessary repairs to the building; however, the date for compliance has been extended because the owner has stated the will be relocating to the proposed building.

Although there are a number of outstanding issues on the plans, staff is generally supportive of the proposed medical office development. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the 10 stipulations and deviations as noted in the staff report.

Robert LeVeck, LeVeck Commercial Construction, was present to answer any questions. Mr. LeVeck stated that the building will be used for the pain center and a medical office for physical therapy, with an additional 1,200 to 1,500 extra space for additional tenants. He stated that they are agreeable to the 10 stipulations.

Mr. Rauch asked for clarification what the intent is for the adjacent site (4215 Gantz Road). Mr. LeVeck stated that the intent is for the building currently on that site to be demolished once the offices are moved into the new facility, and there are future plans to redevelop that site with a similar development to the proposed Gantz Road MOB.

Dr. Dubos asked for clarification on the location of the current doctor's office. Mr. LeVeck stated that it is the adjacent property to the east that had been a house, which was converted into a medical office.

Having no further questions or discussion, Mr. Linder moved to approve the development plan with the 10 stipulations and deviations as noted in the Staff Report:

1. A variance shall be obtained from the Board of Zoning Appeals for a reduced parking setback along the east property line.

2. The building shall be finished in brick on the north and east elevations. The remainder of the structure shall be stucco in a neutral tone with a brick water table.

3. Landscaping around the parking lot shall be installed according to Section 1136.06(b).

4. Landscaping around the perimeter of the building shall be installed according to Section 1136.09(a)(3).

5. The monument sign shall be set in landscaped area according to Section 1139.09(a)(3).

6. The development shall be screened from the residential property to the south according to Section 1136.07 for landscaping buffers relating to uncomplimentary land uses.

7. A note shall be added to the landscape plan stating that all service structures shall be screened per Section 1136.08.

8. A note shall be added to the landscape plan stating that Hydro-mulch or Penn-mulch will be used for grass seed.

9. An irrigation plan shall be submitted showing irrigation on 75%-100% of the entire property and 100% of all landscaping areas adjacent to the structure.

10. Lighting fixtures on the site shall match the lighting fixture(s) currently located on the parcel (matching the decorative fixtures on the Golden Corral and McDonald's site).

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

ITEM #6 – ELW Company | Development Plan **PID #201705250016**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to construct three new buildings and expand the parking lot of the existing development at 6483 Seeds Road. The existing structures on the site house the applicant's truck repair business which has been in operation on the property for nearly 28 years. Space is also leased on the site to various users including a fabricator of specialized motorcycle parts and to the Grove City Police. The applicant estimates that the proposed expansion will allow for the addition of 10 to 15 new jobs on the site.

Access to the site will remain from a single curb cut on Seeds Road. All new buildings and expanded parking areas are proposed to be located in the rear of the lot behind existing buildings on the site.

A number of variances have been requested for the proposed development, to be reviewed by the Board of Zoning Appeals at their August 29th meeting. These variances relate to reduced building and parking lot setbacks, as well as landscaping and to permit the expansion of the gravel parking lot. Staff is supportive of the proposed variances as many relate to the setbacks from property to the west, which is zoned Township Residential; however, future land use plans identify for non-residential development.

The proposed buildings are approximately 20,000 square feet, 9,000 square feet, and 10,000 square feet in size and will be finished in metal siding, matching existing structures on the site.

In general, staff is supportive of the proposed development. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the three (3) stipulations noted in the staff report.

Don Plank, Plank Law Firm, was present to answer any questions. Mr. Plank stated that he agrees to staff's stipulations.

Chairman Leasure asked if there will only be one entrance into the site. Mr. Plank stated that there would be and that there will be additional landscaping added along the property's frontage. Chairman Leasure asked if the additional landscaping will create any problems along the front of the property. Mr. Plank responded that he did not believe it would.

Having no further questions or discussion, Dr. Dubos moved to approve the development plan with the three (3) stipulations as noted in the staff report:

1. A variance shall be obtained from the Board of Zoning Appeals for a reduced building setback (40.8') from the west/rear property line.

2. A variance shall be obtained from the Board of Zoning Appeals for the additional 12,000 square feet of gravel added in the southwest portion of the property as shown on the submitted site plan.

3. A variance shall be obtained from the Board of Zoning Appeals for a reduced rear parking lot setback (20') and corresponding landscaping along the west property line.

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

At this time, Chair Leasure asked about landscaping on SR 665 and if occupants have complied with what is required. Ms. Shields stated that she has spoken to Jodee Lowe, the Urban Forester, regarding landscaping on area developments and along the roadway as it is a gateway to the city. She verified that the Valvoline and Gateway Retail developments have met code requirements for landscaping. Although Gateway Retail's landscaping does meet code, staff has asked them to provide additional trees, which they have informally agreed to do.

Having no further discussion, Chair Leasure adjourned the meeting at 2:03 p.m.

Kendra Spergel, Secretary

Julie Oyster, Vice-Chair