CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **August 7, 2012**

The meeting was called to order at 1:31 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Gary Leasure, Mr. Mike Linder, Mr. Chuck Boso and Mr. Dan Havener (entered meeting at 1:35 pm). Others present: Kyle Rauch, Planning and Development Officer; Jennifer Readler, Ice Miller; Ryan Andrews, EMH&T; Bill Vedra, Deputy City Administrator; Mike Boso, Chief Building Official; Christy Zempter, Planning & Zoning Coordinator; Jodee Lowe, Urban Forrester; Captain Jeff Pearson, Grove City Police; Lt. Bill Dolby, Jackson Twp. Fire; Tami Kelly, Council Clerk and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the July 3, 2012 regular meeting. They were approved by unanimous consent.

Item #1 – Scruffy to Fluffy – Special Use Permit (Pet Grooming) **(PID# 201206140026)**

The applicant is requesting a special use permit to offer dog grooming at 3391 Park Street. The business would offer a variety of services for dogs including baths, haircuts, teeth brushing, ear-cleaning, nail coloring, and dog massages. No boarding will be conducted on the site. The requested hours of operation are 8am to 8pm Tuesdays, 8am to 6pm Wednesday through Friday, and 9am to 5pm Saturday.

Mr. Rauch stated that the applicant has indicated that noise dampening materials could be added to the space and that action will be taken with loud or aggressive dogs.

The applicant, Kathleen Branson, was present and spoke to the item. She asked if there was any hardship provision to allow her to open her business more quickly. Mr. Boso stated that Planning Commission could not grant this and the item would need to be reviewed by City Council.

Chair Holt asked the applicant if she had plans to muffle the animal sounds or add sound barriers to the building and what plans she had for deodorizing the pet smells. The applicant replied that she had ordered items to absorb pet odors; she added that this would be the Charles Penzone of pet grooming. She further noted that dogs would not be kept on the site for a long period of time.

Mr. Leasure asked Mr. Rauch if this special use permit fell within the City's historical requirements for Town Center. Mr. Rauch replied that the area is zoned CBD, that the use is not permitted outright and therefore requires the special use permit to operate the dog grooming business.

Chair Holt recommended a stipulation for approval that the applicant add a sound barrier. Mr. Leasure inquired about the noise level stating that he owns a dog and takes it to a doggie daycare facility, that the noise is quite loud inside the facility and was not sure that the proposed use would be appropriate at the proposed location. The applicant stated she was not running a doggie day care with multiple dogs running around, but a relaxing grooming service that would house a Zen room which will play classical music to keep the dogs calm.

Mr. Boso asked Ms. Readler if the items listed in the application such as no boarding on the site and the exact hours of operation would be included as part of the approval or if it would need to be stipulated. Ms. Readler stated that the applicant is obligated to comply with the use as outlined in the project application and submitted materials and these items would not be required to be stipulated; however the Commission can add stipulations for important items that they want to make sure the applicant is aware of.

With no further discussion, Mr. Boso made a motion to recommend approval of the special use permit for Scruffy to Fluffy with the following stipulations:

1. The items contained in the Project Summary are made part of the approval;
2. The applicant must add sound proofing; and
3. The applicant's Special Use Permit is reviewed in one year.

Mr. Havener seconded. Vote: Mr. Leasure, no; Chair Holt, no; Mr. Linder, no; Mr. Havener, no; Mr. Boso, no. The vote was a unanimous recommendation for disapproval.

Item #2 – Moo Moo Express Car Wash - Development Plan (PID #201207020028)

The applicant is proposing to construct a new Moo Moo Express Car Wash at 2190 Stringtown Road. The site would be accessed from a shared curb cut with the property adjacent to the west and includes a single-bay automated car wash as well as twelve vacuums for vehicles. Two structures currently occupy the site, both of which will be removed for the development of the site. A two-lane drive-thru is located along the east side of the property leading to the order kiosk, where the lanes merge into one leading into the car wash. The two lanes will be one-way, with an exit lane available before vehicles enter the car wash.

Mr. Rauch stated that the city's consulting engineer has recommended extending the southern landscape peninsula adjacent to the car wash five (5) feet to the south to separate the parking/vacuum area from the drive-thru portion of the site and to create a clearer line of sight and safe zone for cars exiting the car wash.

LED lighting is proposed on the site. Decorative gooseneck lighting is proposed for the building and Mr. Rauch stated that "shoe-box" fixtures are proposed for the parking lot lighting. He recommended that the applicant work with staff to select more appropriate site lighting.

The applicant, John Roush, was present and spoke to the item. He explained how the operation would work, including the "green" aspects of the site. Chair Holt asked the applicant if he was agreeable to the stipulations noted in the staff report. Mr. Roush stated that the drive aisle into the vacuum area was designed for two-way traffic into that area as well to provide room for a stacking lane going into the dual wash lanes. He further stated that cars come out of the wash at very slow speeds and have room to maneuver since the wash is along the western portion of the structure. Mr. Andrews stated that without more detailed plans with sight triangles it will be difficult to determine the driver's visibility coming out of the drive-thru. Mr. Roush stated that narrowing that area would create a pinch point and potentially harm circulation on the site. Mr. Rauch stated that this issue can be investigated further during the Site Improvement Plan review.

Chair Holt asked about the shingles selected for the structure. Mr. Roush stated that he felt the proposed would be more authentic with the design of the building.

Mr. Linder asked if staff anticipated any problems with traffic stacking up to turn onto Stringtown Road from the site. Mr. Roush stated that there is room for five or six cars to stack up and that they do not anticipate this site to have problems. He further stated that their site on Henderson Road has a similar layout on a busier road and has not had problems.

Being no further questions, Mr. Leasure motioned to recommend approval for the development plan with the following stipulations:

1. The applicant shall work with development department staff to resolve outstanding issues related to the landscape peninsula extension
2. The applicant shall work with development department staff to select appropriate site lighting;

Mr. Havener seconded and the vote was unanimously approved.

Item #3 – Moo Moo Express Car Wash – Special Use Permit (Car Wash) (PID#201207020029)

The applicant is requesting approval of a special use permit to operate a car wash at 2190 Stringtown Road. The proposed Moo Moo Express Car Wash would contain a single lane car wash, with the ability to stack more than 30 cars in two lanes, according to submitted materials. An escape lane is available before entering the car wash from the north. Submitted materials state that the car wash will have the capacity to wash 100 cars per hour and that the maximum anticipated wait time on the site for a wash would be less than 20 minutes. One to three employees will be on site at all times during the operation of the facility. The proposed car wash will operate from 8am to 8pm Monday through Saturday and 10am to 6pm on Sundays.

With no questions or comments, Mr. Havener motioned to recommend approval for the special use permit as submitted, Mr. Linder seconded and the vote was unanimously approved.

Item #4 – Grove City Ambulatory Facility - Development Plan (PID #201207020030)

The applicant is proposing to construct a new ambulatory facility and medical office building on the former Grovebrook Golf Course site located at 5315-5325 Hoover Road. The proposed development is situated in the northern portion of the 115 acre property (currently owned by Mara Enterprise, Inc.) rezoned to M-1 Medical in May of 2012. The proposed project includes both public improvements as well as private improvements. Public improvements include the extension of North Meadows Drive and utilities such as water and sanitary. Private improvements include the construction of the building and parking lots.

510 parking spaces are proposed. The applicant is requesting a reduction of 177 parking spaces from the required 687 spaces; however if the parking for the ambulatory facility is calculated for a hospital and not office use, the required number of spaces would be reduced; therefore Mr. Rauch stated that staff is supportive of the proposed deviation from required parking spaces, as calculated by the applicant.

The proposed ambulatory facility is to be 36,698 square feet with an approximate height of 32 feet, finished primarily with brick, stone, and glass elements. The same finish is proposed for the medical office building which will be 52 feet in height and approximately 66,000 square feet.

Mr. Rauch noted that rooftop mechanicals for both structures are proposed to be screened with metal screens on top of the structures; however because the structures are so large and far away from the roadway, staff is supportive of deviating from the typical parapet wall screening of the mechanicals.

Mr. Rauch stated that this application is only phase 1 of a multi-phase project for the site. Code requires no phase timing in straight zoning district such as this, and the phasing and development of the site will likely be market-driven.

John Avdoulos, HKS Architects, and Brett Justice, Mt. Carmel, were present to speak to the item.

Chair Holt asked Lt. Dolby if the fire department had any issues with the development and he stated they did not have any issues. Captain Pearson noted that there were no comments from the Division of Police.

Ms. Lowe stated that she visited the site and there were several deciduous trees and not much underbrush between the proposed development and residential uses adjacent to the east, fronting Hoover Road. She requested that mounding and more trees be added to the plan because there is not enough screening between the residences and the facility.

Having no further questions or comments, Mr. Boso motioned to recommend approval for the development plan with the following stipulations:

1. The supplemental landscaping denoted in the design notes on sheet L1.01 shall be installed in the bio-retention areas of the parking lot;

2. Site lighting levels contained on sheet E.02 do not meet code requirements. Plans should be revised to meet the minimum code for pedestrian and vehicular areas;

3. The detached dumpster enclosure located to the south of medical office building shall be finished with the same exterior finishes/materials as the primary structures; and

4. The applicant shall work with the Urban Forrester on landscaping between the proposed facility and the existing residential dwellings.

Mr. Leasure seconded and the vote was unanimous.

Item #5 – Turner Transportation - Development Plan (PID #201207020031)

The applicant requested to postpone the application, to be heard at the September 4 meeting.

Mr. Leasure motioned to postpone the Turner Transportation development plan to the September 4th meeting agenda, Mr. Havener seconded and the vote was unanimous.

Item #6 – Dollar General - Development Plan (PID #201207020032)

The applicant is proposing to construct a new Dollar General and additional retail space at 3440-3444 Broadway, south of Parlin Drive. The site will be accessed by two existing curb cuts along Broadway, one shared with an existing retail center to the south and the other with McDonald's to the north. The site is adjacent to a residential area, which requires landscaping and screening to reduce the setback below the 60' required by Code, which the applicant has provided.

The proposed structure will be made up of a 9,100 square foot Dollar General and an additional 4,550 square foot retail space. The structure will be single-story, 18'9" in height, finished in brick and stucco. Mr. Rauch noted that staff has concerns over the proposed color of the brick and requests that the applicant work with staff to select a more appropriate color.

68 parking spaces are proposed for the development, four of which will be handicap accessible. Based on the square footage of the structure, 69 parking spaces would be required; however Mr. Rauch stated that staff would be supportive of the Planning Commission granting a deviation from Code requirement to the minimum parking standards (per Section 1135.12(m)).

Because the property is located in a C-2 district, the proposed signs on the west elevation of the structure as well as the proposed monument sign will be reviewed and approved administratively by the Building Division.

The following stipulations were noted:

1. The applicant shall work with the Development Department to select an appropriate brick color and texture for the structure.

2. The dumpster enclosure shall have a brick finish matching the main structure, with stained and sealed wood gates.

Todd Hurley, the applicant, was present and spoke to the item. He was agreeable to the stipulations.

Mr. Linder inquired about the emergency exits in the building; Mr. Hurley stated they were marked, one in the back and one on both the north and south of the building.

Mr. Linder asked about the lack of lighting in the rear of the building. Captain Pearson stated it would be preferable and since it backs up to a residential area it is something that the city should look at. He stated that the more lighting, the better, in terms of security.

Having no further questions, Mr. Linder motioned to recommend approval of the development plan with the stipulations noted and with the requested deviation in parking.

Mr. Boso seconded and the vote was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:20 p.m.

Molly Frasher, Secretary	Marv Holt, Chair