

REGULAR MEETING

This Development Plan application pertains to the proposed construction of an electronic store on the north side of Buckeye Place and west of Parkway Centre Drive (Parcel ID Number: 040-005957). The proposed 30,167-square-foot building will be located on a 3.074-acre site accessed from a single curb-cut off the terminal end (cul-de-sac) of Buckeye Place.

Chair Holt noted that Mr. Plank was present and speaking to this item. Chair Holt then noted the following stipulations:

- The Planning Commission endorses the deviation from the parking code from the required 151 spaces to 100 spaces.
- A lot split application is to be submitted for Planning Commission review and approval.
- The screen wall and all service structures located on the north (rear) side of the building are to have supplemental landscaping provided in accordance with Section 1136.08 of the City's Landscape Code and is to be submitted for review and approval of the Urban Forester.
- The proposed exterior brick is to match brick used on the Drury Inn.
- The raised planters located within the parking lot islands are to be relocated to the sidewalk area along the front sidewalk area. The exact number, dimension and location of these planters are to be submitted for review and approval of the Urban Forester. At minimum these planters are to be 24-inches in height and constructed of brick with concrete caps.
- The revised parking lot islands are to be constructed at grade, curbed and are to contain one tree in accordance with Section 1136.
- The exterior wall signage shall be constructed of individually mounted channel letters and is not to exceed a total of 430 square feet. Three wall signs are permitted; one on north, south, and west building elevations. The allocation of square footage for these signs shall be worked out with the Development Department prior to City Council.
- The Planning Commission members will visit the Easton HH Gregg location to review the "gold" horizontal accent on the entrance elevation. If a majority of Planning Commission members do not approve of the proposed "gold" color, the applicant will tone down the color.

Mr. Plank noted that the applicant will submit a new landscape plan that shows the planters in the front of the site, the reduction of the planters in the parking lot and a reduced number of trees.

Mr. Havener made a motion that HH Gregg – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Swearingen. The motion was approved unanimously.

ITEM #3 Speed E Car Wash – Development Plan (Project ID# 200706190034)
1895 Stringtown Road

Applicant: Seth Dorman, Skilken Properties, 4270 Morse Road, Columbus, Ohio 43220

This application pertains to the proposed construction of a fully automated car wash on a portion of the property currently owned and operated by Speedway SuperAmerica, LLC at 1895 Stringtown Road. The proposed car wash has a hipped roof with dimensional shingles and is finished on all four sides with a combination of brick and glass.

Chair Holt noted that the Planning Commission is reviewing the application dated June 19, 2007 and the narrative and site plan dated July 17, 2007 and also noted Mr. Dorman was present and speaking to this item. Chair Holt then noted the following stipulations:

- A revised photometric plan is to be submitted demonstrating compliance with the minimum maintained .5 footcandle as required by Code.
- The applicant shall replace all site lighting fixtures on the tax parcel to compliment other businesses improvements located along Stringtown Road.
- The applicant shall provide irrigation on the property.
- Plans are to be revised to show the vent stack relocated to the south side of the facility.

- The vent stack is to be painted to match the color of the dimensional shingles.

Ms. Swearingen made a motion that Speed E. Car Wash – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Havener. The motion was approved unanimously.

ITEM #4 Speed E Car Wash – Special Use Permit (Car Wash) (Project ID# 200706190035)
1895 Stringtown Road

Applicant: Seth Dorman, Skilken Properties, 4270 Morse Road, Columbus, Ohio 43220

This application pertains to the proposed operation of a car wash. The proposed facility is 2,300 square feet and includes two automatic wash bays. The proposal includes two stacking lanes located along the south side of the building, which meet Code. In addition, the applicant has included a 10' wide one-way abort/escape lane on the west side of the facility.

Chair Holt noted that Mr. Dorman was present and speaking to this item. Chair Holt then noted there were no stipulations.

Mr. Havener made a motion that Speed E. Car Wash – Special Use Permit be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was approved unanimously.

ITEM #5 Premier Property Inspections – Certificate of Appropriateness (Project ID# 200707060038)
3797 Broadway

Applicant: Chuck Faught, 3797 Broadway, Grove City, Ohio 43123

Mr. Havener made a motion that Premier Property Inspections – Certificate of Appropriateness be postponed to the August 14, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #6 3800 Broadway – Certificate of Appropriateness (Project ID# 200707090039)
3800 Broadway

Applicant: Christopher Kloiber, Amcon Design & Construction Co., LLC, 20633 Watertown Court, Suite 200, Waukesha, WI 53186

Mr. Havener made a motion that 3800 Broadway – Certificate of Appropriateness be postponed to the August 14, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

Having no further business, Chair Holt adjourned the meeting at 3:10 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair