



MEETING MINUTES

Planning Commission

Tuesday, July 16, 2019

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

Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Ms. Julie Oyster, Mr. Larry Titus and Mr. Jim Rauck. Mr. Mike Linder and Dr. John Dubos were not in attendance. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; William Vedra, Deputy City Administrator; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Dashiell Logan, Development Intern; Eric Sonnefeld, Service Intern and Mary Havener, Development Assistant.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the June 14, 2019 Planning Commission minutes. Mr. Titus moved that the minutes be approved. Mr. Rauck seconded the motion, and the minutes were approved 3-0.

ITEM #1 – Dogs Rule! Dog Day Care – Special Use Permit

PID #201905290027

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Special Use Permit to add dog grooming to the existing Dogs Rule! Dog Day Care business located in the High Meadows Shopping Center. The proposed use will be located on the same site as the current business, with the space being divided between the two uses.

Dogs Rule! received approval of a Special Use Permit in 2009, which was renewed in 2010 for the dog daycare business. Dog grooming was not included as part of the previous Special Use Permits and requires approval of its own. After receiving a recommendation from Planning Commission, Special Use Permits are moved forward to City Council and are required to have two different meetings before City Council. Special Use Permits then go into effect 30 days after receiving City Council approval.

Plans indicate that some interior renovations will be done to create the dog grooming space, which is proposed to be separated from the daycare area. No exterior changes are proposed to the building. The dog grooming is proposed to utilize the same hours as the dog daycare on weekdays during the day, with the only

difference being an additional two Saturdays per month for just dog grooming. There are currently eight employees for the daycare portion with an additional two employees added for the grooming business. The applicant anticipates that the majority of customers for the grooming business will also be patrons of the daycare business, with some new customers. Dogs are anticipated to be on the site for grooming between six to seven hours if using the dog daycare business, or two to three hours if only being groomed. Dogs will be walked in the existing fenced area to the rear/west of the building and any waste will be immediately picked up.

The area is surrounded by a variety of other uses including a salon and retail businesses within the shopping center, and banks, grocery stores and residential housing nearby. Staff believes that the proposed use is in character with the area, as it already has a variety of uses and the site is currently used for dog daycare, with not much changing with the addition of dog grooming.

Therefore, 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.

Ms. Carla Eaddy, Dogs Rule! Dog Day Care, was present to answer any questions. There being no questions or discussion, Mr. Titus moved to recommend approval of the Special Use Permit to Planning Commission as submitted. Mr. Rauck seconded the motion and it was approved 3-0.

ITEM #2 – Priority Truck Services, LLC – Special Use Permit

PID #201906210029

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Special Use Permit for automotive service and repair for Priority Truck Services located at 4353 Broadway. The front space is currently occupied by T&T Service Center, and the automotive servicing is proposed in the rear space on the site.

The site was previously used by AATCO Transmission Service that did automotive service and repair. The use ceased operation in 2016 and was not re-established within six months, meaning that a new automotive service and repair use is required to receive approval of a Special Use Permit. No construction is proposed on the site, so only the Special Use Permit is required.

The business exclusively services fleet vehicles for Mt. Carmel, South-Western City Schools and Performance Landscape Group and is not proposing to expand the type of vehicles that will be serviced or to have any vehicle sales or rentals. There are currently six employees for the business.

Hours of operation will be during the day from 7:00 am until 4:00 pm Monday through Friday. There are between three to four vehicles serviced on-site each day and six available bays. The applicant has indicated that the average service time for vehicles is between 24 to 48 hours. The majority of the vehicles are serviced the same day and not stored outdoors overnight, and any vehicles that need to be stored are placed indoors in an available bay. When a vehicle needs to be stored outdoors, it will be placed in the existing outdoor storage area to the rear of the T&T outdoor storage area and enclosed within a chain-link fence. Equipment, including the air compressor pump, will be located indoors to avoid creating noise for any adjacent properties.

The applicant has also indicated that all oil and antifreeze will be stored in drums that will be removed for recycling. Other vehicle waste, including parts, will be stored indoors in a scrap bin that will be recycled each month. Any other waste from the business will be placed in the dumpster.

The site previously housed automotive and service uses, including AATCO Transmission Service and has received approval of special use permits for T&T Service Center that is a lawn equipment sales and service business to store a propane tank on-site to fill up tanks for customers and for a U-Haul truck rental service. Staff is supportive of the automotive service use as it will be in character with the permitted uses on the site, not creating a significant impact on the usage of the site. Additionally, many of the surrounding uses are also commercial with Skate America and Suburban Propane located to the south and Bill's on Broadway (another automotive service business) to the east. The Grove City Trailer Park is located adjacent and to the north; however, it is approximately 150 feet from the parking lot and 230 feet from the nearest bays. Due to all work being conducted within the structure, staff does not believe the area residents will be negatively impacted.

Therefore, 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 stipulation that there shall be no overnight parking or storage of vehicles outside of the fenced area or a service bay.

Ms. Angel Gee, Priority Truck Services, was present to answer any questions. There being no questions or discussion, Mr. Titus moved to recommend approval of the Special Use Permit to City Council with the one stipulation as noted in the Staff Report:

1. There shall be no overnight parking or storage of vehicles outside of the fenced area or a service bay.

Mr. Rauck seconded the motion and it was approved 3-0.

ITEM #3 – Amendment to Chapter 1138 of the Codified Ordinances of the City of Grove City – Historical Preservation and Sign Code

Ms. Shields presented the Development Department's findings. She stated that the proposed Code amendments will modify section 1138.01 and add a new section, 1136.06, to provide standards to make Grove City eligible to apply for certification as a Certified Local Government.

Specifically, the amendments will refer to the Secretary of Interior's Standards for decisions made on the appropriateness of improvements within the HPA and will add the requirement that the Development Department maintain an inventory of all landmarks and preservation districts.

In addition to making the City eligible for matching grants, becoming a Certified Local Government further demonstrates the City's dedication to the preservation of historic properties.

Therefore the Development Department recommended that Planning Commission make a recommendation of approval to City Council for the Code amendment as submitted.

Kelly Sutherland, Grove City Parks and Recreation Superintendent, was present to answer any questions. There being no questions or discussion, Mr. Titus moved to recommend approval of the Code Amendment to City Council as submitted. Mr. Rauck seconded the motion and it was approved 3-0.

Having no additional items, Chair Oyster adjourned the meeting at 1:40 p.m.



Mary Havener, Secretary



Julie Oyster, Chair