



MEETING MINUTES

Planning Commission

Monday, July 10, 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 Leasure, Mr. Chuck Boso and Ms. Julie Oyster. Mr. Mike Linder and Dr. John Dubos were absent. 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; Mike Boso, Chief Building Official, Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Nate Lang, Service Intern; Tammy Green, Jackson Township Fire Department; Sgt. Rick Hardy, Grove City Police; and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. Ms. Oyster moved to approve the minutes from the June 6, 2017 meeting. Mr. Boso seconded the motion and the minutes were approved 3-0.

Chair Leasure stated that representatives for the Mt. Carmel-Grove City MOB requested a postponement of their Lot Split application. Mr. Boso moved that the postponement request be approved. Ms. Oyster seconded the motion, and it was unanimously approved.

ITEM #1 – Comfort Suites | Lot Split

PID #201706080017

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 1.872 acres from a 2.6-acre parcel on the east side of Gantz Road. The site will be developed as a Comfort Suites Hotel with the remainder of the site for future development.

The proposed lot will create a site in compliance with building and parking setbacks as well as lot coverage as shown on the approved Development Plan for Comfort Suites.

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

Mr. Ballu Patel was present to answer any questions. There being none, Mr. Boso moved to approve the Lot Split as submitted. Ms. Oyster seconded the motion, and it was unanimously approved.

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to develop a new 223,737 sq. ft. warehouse at the southwest corner of Gantz Road and Southpark Place. This development was previously approved in 1998 as part of the Southpark Lot 12 Development, which included two buildings, the proposed site as well as the warehouse facility to the north. The site has been partially improved (utilities, paving, etc.); however, due to the changes between what was originally approved and what is currently being proposed, the applicant was required to submit for a development plan amendment.

The site is proposed to be accessed through the existing curb cut off of Gantz Road. A 22' access drive will wrap around the building to the proposed southern parking lot and the load area will be accessed from the shared drive between the site and the site to the north.

A 6' mound will be installed along Gantz Road as well as landscaping similar in character to the property to the north. Landscaping is proposed along the west property; however, Staff requested additional landscaping be installed to ensure the development is screened properly from the residential area to the west.

Lighting is proposed along the north, south and east portions of the property; with none proposed along the west side. Staff is requesting that shielded lighting be installed on the building's west elevation to meet the 0.5 foot candle minimum for all paved areas and reduce spillover on the residential area to the west.

The proposed warehouse will be 223,737 square feet with one story totaling at 36' 4.25" in height. The IND-1 district permits a maximum height of 35 feet; however, staff is supportive of a variance for the additional height as the nearest residential property is approximately 250 feet away and the additional height will cause no additional impact on those properties. The applicant has submitted a variance request for the additional building height for the July 25, 2017 Board of Zoning Appeals meeting. The building will be finished primarily in precast concrete panels with additional precast concrete panels around the building's entrances. The north side of the building will be lined with loading docks that will utilize "insulated sectional overhead" doors and spaces for future loading docks. Large windows and glass doors will be utilized at all of the building's entrances as accents.

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

Mr. Kyle Artar, Red Architecture, was present to answer any questions. He stated that they had reviewed all seven stipulations and were in agreement with them.

Having no further questions or discussion, Mr. Boso moved to approve the Development Plan Amendment with the seven (7) stipulations and deviations as noted in the Staff Report:

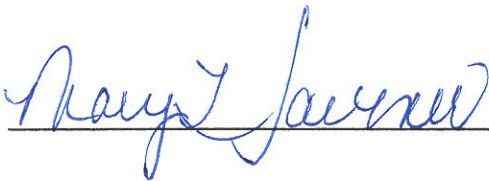
1. A deviation be granted to reduce the minimum size of parking spaces from 180 square feet to 162 square feet.
2. Shielded (downcast) lights shall be mounted to the west (rear) elevation in a manner that complies with the minimum of 0.5 footcandles for all vehicular areas, while reducing the impact on neighboring properties. Lighting at the west property line shall be zero footcandles.
3. Additional landscaping, in the form of evergreen trees (6' height at time of installation) shall be incorporated along the west property line. Landscaping shall be configured in accordance with Chapter 1136.06(c) to have three (3) staggered rows and planted 20 feet from each other on center, extending from the north property line and terminating no shorter than 140 feet south of the northern property unless otherwise approved by the Urban Forester.

4. Add the size of the shrubs at installation onto the current Plant List to match the installation requirements of Chapter 1136.
5. Parking spaces be added to the landscape plan.
6. Correct the Tree Planting Typical to state that 50% of the burlap will be removed from the tree root ball.
7. A variance shall be obtained from the Board of Zoning Appeals to exceed the permitted building height.

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

At this time, Chair Leasure asked about the Days Inn site at Stringtown Road and I-71. Ms. Shields stated that a development plan was approved for the front portion of the site in 2016; however, the applicant does not appear to be pursuing redeveloping the site. The Days Inn operates out of the back portion of the building, but the front portion remains available for redevelopment.

Having no further discussion, Chair Leasure adjourned the meeting at 1:40 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman