MEETING MINUTES
Planning Commission
Tuesday, June 6, 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. Bill Vedra, Dr. John Dubos, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Thad Boggs, Frost Brown Todd; Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Nathaniel Lang, Service Intern; Tami Kelly, Clerk of Council; Tammy Green, Jackson Township Fire Department; Sgt. Rick Hardy, Grove City Police; Lt. Jeff Lawless, Grove City Police; and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. Mr. Linder moved to approve the minutes from the May 2, 2017 meeting. Dr. Dubos seconded the motion and the minutes were approved 5-0.

ITEM #1 – Trailview Run | Preliminary Development Plan PID #201610040071

Ms. Shields presented the Development Department's findings. She stated that this proposal is for 81 single-family home lots and 49 patio home condominiums on 48 ½ acres of land on Borror Road east of the Grant Run Estates subdivision. This proposal has been before Planning Commission multiple times, most recently in January of this year. At that meeting, staff discussed multiple concerns with the project including it's overall density and making an appropriate transition to the more rural land to the east, lack of connectivity within the subdivision and concerns with Borror Road. While the applicant has submitted materials related to planned improvements to Borrow Road, none of Staff's concerns related to the design of the site have been addressed, therefore Staff is recommending that Planning Commission make a recommendation of disapproval to City Council for the Preliminary Development Plan as submitted.

Tom Hart, zoning attorney for the project, was present to speak to the item. Mr. Hart began with a brief description of the status of the plan to date. He explained that they have revised their plans to reflect 81 traditional homes and 49 free-standing patio homes and they have lowered their overall density to 2.68 with 130 units. He continued to state that they have been working on a Borror Road improvement plan in order to coordinate a Borror Road widening project.

In terms of the development, Mr. Hart mentioned that they want to differentiate their product. The patio homes are detached, single-family homes designed and targeted for empty-nesters. They are mostly first-floor living with limited space upstairs; designed for people who are downsizing their homes and changing their lifestyle. He continued to state that not all housing density is the same. Adding patio homes to the site

Chair Leasure asked if the easements had been secured. Mr. Billisits responded that there are some utility relocations, but all right-of-way acquisitions are included in the cost of the project. The widening that is being shown is all on the north side of the road.

Chair Leasure asked if the units would have basements. Mr. Billisits stated that they are built both with and without basements.

Mr. Linder commented that he would prefer that a developer would come up with a product that wasn't an estate lot but would provide lower density.

Jack Conovay, a resident of Grant Run Estates, stood up to express his agreement that if the area be developed, he would prefer that only single-family homes be permitted with the appropriate density.

Chair Leasure asked if the Fire Department had any issues. Ms. Green, JTFD, stated that she has not seen a fire truck study, but with the roads being 26' wide, parking on either side of the street would not be permitted. Mr. Billisits stated that the main road coming into the subdivision is 32 ft. wide, however, the roads then narrow down to 26-27 ft. wide. He stated that he is in agreement with not allowing parking on either side of the street.

Mr. Charles Brown, resident, asked that, if approved, there be some type of provision that the tree line on Platinum Drive not be disturbed. Mr. Linder stated that there was a 20 ft. "no disturb zone" on that property line.

Mr. Linder stated that he has no problem with the land use for this development, including the patio homes, however, his concerns remain regarding the width of Borror Road.

Being for further discussion, Mr. Linder moved that Planning Commission recommend approval of the Development Plan to City Council as submitted. Ms. Oyster seconded the motion, however the motion was disapproved 4-1 with the following votes: Chair Leasure – yes; Mr. Linder – no; Ms. Oyster – no; Dr. Dubos – no; Mr. Vedra – no.

ITEM #2 – BB Nail Salon & Spa | Rezoning (Use Approval) **PID #201705020013**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to offer microblading at BB Nail Salon and Spa located at 4184 Buckeye Parkway in the Parkway Center East shopping center. The tenant space is located between Time Warner Cable and Hobby Lobby, and the property is zoned C-2.

The proposed use, microblading, is a form of permanent makeup or cosmetic tattoos on eyebrows and eyelids. Because the use is a form of tattooing, classified under SIC 7299, the use is required to be approved by City Council, as SIC 7299 is not permitted in any zoning district.

It should be noted that Franklin County Public Health requires a Body Art license to operate any tattooing or piercing business, including microblading, but applicants must first obtain zoning approval prior to applying for the Body Art license.

Staff believes the proposed use is appropriate for the area given its proximity to other service-oriented businesses and the fact that microblading is offered at many other salons and spas throughout the Columbus area. Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the use approval (rezoning) with one stipulation as noted in the Staff Report.

Mr. Khai Duc Dang, owner, was present to speak to the item and answer any questions.

Mr. Linder asked the City if the Rezoning applied to this address only and Ms. Shields stated that it does.

Being no further discussion, Mr. Linder moved to recommend approval of the Rezoning (Use Approval) to City Council with the following stipulation as noted in the Staff Report:

1. The use shall be limited to microblading only.

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

ITEM #3 – Parkway Center | Development Plan Amendment **PID #201704180010**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to add a monument sign, two wall signs, a mural and a cover over the approved outdoor seating area at 4145 Buckeye Parkway, an outparcel of Parkway Centre South. The proposed amendment addresses two stipulations set on the initially approved development plan, which limited wall signs on the building to 120 sq. ft. and required a Development Plan Amendment for the addition of a momument sign to the site. The proposed monument sign will be 50 square feet in size and eight (8) feet in height with a brick base and decorative metal posts matching other Parkway Centre signs.

Two wall signs are proposed for the Piada restaurant with a total of 72.2 square feet of signage. As previously noted, the approving legislation for the development limited wall signage to 120 square feet. This number was based on the amount of signage on a previously approved development plan for the site.

Staff does not feel that Piada's proposed signage is out of scale with the building, therefore Staff is of the opinion that the maximum area of signage permitted on the structure should be amended that a more appropriate limit to signage would be based on the frontage of the tenant space. A similar, recently approved multi-tenant structure permitted each tenant to have a maximum wall signage width of 80% of the tenant frontage.

In addition to the signs, the applicant is proposing to install a mural on the north side of the building that will feature a picture of a car and motor scooter and will utilize muted tones, similar to the brick and EIFS on the structure.

The covered patio area will be located to the north of the building and will have a black roof and black screen around a portion of the seating area. Black decorative fencing, as previously approved for the seating area, will be installed around the perimeter of the area.

Staff believes the proposed amendments are appropriate for the site as they utilize tones and materials found elsewhere on the structure and in the larger Parkway Centre 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 as noted in the Staff Report. Ms. Shields made a clarification on stipulation #3 – that no signage shall be permitted on the north or south sides of the building – the intent of that stipulation is for the individually mounted channel letters and not for the mural. Staff sees that as a separate piece.

Mr. John Royer, Piada, was present to speak to the item and answer any questions. Mr. Royer stated that they have cut back on the signage requests since their initial submittal, however, it is important for him to stress that branding is extremely important to Piada and he feels they do a wonderful job with design.

Chair Leasure asked Mr. Royer if he was in agreement with the three stipulations. Mr. Royer stated that he was.

Mr. Linder asked if the outdoor seating area was enclosed. The response was that it is a metal screening on the backside and the section above is a separate piece that is a fabric awning which can be removed. Mr. Linder asked if this is typical for Piada versus umbrellas. It was stated that it is dependent on the site. Mr. Linder then asked if there was any type of protection from the drive area. Ms. Shields responded that with the Special Use Permit, they were required to install ballards.

Ms. Oyster asked if there should be special language that should be used related to the wall mural and patio cover since this type of request is new to the city. Ms. Shields stated that they were concerned when this item came through since the city doesn't see many murals or covered patios, however, since they are using the same materials and tones that are elsewhere on the site, Staff felt that this was an appropriate request. Even though they are setting a precedent, these cases would be reviewed on a case-by-case basis.

Mr. Thad Boggs, attorney for the City, proposed that in regards to Ms. Shields comment related to stipulation #3, in order to be clear for the record, any motion should include the language that "no signs shall be permitted on the north or south sides of the building, but that shall not preclude inclusion of the mural as proposed." This should be added because under the City's definition of "sign", it could be argued that this pictorial representation is itself a sign.

Being no further discussion, Mr. Linder moved that Planning Commission recommend approval of the Development Plan Amendment to City Council with the three (3) stipulations noted in the Staff Report including the amendment of the third stipulation:

1. Any landscaping removed or damaged during the installation of the monument sign shall be replaced according to the approved development plan.

2. The total width of individual tenant signage shall not exceed 80% of the leased tenant frontage.

3. No signage shall be permitted on the north or south sides of the building, but shall not preclude inclusion of the mural as proposed.

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

ITEM #4 – Comfort Suites | Development Plan **PID #201704240011**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to develop a new hotel on a 2.6-acre site on the east side of Gantz Road, south of Stringtown Road on the former Value Inn site.

The site is proposed to be accessed by the existing curb cut on Gantz Road as well as two 24' shared access drives connecting to the parking lot of China Bell to the north and to the Comfort Inn to the east.

There are 82 total parking spaces proposed on the site meeting the required number of spaces based on the number of rooms proposed for the hotel (one space per hotel room).

A landscape plan has been submitted showing landscaping for the building perimeter, and parking lot perimeter; however, no information has been provided regarding irrigation on the site, planting around the proposed monument sign, screening for the dumpster enclosure, and indicating what existing trees and shrubs will remain on the site. These items will need to be addressed to ensure compliance with the requirements of chapter 1136.

The proposed hotel will be approximately 55,000 square feet in size and four (4) stories tall, with a total height of 55.5". Staff would be supportive of a variance to permit the additional 20'5" of building height over the permitted 35' as this is comparable to the height allowances granted to other hotels.

The building will be finished primarily in EIFS with a Veneer Stone featured around the building. Individual thru-wall AC units are shown under all hotel room windows. In order to reduce the visibility of the units, the color of each unit should match the color of the adjacent EIFS or stone on the structure.

In general, staff is supportive of the proposed development, but also noting a number of outstanding issues remain, we recommend Planning Commission make a recommendation of approval to City Council for the Development Plan with the seven (7) stipulations as noted in the Staff Report.

Mr Todd Willis, was present to speak to the item and answer any questions.

Chair Leasure asked the overall height of the building. Mr. Willis stated that it was 57'. Mr. Linder asked if there were going to be flagpoles. The response was no.

Having no further discussion, Mr. Vedra moved to recommend approval of the Development Plan to City Council with the seven (7) stipulations noted in the Staff Report:

1. Irrigation shall be installed on 75%-100% of the property with emphasis on areas along Gantz Road and all landscaping areas adjacent to the structure.
2. The evergreen shrubs planted along Gantz Road shall be a minimum of 36" in height at the time of planting.
3. Supplemental landscaping in conformance with section 1136.08 shall be installed around the dumpster enclosure.
4. A preservation plan shall be provided if existing trees and shrubs on the site are to be preserved.
5. All ground signs shall be set in landscaped areas, a minimum of two (2) feet larger than the sign base, with permanent shrubs, ground cover, or other ornamental plantings.
6. The gates on the dumpster enclosure shall be 100% opaque stained wood.
7. The color of individual PTAC units shall match the color of the adjacent EIFS or stone on the structure.

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

At this time, Chair Leasure announced that the next Planning Commission meeting scheduled to be held on July 5, 2017 would be postponed until July 11, 2017.

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

Mary L Havener

Mary Havener, Secretary

Gary Leasure, Chairman