

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

May 24, 2005

The meeting was called to order at 4:35 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Dr. Les Bostic, Mr. Larry Corbin, Mr. David Dye and Ms. Christa Fike. Others present: Bill Saxton, Council President; Seth Dorman, Development and Planning Officer; Kyle Rauch, Planning and Zoning Coordinator; Charles Boso, Development Director; Dan Snyder, Urban Forester; and Jennifer Uhrin, Secretary. Mr. Marvin Holt and Mayor Cheryl L. Grossman were present for a portion of the caucus.

Chair Dye noted that a quorum was present. The minutes of the May 10, 2005 regular meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Key Bank – Development Plan; Key Bank – Special Use Permit (Drive Thru Facility); Buckeye Grove Car Wash – Development Plan; Buckeye Grove Car Wash Special Use Permit (Car Wash); Buckeye Grove Car Wash – Lot Split* were postponed to the June 14, 2005 regular meeting. *Key Bank – Plat Approval and Metlife Auto & Home Insurance – Certificate of Appropriateness (sign)* were both withdrawn. *City Hall Addition/Renovation – Development Plan; and Meijer – Special Use Permit (Drive-Thru)* were both tabled.

ITEM #1 CVS Drug Store – Development Plan (Project ID# 200502010015)
3591 Broadway (Southwest corner of Southwest/Broadway)

Applicant: Michael Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

This application pertains to the construction of a 13,013 square foot building on 2.11 acres with a two lane drive thru for prescriptions. The building is proposed to be 26 feet tall with a 30 foot tall tower element.

Chair Dye noted that Mr. Casale was present during the caucus and spoke to this item. Chair Dye clarified that the plans being acted on today are dated May 24, 2005. Chair Dye then noted the following stipulations:

- Handicap access parking spots shall incorporate “at grade” access for wheelchairs not more than 10 feet from any handicap parking spot.
- Full compliance with all Staff recommendations per the Staff report dated May 20, 2005 and as attached to these minutes.
- Storm sewer/detention and OEPA issues shall be coordinated with the City's Engineer.
- Drive thru use shall be striped or an island shall be installed as coordinated with City Staff.

Mr. Casale stated he understood and agreed to comply with all of the stipulations. Ms. Fike made a motion that the CVS Drug Store – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #2 CVS Drug Store – Special Use Permit (Drive-Thru) (Project ID# 200502010017)
3591 Broadway (Southwest corner of Southwest/Broadway)

Applicant: Michael Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

Chair Dye noted that Mr. Casale was present for this item as well. Chair Dye reiterated that the striping, island or some designation to identify the routing for cars in the drive thru shall be coordinated with City Staff. Mr. Casale stated that was correct and they have agreed to do so.

Mr. Corbin made a motion that the CVS Drug Store – Special Use Permit (Drive-Thru) be recommended for approval to City Council; seconded by Dr. Bostic. The motion was unanimously passed.

ITEM #3 KeyBank – Plat Approval (Project ID# 200503220042)
Hoover Road/Buckeye Grove Blvd.

Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio 45227

Mr. Corbin made a motion to withdraw this item; seconded by Ms. Fike. The motion was unanimously passed.

ITEM #4 KeyBank – Development Plan (Project ID# 200503220043)
Hoover Road/Buckeye Grove Blvd.

Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio 45227

Mr. Corbin made a motion to postpone this item to the June 14, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously passed.

ITEM #5 KeyBank – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220044)
Hoover Road/Buckeye Grove Blvd.

Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio 45227

Mr. Corbin made a motion to postpone this item to the June 14, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously passed.

ITEM #6 The Cottages at Pinnacle – Development Plan (Project ID# 200504050049)
White Road/Buckeye Parkway (Sub-Area J of Pinnacle Club)

Applicant: Michael Kane, Advanced Civil Design, 4605 Morse Road, Suite 101, Columbus, Ohio 43230

Mr. Robert Sheppard with George Kontogiannis & Associates, 400 South Fifth Street, Columbus, Ohio, spoke to this item. Chair Dye noted that Mr. Sheppard was present during the caucus. Chair Dye further noted the following stipulations:

- Landscape plan shall be revised in coordination with the City's Urban Forester to emphasize the use of two trees near each unit.
- Additional landscaping shall be added to the rear of Units 18, 21, 22, 24 and 25.

- Applicant shall comply with code regarding the use of sod, seed and screening of service structures.
- Six unit town homes shall have two architectural bump-outs on the rear elevation with a building material variation.

Mr. Sheppard stated he understood and agreed to comply with all of the stipulations. Mr. Donald Plank, Attorney at Law, 145 East Rich Street, Columbus, Ohio 43215 representing both the Pinnacle Development Company and M/I Homes presented a letter from Stephen Caplinger of M/I Homes expressing their strong support for this project and that they are both very pleased with this project.

Dr. Bostic made a motion that The Cottages at Pinnacle – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously approved.

Chair Dye also wished to express his appreciation for the changes that were made in response to Planning Commission's previous requests for this site.

ITEM #7 City Hall Addition/Renovation – Development Plan (Project ID# 200504190055)
4035 Broadway

Applicant: Steed Hammond Paul, 4011 Broadway, Grove City, Ohio 43123

Mr. Corbin made a motion to table this item; seconded by Ms. Fike. The motion was unanimously passed.

ITEM #8 Panda Express – Special Use Permit (Drive-Thru Facility) (Project ID# 200504280058)
Northwest corner of Stringtown Rd & Thistlewood Dr

Applicant: Steve Krekus, Panda Restaurant Group, Inc., 11285 Heritage Drive, Twinsburg, Ohio 44087

Chair Dye noted Mr. Krekus was present during the caucus and spoke to this item. Chair Dye noted the following stipulations:

- Menu board base shall be constructed of brick that matches the brick on the building.
- Menu board, preview board, and speaker box cabinets shall be finished to match the brick color and the specific color shall be submitted to City Staff.

Mr. Krekus stated he understood and agreed to comply with the stipulations. Ms. Fike made a motion that the Panda Express – Special Use Permit (Drive-Thru Facility) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded Mr. Corbin. The motion was unanimously passed.

ITEM #9 Panda Express – Special Use Permit (Outdoor Seating Area) (Project ID# 200504280059)
Northwest corner of Stringtown Rd & Thistlewood Dr

Applicant: Steve Krekus, Panda Restaurant Group, Inc., c/o 11285 Heritage Drive, Twinsburg, Ohio 44087

Chair Dye noted that Mr. Krekus was at the podium for this item as well. Chair Dye noted the following stipulation:

- Exact fence color sample shall be provided to the Clerk of Council prior to the next Council meeting.

Mr. Krekus stated he understood and agreed to comply with the stipulation. Mr. Corbin made a motion that the Panda Express – Special Use Permit (Outdoor Seating Area) be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Dr. Bostic. The motion was unanimously passed.

**ITEM #10 Metlife Auto & Home Insurance – Certificate of Appropriateness (Sign)
3915 Broadway (Project ID# 200505030060)**

Applicant: Greg Harrison, 3915 Broadway, Grove City, Ohio 43123

Mr. Corbin made a motion to withdraw this item with a fee waiver if resubmitted within 90 days; seconded by Ms. Fike. The motion was unanimously passed.

**ITEM #11 Grove City United Methodist Church – Development Plan (Project ID# 200505030061)
2684 Columbus Street**

Applicant: Tom Danklefsen, Grove City United Methodist Church, 2684 Columbus Street, Grove City, Ohio 43123

This application pertains to a 16,159 square foot addition to the Grove City United Methodist Church.

Mr. Rich Lester with the McKnight Group and Mr. Tom Danklefsen were both present during the caucus and spoke to this item. Chair Dye clarified that the plans being reviewed today are dated May 19, 2005. Chair Dye then noted the following stipulations:

- Handicap access parking spots shall incorporate “at grade” access for wheelchairs not more than 10 feet from any handicap parking spot.
- Lighting and storm water detention revisions and/or a variance from the code, may be necessary. The Applicant shall coordinate with the City Engineer to address these issues.
- Landscape plan shall be revised in coordination with the City’s Urban Forester to incorporate the required 16 trees and hedge row.

Mr. Lester and Mr. Danklefsen stated they understood and agreed to comply with all of the stipulations. Ms. Fike made a motion that the Grove City United Methodist Church – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM #12 Buckeye Grove Car Wash – Development Plan (Project ID# 200505030062)
2800 London-Groveport Road**

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Mr. Corbin made a motion to postpone this item to the June 14, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously passed.

**ITEM #13 Buckeye Grove Car Wash – Special Use Permit (Car Wash) (Project ID# 200505030063)
2800 London-Groveport Road**

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Mr. Corbin made a motion to postpone this item to the June 14, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously passed.

**ITEM #14 Buckeye Grove Car Wash – Lot Split (Project ID# 200505030064)
2800 London-Groveport Road**

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Mr. Corbin made a motion to postpone this item to the June 14, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously passed.

On Table:

**ITEM #15 Meijer Store – Development Plan (Project ID# 200503220034)
2811 London-Groveport Road**

Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4th Floor, Grand Rapids, MI 49544

This application pertains to the construction of a 207,364 square foot store on 22.45 acres.

Ms. Fike made a motion to take this item off the table; seconded by Dr. Bostic. The motion was unanimously passed.

Chair Dye noted that Mr. DeHoek and Mr. Greg Monnig were present during the caucus and spoke to this item. Chair Dye noted the following stipulations:

- Handicap access parking spots shall incorporate “at grade” access for wheelchairs directly adjacent to them.
- Parking space count is deficient and the deviation from the code will need to be approved by City Council.
- Drive-thru location shall be redesigned to eliminate the conflict between pedestrian and vehicular traffic. Exact location shall be subject to a separate submittal.
- Road improvements to State Route 665 shall be required at a minimum as follows, however these minimums are not intended to be exclusive of the City’s right to take an assessment to require participation in required road improvements:

- o A traffic study that will be reviewed and accepted by City Staff as to scope and content shall be completed.
 - o Construct or participate financially for a center left turn lane for west bound traffic on State Route 665.
 - o Construct or participate financially for a deceleration and right turn lane for east bound traffic on State Route 665.
 - o Provide for a traffic light at the main entryway into the site.
- Coordinate with the City and other area property owners for the final location of the eastern access point into the site, acknowledging that the Buckeye Ranch is located on the north side; as well as Straders and other commercial uses on the same side or across the street that may have an interest. Also there is an area plan that includes a connection to future residential and perhaps non-residential uses to the south of the site that will need to be taken into consideration.
- Coordinate with the City's Urban Forester to meet opacity requirements, as well as species mix on the western property line.
- Northwest corner of site that encompasses the proposed gas station use area shall be sodded and irrigated.
- Pond requirements shall be met.
- Building height exceeds code and a variance shall be sought through the Board of Zoning Appeals.
- All areas of this plan shall meet code, any approval of deviations from the code, unless expressly stated in this motion, are unintended.

Mr. DeHoek and Mr. Greg Monnig stated they understood and agreed to comply with the stipulations.

Cort Doughty, Jr., Attorney at Law with Squire Sanders, and Dempsy, 41 South High Street, Columbus, Ohio 43215 representing Fed Ex., stated that Fed Ex, does not oppose the development plan and would like to work with Meijer in conjunction with the future use of their 50 foot strip of property located adjacent to the proposed Meijer site to maintain the maximum flexibility between those properties. Mr. Doughty further stated that Fed Ex does have a draft plan in mind, very rough sketch that they would like to work with Meijer on developing. Fed Ex would like to ask for consideration of a traffic light at the end of their 50 foot strip and a chance to work with the parties involved in this project. Chair Dye stated that in respect to Fed Ex's concerns that Planning Commission is considering a development plan application today that shows a main entrance that does not coincide with the 50 foot strip. The issue of additional access to S.R. 665 is not a matter of private agreement between Meijer and Fed Ex., it would have to come before both Planning Commission and Council and it is an issue that will be guarded jealously in terms of how many access points and under what conditions. Chair Dye wanted to ensure the both Fed Ex., and Meijer did not leave today under the false impression that even if they have an agreement it can not deviate from what has been presented today through this development plan. Chair Dye continued that Fed Ex and Meijer do have the right to submit whatever they would like to submit in the future regarding this 50 foot strip, but the plan being dealt with today, does not include any access or use of that 50 foot strip.

Dr. Bostic made a motion that the Meijer Store – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Ms. Fike. Mr. Corbin voted “No”, stating that he is for the Meijer project, but the road situation on State Route 665 is too confusing to make a positive vote; Chair Dye stated he agreed with Mr. Corbin in concept that the road issues were very difficult on this site, he feels that Meijer is acting in good faith in the best interest of not only itself, but of the City and that the open issues regarding traffic can be handled within the context of the language that we have imposed on them here and voted yes. All other members voted “Yes”; Therefore, the motion was passed by the majority.

ITEM #16 Meijer Store – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220035)
2811 London-Groveport Road

Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4th Floor, Grand Rapids, MI 49544

Ms. Fike made a motion to take this item off the table; seconded by Dr. Bostic. The motion was unanimously passed.

Dr. Bostic made a motion to put this item back on the table; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #17 Meijer Store – Special Use Permit (Gas Station) (Project ID# 200503220036)
2811 London-Groveport Road

Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4th Floor, Grand Rapids, MI 49544

Ms. Fike made a motion to take this item off the table; seconded by Dr. Bostic. The motion was unanimously passed.

Chair Dye noted that the previous applicants remained at the podium. Chair Dye then noted the following stipulation:

- All signage issues relating to the gas site are subject to a separate regulatory and approval process.

Mr. DeHoek and Mr. Greg Monnig stated they understood and agreed to comply with the stipulation.

Ms. Fike made a motion that the Meijer Store – Special Use Permit (Gas Station) be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #18 Meijer Store – Special Use Permit (Outdoor Garden Sales) (Project ID# 200504220057)
2811 London-Groveport Road

Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4th Floor, Grand Rapids, MI 49544

Ms. Fike made a motion to take this item off the table; seconded by Dr. Bostic. The motion was unanimously passed.

Chair Dye again noted that the applicants remained at the podium. Chair Dye then noted the following stipulations:

- Separate lighting shall not be incorporated into the outdoor area for seasonal use.
- Seasonal use shall be permitted March 1 – July 31 each year.
- A fence detail shall be submitted to Council prior to their next meeting.

Mr. DeHoek and Mr. Greg Monnig stated they understood and agreed to comply with the stipulations.

Mr. Corbin made a motion that the Meijer Store – Special Use Permit (Outdoor Garden Sales) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Dr. Bostic. Ms. Fike voted “No”, all other members voted “Yes”, therefore the motion was passed by the majority.

Having no further business, Chair Dye adjourned the meeting at 4:50 p.m.

Jennifer Uhrin, Secretary

Chair Dye