

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

REGULAR MEETING

May 12, 2009

The meeting was called to order at 1:35 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Phil Honsey; Mr. Gary Leasure, Mr. Marv Holt; Mr. Mike Linder and Mr. Dan Havener. Others present: Chuck Boso, Development Director; Jennifer Readler, SZD; Lt. Bill Dolby, Jackson Township Fire Dept.; Tami Kelly, Clerk of Council; Christy Zempter, Planning and Zoning Coordinator and Jennifer Uhrin, Secretary. ~~Mr. Dan Havener was absent.~~

Chair Holt noted that a quorum was present. Chair Holt noted that there were no changes to the April 28, 2009 regular meeting minutes. Mr. Leasure made a motion to accept the minutes as presented; seconded by Mr. Honsey. Mr. Havener abstained from the vote due to his absence at that meeting. The minutes were approved by the majority.

Chair Holt noted the following change to today's Agenda: **Item #2 True2Form Collision Repair Centers, LLC, Special Use Permit** has been withdrawn. Mr. Leasure made a motion to accept the change; seconded by Mr. Linder. The motion was unanimously approved.

ITEM #1 Dreaming Tree Galleries – Certificate of Appropriateness – HPA Sign (Project ID# 200904200014)
3968 Broadway, Grove City, Ohio 43123

Applicant: Rebecca Cummings, 2051 Mayflower Circle, Grove City, Ohio 43123

The applicant is requesting a Certificate of Appropriateness for a 42.25" x 20.75" window sign. The proposed sign identifies the business name and phone number and utilizes the approved HPA color "Olde Town" as the only color for the sign. A variance is being requested to allow for the incorporation of the phone number. Mr. Rauch stated that Staff was supportive of the requested variance.

Mr. Rod McIntyre and Ms. Rebecca Cummings were present and spoke to this item. Chair Holt noted that there were no stipulations associated with this item.

Mr. Honsey made a motion that that the Dreaming Tree Galleries – Certificate of Appropriateness – HPA sign be recommended for approval with the requested variance to allow for the incorporation of the phone number to City Council; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #2 True2Form Collision Repair Centers, LLC, Special Use Permit (Project ID#200903090008)
3965 Brookham Drive, Grove City, Ohio 43123

Applicant: Robert Meyer, Porter Wright Morris & Arthur LLP, 41 S. High St, Columbus, Ohio 43215

This item has been withdrawn with a 90 day fee waiver for resubmission.

ITEM #3 Candlewood Suites – Development Plan (Project ID# 200903240011)
3962 Jackpot Road, Grove City, Ohio 43123

Applicant: Brian Hagemeyer, GPD Group, 1801 Watermark Drive, Ste, 150, Columbus, Ohio 43215

The applicant is requesting approval for the construction of a 40,544 square foot, four-story extended stay hotel on 1.21 acres at the southeast corner of Killdeer Drive and Jackpot Road. The proposed building shall be 51' 6" and a variance has been granted by the BZA to allow for the building height. The site is zoned Planned Unit Development – Commercial (PUD-C) and will be accessed by two 24 foot curb-cuts, one on Killdeer and one on Jackpot. An "extended stay hotel" would allow guests to stay for more than

30 consecutive days. The parking area shall be essentially screened from view by the building, but does not meet the minimum parking space requirements. An agreement has been drafted to allow parking to be shared with the adjacent property, which is also owned by the applicant. Of the 73 required spaces, 60 have been provided with the additional 13 to be shared with the adjacent property. Mr. Rauch stated that Staff was supportive of this deviation from the parking requirements. The building is divided vertically by different paint colors and horizontally by the use of Harvest Blend Belden Brick on the façade of the bottom two floors. The applicant has chosen the colors White Heron, White Sand, and Light Khaki for the main structure. Parapet walls will extend above the height of all mechanical equipment to screen them from view. The proposed dumpster screening utilizes the same Harvest Blend Belden Brick as is used on the main structure façade.

The applicant has requested a sign for each building elevation and one monument sign to be located at the northwest corner of the property. The monument shall be eight feet tall with a brick base to match the Harvest Blend Belden brick. The building signs will be of the same dimension with a total area of 161 square feet. The applicant will utilize lighting fixtures that match the Parkway Centre theme.

Ms. Tricia Gaydosh with Schnippel Construction at 382 North Main, Botkins Ohio and Mr. Brian Hagemeyer with the GPD Group were present and spoke to this item.

Discussion took place regarding the necessity for right-of-way to install a larger turn radius. Mr. Honsey wanted to go on record that his concern pertains to all vehicles and not just trucks. It was determined that this hotel would not cause an increase in truck traffic that would necessitate a larger turn radius. Chair Holt questioned whether the Planning Commission would accept the right-of-way without the improvement? Ms. Readler stated that it was typical for the Developer to make the improvement when the project warrants it, but it is a policy decision for the City. Mr. Hagemeyer reiterated that this project would not warrant the need for additional turn radius. Mr. Honsey added that he would accept the argument that their traffic going out to I-71 would most likely not use that turn and therefore would not be tributary to that turning movement. Due to the fact that traffic would most likely not be increased, the applicant will dedicate the right-of-way, but will not be required to pay for or share in the cost of future improvements. Mr. Honsey requested an additional rendering to show the comparison of this building with the existing buildings. Chair Holt requested clarification that the parapet wall would be high enough to fully conceal any mechanicals. Mr. Hagemeyer agreed that the mechanicals would be screened and the parapet wall was approximately seven feet in height.

Chair Holt stated that the Planning Commission agrees and supports the BZA's decisions to allow the requested front set back along Killdeer and also agrees and supports the BZA's decision to allow the building height to exceed the maximum height of 35' and allowing a maximum height of 51' 6".

Chair Holt noted the following stipulations:

1. Signage shall be in accordance with the permitted sign plan. Wall signs shall consist of individually mounted channel letters and shall not exceed a total of 161 square feet per building elevation.
2. Applicant shall provide a decorative stamped walkway to the south that connects the parking lot to the hotel to the south.
3. Applicant shall dedicate Right-of-Way to the City at the corner of Killdeer and Jackpot.
4. Applicant shall provide a rendering of the proposed building as it relates to the other buildings in the surrounding area.
5. Applicant shall not allow over-night truck parking.
6. Parking and sewer agreement between both properties shall be recorded.

Ms. Gaydosh and Mr. Hagemeyer stated they understood and agreed to comply with the stipulations.

Mr. Leasure made a motion that the Candlewood Suites – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #4 4011 Broadway – Certificate of appropriateness (HPA - Sign) (Project ID# 200905010015)
4011 Broadway, Grove City, Ohio 43123

Applicant: Bruce Sommerfelt, SignCom, Inc. 527 W. Rich Street, Columbus, Ohio 43215

The applicant is requesting approval of a Certificate of Appropriateness (COA) to install two (2) permanent wall signs, one facing Broadway and one facing Park Street. The proposed wall signs shall consist of a vinyl background with PVC letters, logo and underline. The applicant has selected ‘PMS 280’ which closely resembles ‘Welcoming Blue’ from the HPA Color Palette for the “Coldwell Banker” lettering and the underline. The proposed sign background is white and the “King Thompson” text is black. Mr. Rauch stated that Staff supports the applicant’s request for a variance to exceed the maximum square footage by .4 square feet.

Mr. Jim Hartley with SignCom, Inc., was present and spoke to this item. Chair Holt stated that the Planning Commission would support the variance request to allow the sign to exceed the maximum 25 square feet by .4 square feet.

Mr. Havener made a motion that 4011 Broadway – Certificate of Appropriateness (HPA-Sign) be recommended for approval to City Council as submitted; seconded by Mr. Honsey. The motion was unanimously approved.

ITEM #5 Parkway Centre North – Los Jalapenos Patio – Amended Development Plan (Outdoor Seating)
1566 Stringtown Road, Grove City, Ohio 43123 (Project ID# 200905050017)

Applicant: Dustin Mondrach, Milhoan Architects, LLC, 300 East Long St, Columbus, OH 43215

The applicant is requesting approval for the construction of a 440 square foot outdoor seating area to be located in the front of principal tenant space. It shall be enclosed on two sides by a 42” tall decorative metal fence, finished black. The remaining side shall be enclosed by an existing raised brick planter. Approximately 17 feet shall remain for pedestrian accessible space between the planter and the edge of the sidewalk. The outdoor seating area will hold a total of ten black Woodbridge round and square tables with umbrellas and sixty matching chairs. These match those currently existing at Buffalo Wings and Rings. Lights, speakers, signage and banners shall not be located within the patio area.

Mr. Mondrach was present and spoke to this item.

Mr. Leasure made a motion that the Parkway Centre North – Los Jalapenos Patio – Amended Development Plan be recommended for approval to City Council as submitted; seconded by Mr. Linder. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:44 p.m.