MEETING MINUTES

Planning Commission

Tuesday, December 5, 2017 – Regular Meeting

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

Vice-Chair Julie Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Ms. Julie Oyster, Mr. Mike Linder, Dr. John Dubos and Mr. Chuck Boso. Chair Gary Leasure was absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Bill Vedra, Safety Director; Tami Kelly, Clerk of Council; Mr. Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Lt. Jeff Lawless, Grove City Police; Sgt. Rick Hardy, Grove City Police; Tammy Green, JTFD; and Mary Havener, Development Assistant.

In Chair Leasure's absence, Vice-Chair Oyster stepped in as Acting Chair. At this time, she noted a quorum was present and asked for approval of both the November 7, 2017 and November 17, 2017 minutes. Mr. Boso moved to approve the minutes as submitted, Dr. Dubos seconded the motion and the minutes were approved 3-0 with Mr. Linder abstaining.

ITEM #1 – Holton Run Section 6 | Plat **PID #201709260029**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Plat for Holton Run Section 6 to contain 36 new residential lots on approximately 32 acres of land east of Harrisburg Pike and north of Orders Road. The plat includes the extension of Demorest Drive to connect the existing sections of Demorest Drive in Holton Run and Claybrooke Crossing. Belgreen Drive will also be extended from Claybrooke Crossing as well as the Chancellor Drive right-of-way from Southern Grove. A new roadway, Wind Crest Lane, is proposed off the Demorest Drive extension and three new reserves are also proposed. The proposed roadway and lot configuration is consistent with the approved development plan for the Holton Run subdivision, therefore Staff is recommending Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mr. Jim Lipnos, Homewood Corporation, was present to speak to answer any questions.

Ms. Oyster stated that she recalled that the residents of Southern Grove were opposed to having a thru-way entering into their development. She asked Mr. Lipnos if there have been any conversations related to this issue. Mr. Lipnos stated that this was related to another one of their subdivisions and the City and Township have an agreement of what that street termination is. Mr. Rauch elaborated that the agreement stated that there would be foot and bike traffic but no vehicular traffic through the site.

Having no further discussion, Dr. Dubos moved to recommend approval of the Plat to City Council as submitted. Mr. Linder seconded the motion and it was approved 4-0.

ITEM #2 – Comfort Inn | Lot Split **PID #201711270038**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split 0.314 acres from a 1.031-acre property at the northwest corner of Marlane and Rumfield Drives. The proposed 0.314-acre portion to be split will be developed into a parking lot for the existing Comfort Inn and combined with the hotel's parcel to the north and once the land is combined with the hotel's parcel, the proposed Comfort Inn parking lot will meet the required setbacks. Therefore, Staff is recommending Planning Commission approve the Lot Split with the one (1) stipulation as presented in the Staff Report.

Mr. Ballou Patel, applicant, was present to answer any questions.

Having no questions or discussion, Mr. Linder moved that Planning Commission approve the Lot Split with the one (1) stipulation as noted in the Staff Report:

1. The proposed 0.314-acre parcel shall be combined with parcel 040-005538, located adjacent to the north.

Mr. Boso seconded the motion, and it was approved 4-0.

ITEM #3 – Comfort Inn Addition | Development Plan Amendment **PID #201710250033**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to develop an 18-room addition for the existing Comfort Inn hotel located on the west side of Marlane Drive, south of Stringtown Road. The site is proposed to be accessed from Marlane Drive through the existing curb cut with an internal drive that will run west to the adjacent Comfort Suites site currently under construction. A new curb cut off Marlane is proposed to access the new parking lot south of the building. The new curb cut will also allow the vacant site to the south to share this point of access for future development. The proposed addition will be onto the west end of the building into the existing parking lot; however, with the addition of a new parking area to the south, the site will meet the required amount of parking based on the 78 rooms in the expanded hotel.

The proposed addition will be approximately 8,500 square feet with three (3) stories in height. The addition will be finished primarily in EIFS in two tones to match the materials recently approved by the Building Division for a COA for exterior renovation, which includes an updated parapet wall design, adding stone and updating the EIFS colors.

After reviewing the application, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the seven (7) stipulations and deviations as presented in the Staff Report.

Mr. Ballou Patel, applicant, was present to answer any questions.

There being no discussion, Mr. Boso moved to recommend approval of the Development Plan Amendment to City Council with the seven (7) stipulations and deviations as noted in the Staff Report:

1. A deviation shall be granted to permit parking spaces to be 162 square feet in size, below the required 180 square foot minimum.

2. The proposed southern curb cut shall be widened to 24' in width.

3. Signs shall be posted on the site stating that no overnight truck parking shall be permitted.

4. Each new parking island or peninsula shall have at least one (1) medium or large class tree at least two (2) inches in caliper planted in it.

5. All proposed trees shall be at least two (2) inch caliper at the time of planting.

6. All proposed shrubs planted along the rear and side yards shall be at least 18-inches in height at the time of planting.

7. Plantings around the perimeter of the building, with the exception of trees, shall be at least two (2) feet in height at the time of planting.

Mr. Linder seconded the motion and it was approved 4-0.

ITEM #4 – McDonald's Remodel | Development Plan Amendment **PID #201710250034**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to remodel and build an addition onto the existing McDonald's located at 1989 Stringtown Road at the southwest corner of Stringtown Road and Gantz Road. The proposed addition will add approximately 800 square feet to the building for increased storage, freezer and cooler areas.

Access to the site is not proposed to change with the proposed improvements and circulation on the site will remain primarily one-way aside from two-way traffic south of the drive-thru. The two existing drive-thru lanes will be shifted to the south to accommodate the proposed building expansion. The existing landscape peninsula extending into the site at the southern access point from Gantz Road will be eliminated to accommodate the shift in the drive-thru lanes; however, a new landscape island is proposed to be installed to separate drive-thru traffic from traffic circulating around the site.

The proposed building addition will be finished primarily in brick matching the existing building. Brick will also be added to the upper exterior walls of the existing building, where the existing red parapet will be removed. Additional materials, including metal, will be utilized on the building for accent.

Staff is supportive of the proposed building modifications and believes that the site reconfigurations will maintain safe circulation around the property. Therefore, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the two (2) stipulations and deviations as noted in the Staff Report:

Mr. Jim McFarland was present to answer any questions.

Mr. Linder expressed his concern related to the traffic exiting the property from the northern entrance/exit area onto Gantz Road due to the amount of traffic heading north and stopped at the light. His preference would be to eliminate that entry/exit altogether and just use the Stringtown Road entry/exit. Mr. McFarland stated that eliminating it would create a problem in terms of the dumpster location and the ability for service vehicles to get back and remove the garbage. There was continued discussion related to the most efficient way to handle the traffic entering and exiting the property. Mr. Bill Vedra, Grove City Safety Director, stated that his concern is that the stacking on Stringtown Road is greater than the stacking on Gantz Road. Discussion continued related to the various outcomes of changing the traffic flow in and out of the property. Mr. Rauch clarified that the curb cut on Stringtown Road is an entrance only and traffic from the restaurant can only exit onto Gantz Road.

Having no further discussion, Mr. Linder moved to recommend approval of the Development Plan Amendment to City Council with the two (2) stipulations and deviations as noted in the Staff Report:

1. A deviation shall be granted to permit parking spaces to be 162 square feet in size, below the required 180 square foot minimum.

2. The menu boards and pre-browse signs shall have brick bases that match that used on the restaurant or sufficient landscaping shall be installed to screen the bases.

and adding a third stipulation:

3. The northeastern entrance on Gantz Road shall be a right-in turn only.

Mr. Boso seconded the motion and it was approved by a vote of 3-1 with the following votes: Mr. Linder – yes; Mr. Boso – yes; Ms. Oyster – yes; Dr. Dubos – No.

Mr. McFarland asked if he would be required to submit any revisions to his plans prior to going before City Council. Ms. Shields stated that he would only be required to present the plans which were submitted today.

At this time, Mr. Boso announced that this would be his last meeting as a member of Planning Commission. With the approval of the Charter Amendments, the Mayor's position will be substituted with a newly appointed civilian member.

Having no additional discussion, Acting-Chair Oyster adjourned the meeting at 1:50 p.m.

Mary L Havener

Mary Havener, Secretary

Julie Oyster

Julie Oyster, Vice-Chair