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 Gary Leasure, Mr. Chuck Boso, Mr. Mike Linder, Dr. John Dubos and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Jennifer Stachler, Service Superintendent; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Sgt. Rick Hardy, Grove City Police; Tammy Green, Jackson Township Fire Department; and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. The minutes from the January 3, 2017 regular meeting were approved 5-0.

Organizational Items:

Officers for 2017 were nominated and approved. Mr. Linder nominated Mr. Leasure to serve as Chair for 2017. Ms. Oyster seconded; the vote was unanimous and Mr. Leasure accepted. Mr. Linder nominated Ms. Oyster as Vice Chair for 2017. Mr. Boso seconded; the vote was unanimous and Ms. Oyster accepted.

Mr. Linder was sworn in to office for a term to expire December 31, 2020. Chair Leasure's term expires December 31, 2019; Dr. Dubos' term expires December 31, 2018; and Ms. Oyster's term expires December 31, 2017.

ITEM #1 – Buckeye Grove Medical Office Building | Development Plan **(PID #201701030001)**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to construct a 14,000 square foot medical office building at the northeast corner of Hoover and London-Groveport Roads. The proposed building will be occupied by two tenants, OhioENT & Allergy and a sleep health monitoring practice.

The 1.25-acre site is proposed to be accessed with two access drives from the property to the north, with no new curb cuts proposed along Hoover Road or London Groveport Road. The applicant has submitted documentation of an access easement over the property to the north allowing vehicle movement over the site to access the site proposed for development.

There are 69 total parking spaces proposed on the site, one under the number required based on the square footage of the building. The building's two tenants will have different peak hours, therefore, Staff is supportive of the proposed reduction of parking on the site.

A mound with evergreens trees currently exists along a majority of the property line between the site to be developed and the condominium development to the east. Where the mound ends at the northeast corner of the property, the applicant is proposing to install five White Spruce trees at 5 ½ feet tall at installation. The proposed development is considered "non-compatible" with the adjacent residential property, therefore landscaping along the east property line will need to comply with chapter 1136.07, which requires continuous 80% opaque visual screening. Additional landscaping should be installed as necessary, as determined by the Urban Forrester, to create this screening.

The proposed medical office building will be 14,000 square feet with a total height of 22 feet. The building will be finished primarily in brick with grey cast stone finishing's and large windows on all sides of the building.

In terms of our PUD code analysis, staff believes the proposed development is in conformance with the approved zoning on the site and is in character with area 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 four (4) stipulations and deviations as noted in the Staff Report.

Mr. Frank Petruziello, SkilkenGold Development, LLC, was present to speak to the item. Mr. Petruziello expressed his appreciation for being able to present this plan to the City. He stated that this is the first development project that has requested he change the landscaping plan due to the allergy implications since the medical practice that will be occupying this building will be treating patients with allergies. Therefore, they will be modifying the landscape plan to accommodate the medical practice needs. In regards to the parking, the lower level will have approximately 4,000 sq. ft. and will be used as a sleep lab, consequently, the parking will not coincide with the patients that will be visiting the 2nd floor office.

Chair Leasure asked Mr. Petruziello if he had any problems with the stipulations noted on the Staff Report. Mr. Petruziello stated that he did not.

Chair Leasure asked about the ingress and egress. Mr. Petruziello demonstrated both on a map of the site. He stated that he feels that the access is appropriate for the use. Chair Leasure asked if this development would adjoin the existing medical office. Mr. Petruziello stated that it would. He continued to state that when they sold that land to the existing practice, they reserved the right to have cross-access in two separate locations which he demonstrated on a map of the site.

Mr. Linder asked Mr. Petruziello if he developed the property to the north. Mr. Petruziello stated that his company did the land development, but they did not do the building project. Mr. Linder asked if the roof pitch matches the existing buildings. Mr. Petruziello stated that he did not know if it matched, however, they are limited to 22' in height and therefore, they tried to match the height limitations with the stylistic notes.

Mr. Linder asked the City what the current traffic counts are given the number of vehicles turning onto Hoover Road from both Buckeye Grove and the Kroger shopping center. Ms. Shields stated that she did not have the specific traffic counts, but that the thought is that with the traffic light at Quail Creek, most of the traffic would be directed up to that intersection. Mr. Petruziello added that this new development will not be a peak user with a.m./p.m. peaks. It will have sporadic traffic throughout the day.

Being no further discussion, Ms. Oyster moved that Planning Commission recommend approval of the Development Plan to City Council with the four (4) stipulations and deviations as submitted on the Staff Report:

1. Site lighting shall match the color and style of fixtures utilized on area developments.

2. A deviation shall be granted to reduce the number of required parking spaces on the site from 70 to 69.

3. A deviation shall be granted to reduce the permitted size of parking spaces from 180 square feet to 162 square feet.

4. Landscaping shall be installed along the east property line in a manner to comply with the continuous 80% opaque visual screening requirement of Chapter 1136 as determined by the Urban Forester.

Dr. Dubos seconded the motion and it was unanimously approved 5-0.

ITEM #2 – Brew Thru | Special Use Permit (Drive-Thru) (PID #201610040069)

Ms. Shields presented the Development Department's findings. She stated that this application was previously reviewed by Planning Commission at the November 8, 2016 meeting and was tabled until property maintenance and circulation issues could be resolved. In response to these discussions the applicant has indicated that the dumpster on the site will be removed, in place of installing screening around the dumpster as requested by Planning Commission. Furthermore, the applicant has submitted a signed letter from the property owner stating that improvements will be made to the parking lot when the weather permits.

A number of zoning violations have been issued to this property including the installation of new signage attached to the canopy without a permit and exposed lighting (LED strip lighting) installed around the bay door. Additionally, an ice chest is located outside the structure but no special use permit has been approved for outdoor sales at this location.

Previously, staff recommended that the stacking be from the rear of the building with cars exiting from the front, however, based on the projected peak traffic indicated by the applicant and further examination by staff, staff feels that the current circulation on the site with cars entering at the front/south and exiting at the rear/north is adequate based on stacking capacity. Further, Staff believes the proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the one stipulation as noted in the Staff Report.

Mr. Said Jallaq, co-owner, was present to speak to the item. Mr. Jallaq stated that he has removed the sign and lighting. In regards to the ice chest, he contacted the company to see if they could either move it into the building or provide them with one that could be moved inside. At the time, he wasn't aware that he could apply for a special use permit to have an outside ice machine and will possibly apply for one in the future. As for now, he will move the existing one inside. He stated that he believes he has covered each of the violations that he received. If there are any that he has missed, he stated that he will be happy to address them.

Chair Leasure asked if the City knows whether or not he has complied with all violations. Ms. Laura Scott stated that she has not recently inspected the property, however, the surface of the parking lot was still under question. However, Mr. Kret, the property owner has submitted a letter stating that the parking lot would be addressed as soon as the weather improves and they are able to have it repaired.

Mr. Linder asked why the City changed their position on where the stacking of vehicles should be. Ms. Shields stated that after speaking further with the applicant and internally, Staff feels that aesthetically it would be better off of the rear, however, from a stacking perspective, they gain only one additional car by stacking in the rear. The applicant had also indicated that extensive interior work would be required if the circulation changed. Mr. Jallaq stated that he looked into switching the entrance, however, given the amount of additional time it would take in walking around the vehicles and taking the orders and then retrieving the items and going back, the time a vehicle would be sitting would be longer. This would cause additional vehicles to back up, possibly into Farm Bank Way. The way it is currently laid out, it's a much smoother system and cars can get through quicker. Plus, there is more room for stacking. He continued to state that he would look into the change further if the committee requests it.

Ms. Oyster asked the City if they think the landscaping is sufficient. Ms. Shields stated that currently it does not meet code. There is a requirement in chapter 1136 that a property shall comply with landscape code when there is a change of use; however, staff did not make this a requirement for this application as the site has continued to be used for automotive uses. Mr. Jallaq stated that there should be shrubbery in front of the building next to his. He has addressed this with his landlord who stated that he had plans to reset the area and plant new shrubbery. With the way the road has been redone, the entrance has been closed off giving them an opportunity to plant some trees by the sign along the edge of Farm Bank Way and where his property is. It may be something he can discuss with his landlord to work out something in the future.

Mr. Rauch stated that this is a Special Use application and the use of the property is being looked at, however, since stacking cars and headlights have been discussed, he feels it would be perfectly acceptable for Planning Commission to add a stipulation to require landscaping in compliance with 1136.

Ms. Oyster moved to add a stipulation to "add landscaping to remain in compliance with 1136". Mr. Linder seconded the motion and it was unanimously approved 5-0.

Ms. Oyster moved to recommend approval of the Special Use Permit to City Council with the one (1) stipulation as noted in the Staff Report and adding the second stipulation:

1. All outstanding violations on the site shall be bought into compliance.

2. Landscaping shall be installed in order to comply with chapter 1136.

Dr. Dubos seconded the motion and it was unanimously approved 5-0.

Presentation:

Ms. Shields gave a brief presentation on the status of GroveCity2050 and invited the Commission members to a working meeting with City Council and staff on February 25th to review plan documents and recommendations.

Having no further business, Chair Leasure adjourned the meeting at 2:10 p.m.

Mary Havener, Secretary

Gary Leasure, Chairman