MEETING MINUTES
Planning Commission
October 8, 2024 – City Council Chambers

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

Roll was taken, and the following members were present: Mr. Jim Rauck, Ms. Kim Wemlinger, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present: Dash Logan, Senior Planner; Terry Barr, Planner; Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Jesse Shamp, Frost Brown Todd; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; John Maar, EMH&T.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:
Chair Oyster asked for approval of the September 3, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 5-0.

New Items:

ITEM #1 – Carmen Orthodontics – Certificate of Appropriateness **PID # 202409230041**

Mr. Barr presented the Development Department's findings. He stated that the applicant requests approval of a Certificate of Appropriateness to allow for exterior paint at Carman Orthodontics at 5968 Hoover Road. The proposal originated in the Building Division with an application for an administrative Certificate of Appropriateness that was denied in August of 2024. This application serves as an appeal to the denied COA. The current building is red brick and was formerly a Key Bank. The applicant indicated the building is proposed to be painted Sherwin-Williams Panda White. Similar to another Carmen Orthodontics in Pickerington finished with a similar color palette. The building is located south of the recently developed Grove City Smiles and Grove Pediatric Dentistry building, finished in white with dark-colored accents. Based on the context of the area and existing buildings with similar finishes, Staff is supportive of the Certificate of Appropriateness to paint the exterior white.

Mr. Barr concluded that after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness as submitted.

Jesse Carmen, Carmen Orthodontics, 5968 hoover Road Grove City, OH., and Kirk Pierce 5968 Hoover Road Grove City OH., was present to speak on the item.

Jesse mentioned that he is excited to open his fourth office in Grove City and that painting the building would fit the character of the recent development along Hoover Road of the Grove City Smiles and Grove Pediatric Dentistry building.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the Certificate of Appropriateness as submitted:

Ms. Wemlinger seconded the motion, and the item was approved 5-0.

ITEM #2 – Farmstead Phase 5B – Plat **PID # 202409030037**

Mr. Barr presented the Development Department's findings. He stated that this proposed plat is for Farmstead Phase 5B. The property was annexed, rezoned, and the final development plan was approved in 2019. This application is for the Plat for Phase 5B. The plat includes 25 lots, 1 reserve, and right-of-way dedication for an extension of Windcliff Dr and Willow Aster Glen, on 9.965 acres.

Mr. Barr concluded by noting that the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to approve the Plat as submitted:

Ms. Wemlinger seconded the motion, and the item was approved 5-0.

ITEM #4 – Avis Budget Car Rental – Special Use Permit (Car Rental) **PID # 202408290036**

Mr. Barr presented the Development Department's findings. He stated that This proposal is for a Special Use Permit to operate a car rental company. The proposal is for a Special Use Permit to operate an Avis Budget Car Rental location in Derby Square at 2189 Stringtown Road. If approved, the applicant will need to obtain any necessary permits, including signage from the Building Division. The store will have up to 15 cars parking in the shopping center's parking lot and will use an area behind the building to vacuum vehicles and all fueling, washing, and maintenance will occur off-site. The hours of operation will be 7:30 a.m. to 6 p.m. Monday through Friday and 9:00 a.m. to 1 p.m. Saturday and Sunday. The proposed use meets all Special Use Criteria and is in character with the GroveCity2050 Guiding Principles.

Mr. Barr concluded by noting that the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Chris Steves, Avis Budget Rental Car, 3936 S. 26th Street, Dallas, TX., was present to speak on the item. He stated that he was there to answer any questions, and that Avis Budget Car Rental was looking to add a location to provide service in Grove City.

Mr. Farmsworth asked if this project would interfere with a proposed car charging station in the area. Ms. Shields mentioned she was not aware of there being any new charging station projects in Derby Square and mentioned that a charging station was approved for the Meijer parking lot.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Rauck moved to approve the Special Use Permit as submitted:

Ms. Wemlinger seconded the motion, and the item was approved 5-0.

ITEM #6 – JP Morgan Chase Bank – Special Use Permit (Drive Thru) **PID # 202407300031**

Mr. Barr presented the Development Department's findings. He stated that this proposal is for a Special Use Permit for a drive-thru at the proposed Chase Bank. A Development Plan for the site has been submitted for concurrent review to examine the site layout, building architecture and landscaping. If a development plan is approved, the applicant will need to submit for Final Engineering Review with the Service Department. The proposed drive-thru is located on the building's northern side, wrapping around to the west side, where the ATM is located with one stacking lane, with a bypass lane provided close to the ATM. The ATM will be accessible 24 hours a day and will not use any speakers. The applicant provided information stating the drive-thru lane can stack up to 10 vehicles. Based on the total number of transactions and average time per transaction, expected stacking during peak hours is 2. Additionally, the entrance of the drive-thru ATM area will be marked with signage stating "DriveThru ATM use only" and, "Do Not Enter" signs and pavement markings at the exit of the ATM drive aisle. The proposed use meets all Special Use Criteria and is in character with the GroveCity2050 Guiding Principles.

Mr. Barr concluded by noting that the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Ashley Fowler, Mannik Smith Group, 1160 Dublin Road, Columbus, OH., was present to speak on the item.

Mr. Rauck asked if the lot was vacant to the west and if the drive to the south would connect and extend to the access drive. Ashley responded that the lot to the west has a Burger King and that the drive would extend and connect.

Mr. Farmsworth asked where exactly the building was located on the site map. Mr. Barr answered that the site will be split if that development plan is approved to similarly sized lots as the other Meijer out lots.

Ms. McDonald, Jackson Township Fire Department (JTFD), mentioned that all the drive aisles need to be 26 feet wide per JTFD standards and asked about the height of the overhang for the ATM. Ms. Fowler mentioned that all drive aisles had been increased to 26 feet and that ATM drive thru didn't have an overhang. Ms. Sheilds clarified that the 26 feet wide aisle is not a requirement in the zoning code.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the Special Use Permit as submitted:

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

ITEM #7 – JP Morgan Chase Bank – Development Plan **PID # 202407300032**

Mr. Barr presented the Development Department's findings. He stated that this proposal is for a Development Plan for a JP Morgan Chase Bank at 2811 London Groveport Road. A Special use Permit for the site has been submitted for concurrent review to examine the Drive-thru configuration shown on the plans. If a development plan is approved, the applicant will need to submit for Final Engineering Review with the Service Department. The proposed bank is located on the south side of London Groveport Road between Burger King and Strader's Garden Center and will have two entry points off the southern access drive proposed to be extended with this development. The site includes 26 parking spaces along the outer portion of the site, which exceeds the number required per code. The proposed building will be 3,432 square feet and measure a maximum of 21 ½ feet at the highest point. The building will be finished primarily with fiber cement and have tan cultured stone sections on three sides in addition to glass windows. A dumpster enclosure is proposed at the southwest corner of the site and will be finished with material, matching the building. A landscape plan was submitted showing proposed landscaping in compliance with code requirements with perimeter screening and Service structure screening. Additionally, the building will be landscaped with a variety of perennials, shrubs, and ornamental grass. The proposed development is in character with the GroveCity2050 Guiding Principles

Mr. Barr concluded by noting that the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.

Ashley Fowler, Mannik Smith Group, 1160 Dublin Road, Columbus, OH., was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the Development Plan as submitted:

Ms. Wemlinger seconded the motion, and the item was approved 5-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:10 p.m.

Kim Shields, Community Development Manager

Julie Oyster, Chair