# MEETING MINUTES
# Planning Commission

## February 4, 2025 – City Council Chambers

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

Roll was taken, and the following members were present: Ms. Kim Wemlinger, Chair Julie Oyster, Mr. Michael Farnsworth, Mr. Larry Titus, and Mr. Chris Roach. Staff members present: Kyle Rauch, Development Director, Kim Shields, Community Development Manager, Dash Logan, Senior Planner; Terry Barr, Planner; Stephen Smith, Frost Brown Todd; Laura Scott, Planning and Zoning Manager; and Ryan Andrews, RMH&T

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

**Organizational Items:**
Chair Oyster asked for approval of the January 7, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 5-0.

**New Items:**

**ITEM #1 – Autumn Grove Section 6 Phase 1 – Plat** **PID# 202501020001**

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting approval of a Plat for Autumn Grove Section 6 Phase 1. The final development plan was approved in 2022, and this application is for a Plat to finalize the configuration of Section 6 Phase 1. The plat includes 44 lots, 2 reserves, and right-of-way dedication for new roads, and roadway extensions on 24.353 acres. All proposed lots meet the lot size requirement established in the zoning code for the R-1 zoning district. Two reserves will be created with the proposed plat, one containing existing streams and proposed ponds, and a second along Rensch Road that will contain a shared-use path. In addition to installing the path proposed with this Plat the applicant has indicated that they will complete the path along the entirety of Rensch Road to connect to the existing path installed with Autumn Grove Section 1.

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

Hearing no questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to recommend approval of the Plat to City Council as submitted.

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

**ITEM #2 – 3909-3911 Broadway – Special Use Permit** **PID# 202412230053**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a special use permit to add an outdoor seating area at 3909-3911 Broadway. This application examines the outdoor seating area only, and any other building modifications or site improvements will need Certificates of Appropriateness from the Building Division. The outdoor seating area is proposed to be located in front of the existing building, set back approximately 14 feet from the sidewalk along Broadway, and measures approximately 700 square feet. Ten four-person tables will be included on the patio, and the tables will be black metal with either black or grey umbrellas. The patio is proposed to operate from 7:00 am to 2:30 pm to start, aligning with the initial business hours of the future tenant. It will include outdoor speakers, which will be used during the patio's operation hours.

Mr. Logan continued, stating that materials indicate a 4-foot-tall black aluminum fence will be installed around the perimeter of the seating area. Black decorative impact-resistant bollards will be installed along the northern and southern sides of the outdoor seating area, as the seating area is adjacent to a parking lot to the north and the drive aisle to the south. The site plan states that the bollards will be installed at a minimum spacing of 48" on-center; However, these bollards will need to be installed at a maximum spacing of 48" on-center to ensure adequate protection for the patio.

Mr. Logan concluded, noting that the proposed seating are meets all special use permit criteria, and is in character with the Town Center. Therefore, After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval for the Special Use Permit to City Council with the stipulation noted in the staff report.

Mr. Doug Grossman, 1788 Kildeer Drive, Grove City OH, was present to speak to the item. He stated that the spacing of the bollards shown on the site plan was an error, and he meant for the plan sheets to state they would be spaced a maximum of 48 inches on -center.

Ms. Wemlinger stated that she believes this will be a great addition to the town center and has heard people talking about the future tenant

Mr. Farnsworth asked when Mr. Grossman anticipated that the changes to the building would occur.

Mr. Grossman responded that the building's appearance would not change, and most of the proposed interior changes would be minor. He stated he is finalizing the design with his architect and intends to submit it to the Building Division within the next week or two.

Mr. Farnsworth asked for clarification on why the depth of the patio increased from 17 feet to 20 feet.
Mr. Grossman responded that initially, they thought they would be keeping the existing sign along Broadway, but after talking to the Building Division, this sign could not be reused and would be removed, which allows for the patio to increase in size.

Mr. Farnsworth asked if bollards are needed along the east side of the patio, between the patio and Broadway.

Ms. Kimberly Shields, Community Development Manager, stated that there are no zoning code requirements regarding bollard spacing. The standards the city requires are based on best practices and what has been done on other outdoor seating areas. Staff looked at the other outdoor seating areas in the Town Center, which are much closer to Broadway, without bollards. They were required where they are shown due to the head-in parking to the north and drive aisle to the south.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Special Use Permit to City Council with the following stipulation:

1. Bollards along the north and south edges of the outdoor seating area shall be spaced a maximum of 48" on-center.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 1:43 p.m.

Kim Shields, Community Development Manager

Julie Oyster, Chair