MEETING MINUTES
Planning Commission
Tuesday, November 7, 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, Dr. John Dubos and Mr. Chuck Boso. Chair Gary Leasure and Mr. Mike Linder were both absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Jennifer Stachler, Public Service Superintendent; Tami Kelly, Clerk of Council; Mr. Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Lt. Jeff Lawless, 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 the October 3, 2017 minutes. Dr. Dubos moved to approve the minutes as submitted, Mr. Boso seconded the motion and the minutes were approved 3-0.

Acting-Chair Oyster announced that there was a request to postpone the fourth item on the agenda, Stringtown Road Apartments – Rezoning, until the next Planning Commission meeting. Mr. Boso moved to approve this change, Dr. Dubos seconded the motion and it was approved 3-0.

ITEM #1 – Edward Jones Investments | Certificate of Appropriateness **PID #201709220028**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Certificate of Appropriateness (COA) for a wall sign for Edward Jones Investments at 3111 Columbus Street.

The proposed wall sign will be 25 square feet in size and the property already has an existing wall sign for Grove City Dental Expressions that is approximately 24 square feet in size. Adding the proposed wall sign will double what is permitted for a single structure in the HPA; however, Staff believes the additional sign is appropriate given the context of the property. The property is on the edge of the HPA and the structure was built in 1983 with no real historical elements to preserve. The requested sign combined with the existing sign on the property results in less than half the allowable signage on the building if it were not in the HPA.

Staff is recommending a compromise to allow for additional signage but setting a new maximum allowable square footage to create an appropriate transition in the area. Therefore, Staff recommends that Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the four (4) stipulations as noted in the Staff Report.

Mr. Brian York, Edwards Jones Company, was present to answer any questions.

Having no questions or discussion, Mr. Boso moved to recommend approval of the Certificate of Appropriateness to City Council with the four (4) stipulations as noted in the Staff Report:

1. Each business on the property shall be permitted to have no more than two signage types, either wall, window or a cabinet on the freestanding sign.

2. The total permitted square footage for wall and window signs shall not exceed 75 square feet.

3. No individual wall sign shall exceed 25 square feet in size.

4. No individual window sign shall exceed 10 square feet and one-fourth of the total area of the window.

Dr. Dubos seconded the motion and it was approved 3-0.

ITEM #2 – Indus Companies | Lot Split **PID #201710060032**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split a 4.397-acre property to create a unique lot for the recently approved Hilton dual-brand hotel. The parcel is currently made up of two separated pieces of land located approximately 900 feet from each other. Once the 4.397-acre property to be created follows the boundaries shown for the site on the approved development plan for the Hilton dual-brand hotel.

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

Mr. Louis Visco, Casto, was present to answer any questions.

Having no questions or discussion, Mr. Boso moved that Planning Commission approve the Lot Split as submitted. Dr. Dubos seconded the motion and it was approved 3-0.

ITEM #3 – Becknell Southpark Place | Plat Approval **PID #201709270030**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Plat for the 41-acre property at the northern terminus of Southpark Place along Marlane Drive. The proposed plat will create two (2) lots with one lot proposed at 18.8 acres and the second proposed at 22.1 acres. The plat includes an access easement between the two lots and a large drainage easement on Lot 2. The location of the proposed lot line, shared access easement and drainage easement correspond with the improvements shown on the approved development plan for the site.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mr. Terry Levin, Becknell Industrial, was present to answer any questions.

Having no questions or discussion, Mr. Boso moved to recommend approval of the Preliminary Development Plan to City Council as submitted. Dr. Dubos seconded the motion and it was approved 3-0.

Having no additional discussion, Acting-Chair Oyster adjourned the meeting at 2:07 p.m.

Mary L Havener

Mary Havener, Secretary

Julie Oyster

Julie Oyster, Acting Chair