



MEETING MINUTES

Planning Commission

Tuesday, November 5, 2019

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

Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Ms. Julie Oyster, Mr. Larry Titus, Dr. John Dubos, Mr. Mike Linder and Mr. Jim Rauck. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official; Tammy Green, JTFD; Dash Logan, Development Intern and Mary Havener, Development Assistant.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the October 8, 2019, Planning Commission minutes. Dr. Dubos moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0, with Mr. Linder abstaining.

Chair Oyster asked for approval of the October 16, 2019 Special Planning Commission meeting. Mr. Linder moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 3-0, with Chair Oyster and Dr. Dubos abstaining.

At this time, Chair Oyster noted that Item #4 - Wink Lash Lounge & Spa (Rezoning) was withdrawing their application, and Items #7 – Beulah Park – Subarea E (Development Plan) and #8 – Beulah Park – Subarea E (Plat) were postponing.

ITEM #1 – Turkey Hill – Special Use Permit (Drive-thru)

PID #201910020055

Ms. Shields presented the Development Department's findings. She stated that this application is for a special use permit to add a drive-thru to the existing Turkey Hill gas station convenience store at 1910 Stringtown Road, at the corner of Stringtown and Marlane just west of the I-71 interchange.

Because site improvements associated with the proposed drive-thru addition are very minor, a development plan is not required for this request and the applicant is only seeking a special use permit. On its current track, after Planning Commission, the application will have its first reading at City Council on November 18 and second reading for final vote on December 2.

The property is surrounded by various auto-oriented businesses including the Speedway to the south across Stringtown Road and Wendy's directly adjacent to the west.

The site currently operates as a Turkey Hill gas station and convenience store. A drive-thru previously operated on the site but ceased operation in 2011 when the property changed hands. Because the drive-thru did not operate for more than six months, a new special use permit is required.

The proposed drive-thru is to accommodate a new Burger King restaurant on the site, in the same building as the existing Turkey Hill convenience store. The drive-thru window will be located on the west side of the building, with stacking along the north side of the building. Materials show the capacity to stack eight vehicles before conflicting with the parking area to the east.

Materials do show some landscaping along the north side of the building between the structure and the drive-thru lanes; however, landscaping is not shown around the base of the menu board. Because the proposed menu board will extend approximately two feet above grade and will only be supported by a metal pole with no brick base, landscaping is expected to be planted around the base for screening.

Overall staff is supportive of the proposed drive-thru, finding that it meets the criteria for evaluating Special Use Permits, per Code.

Additionally, the proposed use is within the recommendations for the site per the future land use map of GroveCity2050, recommending this property be used as Commercial Center, with a variety of commercial uses, including those oriented towards automobiles such as a drive-thru.

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 stipulation that the menu board be sufficiently landscaped to screen the base poles from view.

Mr. Jim Farabaugh, Larson Design Group, was present to speak to the item.

Mr. Linder asked what the required parking was for the uses on this property. Ms. Shields responded that the restaurant portion would need to comply with the one space for every 50 square feet of seating (non-kitchen) area requirement for the restaurant. For this particular application, only the drive-thru portion is being examined, and there are no parking standards for the drive-thru. Dr. Dubos asked if there was any indoor seating at this restaurant. Ms. Shields stated that she believed there was indoor seating; however, no configurations for the interior were submitted since this application is for the drive-thru. Mr. Titus asked if this previously contained a Subway restaurant. Ms. Shields stated that she believed that was the previous tenant.

There being no additional discussion, Mr. Linder moved to recommend approval to City Council for the Special Use Permit with the one stipulation as noted in the Staff Report:

1. The base of the menu board shall be sufficiently landscaped in a way that the menu board base poles are screened from view.

Mr. Rauck seconded the motion and it was approved 4-1 with the following votes: Mr. Linder – no; Mr. Rauck – yes; Chair Oyster – yes; Dr. Dubos – yes; Mr. Titus – yes.

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a rezoning for a 15-acre site along Harrisburg Pike to the south of Demorest Drive from SF-1 to PUD-R.

A Preliminary Development Plan for the site was approved by City Council in September. If City Council approves the proposed rezoning, then the final development plan for the site can be considered; however, the applicant has not yet submitted these plans for review.

The site is located along Harrisburg Pike to the south of the Holton Run subdivision surrounded primarily by single-family homes in Jackson Township. The site to the east was previously approved for a single-family PUD development; however, the development did not proceed within the Code-required timeframe and the zoning reverted to SF-1.

The GroveCity2050 Future Land Use and Character Map recommends this site be used as Mixed Neighborhood, which encourages a variety of residential development patterns, which staff believes the proposed development is in-line with. A variety of recommended uses surround the area including single-family residential and small scale commercial along Harrisburg Pike.

A zoning text has been provided that incorporates standards for how the site is to develop. The proposed units are attached two-family design, with a maximum of 80 units proposed to be permitted on the site, for a total of 40 buildings. The text outlines a number of other requirements including building materials and specifications for entrance features to ensure a quality development that reflects the desired character for the area, including requirements that the entrance feature utilize similar materials and landscaping as the Holton Run feature to the north.

The text also addresses providing a perimeter buffer area and tree preservation area around each of the property lines to help screen the adjacent residential properties from the site. However, more information needs to be included in the text to address homes along the west property line of the site. Further review of the site's landscaping, entrance features and building architecture will occur with the final development plan.

Staff is supportive of the proposed rezoning, as the proposed density and land use is in line with the recommended land use per the GroveCity2050 Community Plan. Additionally, the zoning text will create the standards that staff believes will result in a high-quality development that will create a unique and in-demand housing type for the community.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the two stipulations as noted in the Staff Report.

Mr. Forrest Gibson, OHM Advisors, was present to speak to the item. He stated that they are agreement with Staff's recommendation and the two stipulations as noted. He added that since the previous Planning Commission meeting, they have been in contact with several of the adjacent property owners and have been able to preliminarily address the landscape issues associated with those properties and that there is a property owner in attendance that will be able to speak to that issue. The specific details will be made available as part of the final development plan.

Mr. Rauck asked if the developer had been able to make contact with the one home that is encompassed by all three sides of the development. Mr. Gibson responded that they have not yet been able to make contact with that homeowner. They will continue to make that effort. He stated that they are in a position to be able to provide the same level of landscape buffering in that area and it will be outlined as part of the final development plan. Mr. Rauck asked if they would be open to purchasing that property to enable them to add a second entrance into the development. Mr. Gibson stated that this hasn't been discussed; however, it could be considered if the opportunity were to present itself.

Mr. Rauck stated that he understands the hard surfacing in the secondary entrance to let emergency vehicles in; however, when you consider snow load on it and the difficulty in seeing it in darkness, it would make it more difficult to find. He thinks the quality of the development would be enhanced if they were able to purchase that one home and have two permanent entrances; north and south. Mr. Gibson stated that from a planning perspective this would be desirable, but that opportunity hasn't presented itself.

Mr. Michael Mantkowski, 4716 Harrisburg Pike, asked to speak to the item. He stated that they have met with the developers and everything Mr. Gibson mentioned related to the landscape buffering and the increase in the setback is accurate.

Ms. Tammy Green, JTFD, asked to speak to the item. She stated that per the Zoning Text, Section VII(A)(1), it says that related to the emergency access lane, it shall be either "reinforced turf or a combination of asphalt and reinforced turf to meet the requirements of the JTFD". This proposal does not meet the JTFD's requirements. The Fire Code states that it has to be a surface to provide all-weather driving capability. If there's turf, it can't be plowed. Mr. Gibson responded that they are willing to work with the Township to be able to address their issues; however, they have found that the reinforced turf surface is an acceptable surface in other areas. In other discussions they have talked about having a paved asphalt trail connection and in conjunction with that they can come up with a solution that works with the JTFD. Mr. Linder asked what type of surface was at the end of Pinnacle Club Drive. Mr. Rauch stated that it was grass pavers. Mr. Linder asked if the Fire Department was okay with the grass pavers in that area. Mr. Rauch responded that it has been an ongoing point of discussion between Jackson Township and the City of Grove City with respect to the number of points of access as well as the composition of the access points. He continued to state that if you look at Pinnacle Club Drive, it's basically one long cul-de-sac development with a secondary access off of Rt. 104 provided by a grass paver and there are more houses on that road than there are with the proposed development. This would be for emergency purposes only. For this development, the primary access would be paved and the second one would be utilized in the event the first access point is blocked. Ms. Green stated that in the wintertime, if the path is covered with snow, it would not be able to be used.

Mr. Gibson stated that through the Development Text they have identified that they would line the path with evergreen shrubs to be able to delineate where that area is. Under the Township requirements, signage is required at both the entry and exit in order to demarcate the areas, provided the equipment falls within that defined area. This is similar to other areas. Mr. Rauch stated that there isn't anything in the City's Code that mandates a second point of access for the number of dwellings that are being proposed as part of this development. Ms. Green stated that Fire Code allows for a secondary access – it's whether the Fire Chief feels that it's necessary, but it is in the Fire Code.

Mr. Gibson stated that there is another alternative that they had originally considered as part of this development, which could be discussed with the Township. They could possibly provide a divided entry where

there is an inbound lane and an outbound lane. This way, if one of those two paved areas are blocked, there would be a second paved surface. Both of these solutions are elements that have been done within the City of Grove City.

There being no further discussion, Mr. Linder moved to recommend approval of the Rezoning to City Council with the two stipulations as noted in the Staff Report.

1. The entrance feature monument sign shall be externally illuminated.
2. Additional language shall be added to Section VII(B) Landscaping stating that "Additional landscaping shall be installed along the west property line where adjacent to existing single-family homes and where it is determined that any existing preserved vegetation does not provide adequate screening.

Dr. Dubos seconded the motion and it was approved 4-1 with the following votes: Mr. Linder – yes; Dr. Dubos – yes; Chair Oyster – yes; Mr. Titus – yes; Mr. Rauck – no.

Item #3 – All R Friends – Development Plan

PID #201909040049

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for a new vocational training and social services facility for adults with disabilities at the corner of Parkway Centre Drive and Buckeye Place.

Because the zoning is set for the site and the application being reviewed is for a final development plan, if a recommendation is taken by the Planning Commission today, the application will be forwarded to City Council for the final vote on November 18th. After Council approval, the project can proceed with the review of site engineering plans and building permits.

The property is currently vacant with portions of the entrance drives to the Courtyard Marriot hotel to the west and the HER Realty office to the north located on the site. The proposed development will utilize these existing drives, with no new cuts proposed onto the public roadways proposed.

The building is proposed to be generally centered on the site, with parking and circulation to the north and the west. Plans currently propose one-way circulation through the site, entering from Buckeye Place and exiting onto Parkway Centre Drive; however, the northern drive aisle is proposed to be 24 feet in width, a typical width for a two-way aisle. Staff has concerns that the one-way circulation will not be clear to clients and could result in confusion and potential traffic conflict on the site. To accommodate two-way traffic, staff is recommending the western drive aisle be widened from 20 feet to 22 feet by removing one foot from the sidewalk and one foot from the landscape bed width on the west side of the building.

A dry detention basin has been proposed between the building and Parkway Centre Drive. While dry basins are not generally permitted in commercial areas, the applicant has indicated that a wet basin would be a safety concern for the clients utilizing the site. The applicant has also indicated that the basin will be designed to completely drain within 24 hours of a storm event to eliminate concerns over nuisance plants typically associated with dry basins. Staff is supportive of the use of a dry basin provided that it be designed to meet all applicable stormwater management practices and maintained in an aesthetically pleasing manner given the site's prominence within the Parkway Centre area.

The building is proposed to be one-story at approximately 35 feet in height and 8,160 square feet in size. Each side of the building is to be finished similarly with stucco and stone veneer and windows along the roofline. Staff believes that the proposed structure will be appropriate and in character with other area developments, creating a unifying appearance with the surrounding area development, as required in the zoning text for the "Stringtown West Property" PUD in which the property is located.

A number of issues remain outstanding with the proposed development to ensure a quality design, safe circulation on the site, and appropriate connectivity to the area; however, the specific review criteria for developments within PUD districts have either been met or can be met based on staff's recommended stipulations.

Furthermore, staff believes the proposed development will be a benefit to the area and is in line with the Guiding Principles of the GroveCity2050 Community Plan

Therefore, after review and consideration, the development department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the 3 deviations and 10 stipulations noted in the staff report.

Ms. Amanda Spencer, Hull and Associates, was present to speak to the item. She stated that they have reviewed the stipulations, and while there do appear to be quite a few, they have been working with Staff to make sure they're incorporated within the plan. They don't have any concerns with any of them and they'll get plans updated and returned as soon as possible.

Mr. Linder asked if the reduction in the sidewalk would safely allow for the maneuverability of a wheelchair. Ms. Spencer stated that they are currently showing a six-foot-wide sidewalk, and the changes would reduce one foot from the sidewalk and one foot from the landscape beds, so they would be going down to a five-foot-wide sidewalk. Most of the clientele that the tenant has are able to walk. Only a few require wheelchairs.

There being no further discussion, Dr. Dubos moved to recommend approval of the Development Plan to City Council with the three deviations and 10 stipulations as noted in the Staff Report.

1. A deviation shall be granted to permit the size of the parking spaces to be 162 square feet.
2. A deviation shall be granted to permit the total number of parking spaces be reduced from the required 54 to a minimum of 40 spaces.
3. A deviation shall be granted to permit small/ornamental trees to be 1.75" caliper at installation.
4. The western drive aisle shall be widened to 22 feet to accommodate two-way traffic on the site. To accomplish this, the landscape bed and sidewalk along the west side of the building shall be reduced to 2 feet wide and 5 feet wide respectively.
5. All signage and other indications of one-way traffic flow on the site shall be removed from plans.
6. Additional sidewalks shall be provided that connect the sidewalk around the building with the existing walks along Buckeye Place and Parkway Centre Drive.

7. The dumpster enclosure's façade shall be finished in brick or masonry matching that of the proposed building, and the gates shall be 100 percent opaque stained wood.
8. Landscaping shall be installed on the north, west and south sides of the dumpster enclosure, per Section 1136.08.
9. An updated photometric plan reflecting the approved site layout shall be submitted, showing all vehicular and pedestrian areas comply with the 0.5 footcandle minimum.
10. An access agreement shall be recorded over the shared drive on the HER Realty property to the north (parcel 040-013649).
11. The existing landscaping of adjacent property owners shall remain and be incorporated into applicant's landscaping. Any existing landscaping or split rail fence that is damaged or removed during development shall be repaired or replaced by applicant.
12. All parking signs shall be mounted on steel posts painted black. Where concrete safety bollards are used at the base of handicapped parking signs, bollards shall be painted black.
13. Parking signs shall be mounted on a black backer plate.

Mr. Titus seconded the motion, and it was approved 5-0.

Item #5 – Car Source – Special Use Permit (Automotive Sales)

PID #201909040047

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Special Use Permit to expand automotive sales for the existing Car Source business onto 1240 and 1250 Stringtown Road.

The proposal is for a vehicle display lot for, for sale vehicles, on the site. Further review of the layout of the lot, landscaping, and other details are being reviewed as part of a development plan.

The existing automotive sales use was established while the business was located in Jackson Township. One of the properties the business is on, 1220 and 1230 Stringtown Road, has since been annexed into Grove City, and the applicant is requesting to further expand the use onto 1240 and 1250 Stringtown Road, to place a vehicle display lot on the site. As this use was established while in the Township, it is currently non-conforming and a special use permit is needed to establish the use in the city and expand it. A development plan has also been submitted for the proposed vehicle display area and is anticipated to be reviewed concurrently with the special use permit.

The property is nearby a variety of other commercial uses including auto oriented uses such as the Manheim Ohio auto auction located to the north and Rock's Trailer Sales to the northeast of Jackson Pike. Other uses include the Stringtown Animal Hospital and OhioHealth Grove City Methodist Hospital located to the west of the site. Staff believes that the expansion of the use is appropriate on the site as it is surrounded primarily by other commercial uses, some of which, including the auto auction and OhioHealth hospital, are more intense uses due to traffic, noise, and size of the site, than the Car Source business. Additionally, Stringtown Road is a

predominately commercial corridor with future development in the area most likely also being commercial in nature.

The site is currently vacant. It was previously zoned as SF-1 and contained single-family homes, which have since been demolished. During the improvements to Stringtown Road, some gravel was placed on the site so it could be used as a staging area for construction vehicles. After the improvements were completed, the business began parking vehicles on the site for display, which resulted in a violation from the Building Division. The site was approved for rezoning from SF-1 to C-2 in April 2019 in anticipation of this proposed business expansion. The proposed Special Use Permit and corresponding development plan are steps to bring the site into compliance. In 2017, Jackson Township approved an expansion of the business onto 1220 and 1230 Stringtown Road, located adjacent and to the east, to include an expansion of the vehicle display area and a new office building (the red building shown on the screen).

Staff is supportive of the proposed expansion of the automotive sales use. Hours of operation are proposed to be during the day from 9:00 a.m. until 7:00 p.m. on Mondays through Thursdays, 9:00 a.m. until 6:00 p.m. on Fridays, and 10:00 a.m. until 4:00 p.m. on Sundays. Materials indicate that 99 additional spaces will be provided for vehicle display on the site and that all new vehicles will be unloaded on the private site and not on Stringtown Road or Jackson Pike, reducing any impacts on the surrounding area.

The GroveCity2050 Future Land Use and Character Map recommends the site be used as Commercial Center which includes a variety of commercial uses. Staff believes that the site can be developed into a quality development matching the standards required for other commercial sites. Additionally, materials indicate that seven more jobs will be created with the expansion providing the City with some additional employment opportunities.

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 three stipulations that only vehicles for sale may be stored outdoors, the site shall be maintained in an organized manner, and that no attention-getting devices be permitted on the site.

Mr. Rickard Sicker, RAS Civil Engineering, was present to speak to the item. Mr. Sicker stated that they do not have any issues with the recommendations.

Mr. Linder asked Staff how they police the stipulations that are on the Staff Report. Ms. Spergel stated that there are members of the Building Division that make sure that businesses are in compliance. Ms. Laura Scott, the Planning and Zoning Coordinator, is responsible for making sure that Special Use Permits follow the guidelines based on what is set by City Council. Ms. Shields added that some of the stipulations are based on learning experiences from other auto-oriented businesses where as time goes on, they are not maintained. If we have this stipulation as part of the approval, it will give us grounds to go back and ask them to clean up their site. Mr. Rauch stated that the Building Division would be having an ongoing review to make sure they stay in compliance. The Code also authorizes the Building Official to revoke a Special Use Permit if they're not in compliance with the stipulations. Mr. Linder asked if the Building Division representatives drive around to make sure that the guidelines are being followed and Mr. Rauch responded that it was more complaint-driven.

Mr. Rauck asked Staff if there was any consideration for the green space or landscape screening in front of existing screening. On the north edge of the lot, there are additional trees, but the green area behind it is

approximately 30-40 feet wide, with an 8-foot mound and approximately 30-foot tall pine trees and 40-foot tall leaf-bearing trees that have filled in. He asked if there was flexibility to change this so that there isn't screening of the existing screening. He stated that he feels like it's currently almost triple-screened. Ms. Spergel responded that previously this site was residential, which is why there is currently so much landscaping on the Auto Auction's property. What's shown on the plan for Car Source is code compliant for what is compatible with the property lines. If they were incompatible, they would need to do their own mounding. This is actually one of our more paired-down requirements. Ms. Shields added that there's always the fear of deviating from landscaping when adjacent to another property because you never know what the future land use on the other property will become. We will always err on the side of code compliance.

Mr. Rauck stated that we're screening wholesale cars for sale on the north side of the mounding and screening the retail cars for sale on the south side. He asked if the Auto Auction would be able to reduce their screening to gain some valuable parking space. Ms. Spergel stated that they could.

Mr. Sicker responded that this could be discussed further when they get into the Development Plan.

There being no further discussion, Mr. Titus moved to recommend approval of the Special Use Permit to City Council with the three stipulations as noted in the Staff Report.

1. Only vehicles that are for sale shall be stored outdoors. No other items shall be permitted to be stored or sold outdoors.
2. The site shall be maintained in an organized manner, with all vehicles parked in marked parking spaces in the appropriately designated area.
3. No over-sized inflated displays, whirligigs, window paints, spinner or other attention-getting devices shall be permitted on any vehicle, building or anywhere on the premises.

Mr. Rauck seconded the motion and it was approved 5-0.

Item #6 – Car Source – Development Plan

PID #201909040046

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for 1240 and 1250 Stringtown Road to construct an additional vehicle display lot for the existing Car Source business.

The development plan is the second step after the special use permit for the proposed automotive sales expansion of the site and to bring the site into conformance with Code requirements. If City Council approves the development plan, then the final engineering phase can occur.

The Car Source business was originally established at 1200 Stringtown Road, in the northwest corner of the Stringtown Road and Jackson Pike intersection. The business has since expanded and the property to the east. 1220 and 1230 Stringtown Road underwent development in 2017 to expand the vehicle display lot for the business and to construct a new office. The proposed expansion will connect with the 2017 lot.

The site will be accessed from an existing 24-foot curb cut on Stringtown Road. Secondary access onto Stringtown Road may be available through the existing site to the east as well. The proposed display area will be

approximately 33,000 square feet in size and can accommodate 99 additional vehicles on display/for sale for the business. Each drive aisle will be either 22 or 22.5 feet in width. Usually, two-way drive aisles are 24-feet in width; however, due to the proposed use of the site as a parking lot for vehicles for sale that will have less traffic than a typical parking lot, Staff is supportive of the reduced width. Additionally, each of the parking spaces are proposed to be 162 square feet in size, below the 180 square foot minimum. Staff is supportive of granting a deviation for the parking spaces as they will be used for vehicle display and require less impervious area overall.

The display area will also meet the setback requirements. The property owner has combined the two properties encompassing the site together and then combined them with the existing site at 1220 and 1230 Stringtown Road to accommodate setback requirements. Additionally, the properties to the east (1260-1280 Stringtown Road) recently received approval through City Council to be rezoned from SF-1 to C-2, making these properties compatible with the site for setback and landscaping purposes.

The parking area is proposed to be paved with asphalt, replacing the gravel currently on the site. Due to the rest of the site not containing curbing, the applicant is proposing to only curb around the landscape islands/peninsulas and not around the perimeter of the proposed display area. Staff is not supportive of the perimeter not having curbing as it has been a requirement on other developments and would keep the site more in compliance with the requirements if it were to become something other than a vehicle display lot in the future. Additionally, the western portion of the site currently contains gravel, which goes over to the property to the west. Plans indicate that much of this gravel is to be removed but no note is included stating whether the gravel in the northwestern-most corner of the site will be removed. All gravel will need to be removed from the site.

Staff has been working with property owners along the north side of Stringtown Road to finish connecting the sidewalk out to Jackson Pike. The applicant has agreed to install one along the Stringtown Road frontage; however, it was requested that this be done at the time the property to the west is developed. This request is similar to what has been required at the Stringtown Animal Hospital, located to the west of this site, and staff is supportive of granting that request.

Staff is supportive of the proposed development and believes that with additional site details including curbing, it can be a quality design.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the deviation for the parking space size, and stipulations regarding adding curbing, removing gravel, and adding a five-foot sidewalk when the site to the east develops.

Mr. Rickard Sicker was present to speak to the item. He stated that they would like the Planning Commission to consider Item #2, where curbing is required. They are wanted to put curbing around the landscape islands, but they would prefer not to have curbing around the perimeter for three reasons. First, the existing site does not have perimeter curbing and they'd like it to remain uniform. Second, on the northern side of the property in the 10-foot landscape area, there's a swale that has drainage involved where we think in the future they would plow their snow. With the curbing, that would be a problem when plowing is needed. Third, they are thinking possible future development to the west. They wouldn't want to put in a heavy-duty curb and then possibly have to tear it out in another year or two. Also, with the landscaping to the north, this is somewhat of an impairment to the snowplowing and the drainage that is going on there. They would like consideration to possibly taking those

landscaping dollars and putting that amount of landscaping into the frontage along Stringtown Road where it would be visible and make the site more uniform.

Mr. Rauck asked where exactly they would like to potentially move the landscaping in relation to Jackson Township. Mr. Daniel Menninger, 1327 Daventry Lane, Powell, Ohio, and owner of the site asked to speak to the item. He described the areas where the landscaping should go and said that the landscaping that is there now is grandfathered in. He would like to have all the landscaping on the east side of the building match all the way to the west. He also stated that he is not opposed to having curbing on the west side, because it's going to need to match whatever happens to 1260, 1270 and 1280 Stringtown Road; however, to put curbing in front of this parcel, it's not going to look right. Also, with the landscaping to the north, the lots are only 200 feet deep, so with the setback from Stringtown and the setback on the north side, it will really reduce the size that can be used and seems redundant.

Mr. Titus asked if the building is now in the City of Grove City. Mr. Menninger stated that it is. He asked Staff if the use was changed in the future, would the curbing be required to be added. Ms. Spergel responded yes if the parking lot or site were to be improved or redeveloped. Mr. Rauch responded that this has been a challenging site. It's partially in the City and partially in the Township. It was developed in the Township and then brought into the City. On the landscaping and those types of items, essentially what we're doing is meeting code. No matter what's being said, we're trying to make sure we don't set a precedent where we have a problem in the future. We're trying to get this site into compliance as much as possible.

Mr. Rauck asked the width of the landscaping on the north. Ms. Spergel stated that the minimum setback is 10 feet for any paved area on the side and rear of a property and 15 feet in the front. Within that area is where the required landscaping would be located. Mr. Rauck asked if there would be a possibility to increase the width of the drive aisles, by not having the landscaping on the north side. Ms. Shields stated that this is just inventory area where customers won't be circulating much. Also, this is a gateway to our community; right across from OhioHealth, so this doesn't seem like an appropriate place to be deviating too much from our landscape standards. From Staff's perspective, they've complied with Code to an appropriate level. We'd like to see them do a little bit more with the curbing and we're always going to fight for landscaping, particularly when it's such a prominent location.

There being no additional discussion, Mr. Titus moved to recommend approval of the Development Plan to City Council with the one deviation and three stipulations as noted in the Staff Report.

1. A deviation shall be granted to permit the parking spaces to be 162 square feet in size.
2. Curbing which meets the City's requirements shall be installed around the display lot's perimeter.
3. All gravel currently located on the site shall be removed.
4. A five-foot sidewalk shall be installed across the property's frontage, matching the alignment and design of the existing sidewalk further to the west, once the property to the west is developed.

Mr. Linder seconded the motion and it was approved 5-0.

As a matter of order, Chair Oyster asked for a motion to approve the changes to the agenda that were mentioned at the beginning of the meeting. Mr. Linder moved to accept all agenda item changes. Dr. Dubos seconded the motion and it was approved 5-0.

Having no additional items, Chair Oyster adjourned the meeting at 2:15 p.m.



Mary Havener, Secretary



Julie Oyster, Chair