

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

SPECIAL MEETING

October 24, 2013

The meeting was called to order at 1:32 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Gary Leasure and Mr. Dan Havener. Mr. Mike Linder was not present. Others present: Kyle Rauch, Planning & Development Officer; Kim Shields, Planning/GIS Specialist; Jennifer Readler, Frost Brown Todd; Lt. Tammy Green, JTF Inspector; Kendra Spergel, Planning Assistant; Tami Kelly, Clerk of Council; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present.

Item #1 – Tosoh SMD Addition – Development Plan

(PID# 201310210038)

The applicant is proposing to construct a 67,000 square foot addition to the existing manufacturing facility located on the south side of South Park Place on the east side of Gantz Road. The site in totality is 41.5 acres. The proposed improvements are to be contained within a 10 acre area north and east of the existing facility. No additional cuts are being proposed along Southpark Place, the applicant is proposing to improve the eastern most access drive with heavy duty asphalt to accommodate the truck traffic. This improvement is also to include the relocation of an existing truck service drive to allow for the building expansion while maintaining access to the rear of the facility.

Tosoh SMD employs 285 individuals, requiring 143 spaces per code. A total of 370 are currently provided. The proposed addition is to result in 16 additional jobs thereby requiring 8 additional spaces which can be accommodated by the facility's existing parking surplus.

Landscape plans have not been prepared however the applicant has provided a letter affirming their intent to comply with landscaping requirements.

Five existing site light fixtures are to be relocated along the eastern edge of the improved truck service drive. No information was provided for any proposed building/wall mount light fixtures. Staff recommends any wall/building mounted fixtures match existing fixtures and be shielded to direct light up or down.

The facility itself is to be 36' 2", above the permitted 35' maximum height requirement. The proposed addition will be required to obtain a variance from BZA or will need to be lowered to comply with the code's maximum height requirement. Staff would support a variance request to exceed the permitted height by 1'2" to ensure the proper screening of rooftop mechanicals in accordance with Section 1137.16 as well as to be aesthetically consistent with the remainder of the facility.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations.

1. The parapet wall shall be lowered to a height no taller than 35' or a height variance shall be obtained from the BZA to allow for the proposed 36'2" building height.
2. A landscape plan shall be submitted for review and approval prior to final engineering approval.
3. Any utilized wall/building mounted light fixture shall be shielded to direct light up or down and match existing fixtures located on the structure.

Don York, of Tosoh SMD, Inc. was present to speak to the item. Mr. York was agreeable to the noted stipulations and stated that Tosoh plans to go before the BZA to seek a variance for the building height because it would match the existing building.

Chair Holt asked if any Planning Commission members or members of the audience had any questions. Lt. Green stated she was concerned about the existing water lines around the building and requested that Tosoh work with JTF to make sure the lines go around the proposed structure.

Mr. Leasure asked about ample turning radius for the trucks at the dock in the rear of the addition. Mr. York reported that their architects assure Tosoh that there will be plenty of room for the trucks to maneuver.

Being no further questions, Mr. Havener motioned to recommend the approval of the development plan with the following stipulations:

1. The parapet wall shall be lowered to a height no taller than 35' or a height variance shall be obtained from the BZA to allow for the proposed 36'2" building height.
2. A landscape plan shall be submitted for review and approval prior to final engineering approval.
3. Any utilized wall/building mounted light fixture shall be shielded to direct light up or down and match existing fixtures located on the structure.

Mr. Leasure seconded the motion and the vote was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:40 p.m.

Molly Frasher, Secretary

Marv Holt, Chair