

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

REGULAR MEETING

October 4, 2016

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

Chair Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Chair Gary Leasure, Mr. Chuck Boso, Dr. John Dubos, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Cindi Fitzpatrick, Service Director; Rob Donham, Service Superintendent; Mike Boso, Chief Building Official; Bill Vedra, Deputy City Administrator; Tami Kelly, Clerk of Council; Tammy Green, Jackson Township Fire Department; Sgt. Rick Hardy, Grove City Police and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. The minutes from the September 6, 2016 regular meeting were unanimously approved with the notation of change in the first paragraph to reflect that Vice-Chair Oyster began the meeting with a moment of silence and the Pledge of Allegiance.

ITEM #1 – Home Depot | Development Plan Text Amendment

(PID #201608290057)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Development Text Amendment for Parkway Centre North to allow for extended outdoor sales along Home Depot's frontage annually from April 1st through October 31st. The amendment would allow Home Depot to increase their sidewalk sales from seven days twice a year to anytime from April through October, and only for Home Depot – not any of the other Parkway Centre North tenants.

Staff has concerns regarding the precedent for outdoor sales this amendment would be setting and does not feel it is appropriate for the area. Staff would, however, be supportive of allowing outdoor sales directly adjacent to garden centers within Parkway Centre North, as items displayed in conjunction with a garden center would typically be outdoor items, and not general retail items as proposed.

After review and consideration, Staff recommends Planning Commission make a recommendation of approval to City Council for the Development Text Amendment with the stipulations noted in the staff report.

Mr. Todd Waldo, Greenberg Farrow, was present to speak to the item. Mr. Waldo stated that Home Depot has periods of intensified sales during the spring season into the summer season and at the beginning of the fall season, and as such there is a large amount of items brought to the store based on customer demand. Some of these items are brought to the front sidewalk for ease of purchase, ease of customers to see the product and for ease of loading the product into their vehicle. He stated that they are in general agreement on the stipulations that Staff has imposed, however, he wanted to clarify a couple of points. First of all, in regards to the 2nd stipulation, consent letters from adjacent property owners, they are fine with that and already have one letter from one of the owners and will provide the other one as well.

Mr. Waldo stated that in regards to the first stipulation allowing sales related to garden centers, the entire garden center extends from the southwest corner all the way to the entry vestibule of the store. They would like the City to consider having those areas designated as the sidewalk sales area for the garden center. They understand the concerns of the sales from the entry to the lumber canopy and will remove the sidewalk sales from those locations.

Mr. Waldo mentioned one other point of clarification. He stated that there is a front canopy that is primarily used for contractors that allows for a pickup area for trucks to pick up and load items while not blocking the drive aisle. For convenience, there are also items related to this, i.e., shingles, bags of concrete, etc., that are contained under the canopy and fairly well concealed from the general public. He stated that there is also a fence product display located on the side of the building. Mr. Waldo asked that the City consider the fact that they have a 20' wide sidewalk which allows not only the display of merchandise, but also the safe passage of their customers. He would ask that the City consider allowing continued use of the front canopy and the side fence display.

Chair Leasure asked Mr. Waldo for clarification of the extent of the sidewalk around the southwest corner of the building. Mr. Waldo stated that there is a 5' passage from the edge of the drive to the product.

Chair Leasure asked Staff their opinion as to Mr. Waldo's request related to the deviations. Ms. Shields stated that they have had several conversations with the applicant and their recommendation is based on the conversations they have had with them. Allowing them to store these extra items is not in character with what they would like at Parkway Centre North. Consequently, Staff's recommendation be that the items be contained directly in front of the Garden Center.

Mr. Seneca Johnson, Store Manager, asked to speak to the item. He stated that everything Home Depot does is based off of customer convenience. The items that are located outside of the store, are "high demand" items for their customers. Having the items outside allows for them to take care of their customers more quickly and efficiently. All items are kept in a manner that keeps the area safe for their customers.

Dr. Dubos asked when the contractor canopy became an issue. Ms. Shields stated that there was no specific event that brought this issue to light, it was just a matter of code enforcement when during a standard check, they were found to not be in compliance with the development text.

Being no further discussion, Ms. Oyster moved to recommend approval of the Development Text Amendment to City Council with the following two (2) stipulations:

1. The development text shall be amended as noted below:

9. Outdoor Sales and Storage

- a. Sales on the sidewalk immediately in front of the buildings during two periods per year not to exceed seven (7) days each and further provided that such sale may not block doors to any building and must be in accordance with Jackson Township Fire regulations. **Garden centers shall be permitted to locate items associated with the garden center on the sidewalk directly adjacent to the garden center from April 1st through December 31st annually. Outdoor sales areas must leave five (5) feet of open sidewalk between the sales area and the drive aisle to allow for safe pedestrian movement.**

2. The signatures of all other owners of property within Subarea A of Parkway Centre North shall be secured to signify their support of the amendment.

Mr. Boso seconded and the motion was unanimously approved.

ITEM #2 – Home Depot | Special Use Permit

(PID #201608290058)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit to provide the outdoor storage of Penske Trucks for rent at Home Depot in Parkway Centre North. The truck rental will include box trucks ranging in size from 12 feet to 26 feet in length that will be stored in a designated portion of Home Depot's parking lot. Trucks will be stored on-site 24 hours or less before the scheduled pick-up, with three to five trucks anticipated to be parked on-site on a usual basis. Trucks can be rented through Home Depot but will not receive maintenance or be fueled on-site.

Staff does not feel the proposed operation of Penske Truck rental is in harmony with the intended character of the Parkway Centre North development. Although the approved zoning text allows items to be sold outside provided the sales are located at least 500 feet from Stringtown Road, staff does not feel locating large box trucks in the front parking lot is appropriate for the area. Instead, staff recommends trucks larger than 12 feet be parked in the rear of the building and brought around to the front of the building when the renting customer arrives for pick-up of the truck.

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 following stipulations:

1. All trucks larger than 12 feet shall be parked in a new parking area off the rear drive aisle. This parking area shall be screened from adjacent properties with evergreen trees.

2. All other outdoor sales and storage shall be removed from the site, including flatbed trucks, forklifts, and storage sheds. This does not include items associated with sidewalk and seasonal sales regulated by the development standards text.

Mr. Todd Waldo, Greenberg Farrow, was present to speak to the item. He stated that after speaking with Staff, they are willing to locate the larger trucks to the back of the building. Instead of creating a new parking area, he asked that the trucks could be placed along the rear curb area, outside of emergency or normal customer flow. He stated that there are four (4) types of trucks available for rent at this facility, a 12', 16', 22' and 26'. There isn't a great deal of difference between the 12' and 16' trucks and he would like to request that they be permitted to park in the front of the store area. He continued that they would plant evergreen trees in the back area for screening.

In reference to the second stipulation, he stated that the fork lifts and flatbed trailer would be removed. One item that remains problematic are the storage sheds which are displayed outside of the store. He stated that they are tucked out of the way and there really isn't another area to place them. Having them displayed is really the only way for customers to see them since they are a custom item. Mr. Waldo offered, as a compromise, to leave the storage units tucked back in the corner where they currently exist and evergreen trees would be planted as a way to screen them.

Mr. Linder asked Mr. Waldo to explain the "green" area on the site plan. Mr. Waldo explained that the green area is the "seasonal sales" area that exists within a 45-day sales period from April 1st into May and is set up with landscape products each spring. After the 45-day time period, all products are removed and it becomes parking area again. Mr. Waldo continued to state that the "purple" area would be reserved for the Penske truck parking. Mr. Linder asked if that area could be shifted down approximately one space. Mr. Waldo explained that it is located where it is to keep within the 500' setback requirement from Stringtown Road. Ms. Shields stated that as long as it is kept within the second row of landscape islands, it would be meet the 500' setback requirement. Consequently, it could be shifted back approximately 4 spaces without violating the 500' setback which is essentially what Staff initially recommended. Mr. Waldo stated that they would prefer to shift the spaces south as well, because the spaces closer to the building are prime customer parking. Ms. Shields mentioned that the problem with doing that is the difficulty in screening it from Stringtown Road. Mr. Waldo mentioned that the outparcel buildings would provide screening.

Mr. Waldo stated that other options for locating the trucks would present additional problems related to customer convenience and safety.

Mr. Linder asked Ms. Shields if there was any way to screen the proposed truck-parking area. Ms. Shields stated that this was part of the challenge as there really isn't another viable area without impacting the other properties and businesses in the area or impacting visibility of the items from Thistlewood. Mr. Waldo stated that the shopping center, itself, also has a regulation requiring a 300' setback adjacent to the building. Normally, this parking area would be over by the lumber canopy, but due to the 300' regulation, it was required to be pushed to the west. Mr. Waldo continued to state that trucks are only in the lot if an order for one has been placed and are generally in and out in the same day.

Ms. Oyster asked how many spaces would be required for the truck that pulls a trailer. Mr. Waldo stated that it would be a pull-through (2-space area) due to the hitch component.

Mr. Linder asked Mr. Rauch his opinion on the sheds. Mr. Rauch stated that if they could be consolidated and moved closer together with some landscaping, it would be acceptable.

Mr. Boso asked if pickups for all Penske trucks are prearranged. Mr. Waldo stated that they were. Mr. Boso asked why it is necessary to have any trucks out front if they are prearranged pickups. Mr. Waldo stated that there is not enough room in the back of the store for all of the trucks.

Mr. Boso said he would like to see all trucks behind the store and proceeded to make a motion that this item be postponed until the next Planning Commission meeting on November 8, 2016, to give Staff and Home Depot an opportunity to determine parking behind the store and language related to the storage units and landscaping.

Ms. Oyster seconded the motion and it was unanimously approved.

ITEM #3 – Waffle House | Development Plan

(PID #201608290059)

Ms. Shields presented the Development Department's findings. The applicant is proposing to construct a Waffle House restaurant at 2928 London Groveport Road, located between North Meadows Drive and Rings Avenue. The site of the

proposed restaurant is currently zoned R-1 (single-family residential); however, an application has been submitted to rezone the property to C-2 (retail commercial) for the development of the proposed restaurant.

The site is proposed be accessed by a single full service curb cut on London Groveport Road, with a 22-foot access drive in the rear of the lot for future connectivity to adjacent developments. Due to the distance of the proposed curb cut from existing driveways, staff recommends access from London Groveport Road be right-in / right-out with a curbed divider to regulate the flow of traffic onto and out of the site.

The proposed building meets setback requirements on the site; however, the proposed parking lot is setback only 7.5 feet from the east property line. The requested setback reduction will require a variance be obtained from the Board of Zoning Appeals; however, staff would be supportive of the setback reduction in order to allow space for required parking as well as the installation of the shared drive in the rear of the property.

The proposed structure will be 1,875 square feet and one story tall with a total height of 16'6". The structure is proposed to be finished primarily brick. Portions of the building parapet are raised on the south and east elevations of the building to add architectural interest and a bronze, metal awning will be located above the windows.

Overall, staff believes the development has been designed to be compatible with the area in terms of connectivity and building architecture. Therefore, Staff recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The 22-foot rear access drive shall be extended to the western property line.
2. Access from London Groveport Road shall be right-in / right-out with a curbed median to regulate the flow of traffic onto and out of the site.
3. A variance shall be obtained for the requested parking lot setback reduction from the east property line.
4. A deviation shall be granted to allow parking spaces under the minimum square footage requirement.
5. Access easement shall be recorded over the drive aisle and rear access drive for future connectivity to adjacent developments.

Mr. Butch Baur, Waffle House, was present to speak to the item. Mr. Baur presented a letter from the adjacent property owner, Tire Discounters, supporting the variance for the parking lot setback. He stated that Waffle House is agreeable to four of the stipulations/deviations, however, the stipulation regarding the roadway access is a concern. Approximately one time per week, early Saturday morning, a semi-trailer truck will come into the parking lot for deliveries. Other smaller trucks make deliveries a few times a week. He feels it's going to be difficult to get in with a right in – right out exit. He has suggested to Staff that there be a striped right in – right out. With a striped right in- right out, the truck can actually pull over and use the full striped area to make his turn without hitting and going over a curb.

Mr. Baur continued to state that they are fully supportive of the shared drive in the rear of the property.

Mr. Boso asked if the delivery truck was a 53' trailer. Mr. Baur confirmed that it is. Mr. Boso asked how the truck would exit the area. Mr. Baur demonstrated how the truck would exit to which Mr. Linder expressed his concern as to whether a truck of that size would be able to maneuver out of a parking lot of this size. Once the access roads are connected, it might be easier, however until that time, he doesn't see how it would work.

Mr. Eric Chenevey, Engineer for the project, spoke to the issue. He agreed with Mr. Linder that a 53' trailer would have problems maneuvering the site. A smaller trailer would have the ability to turn around, but the bigger one would not. Mr. Linder asked if the delivery is always made by a 53' trailer. Mr. Baur stated that to his knowledge, it's always the same size trailer making the deliveries. Mr. Linder asked if he's proposing the delivery truck turn north when headed east on London-Groveport Rd. or if he's talking about heading west and then turning north. He stated this was when the truck is headed west and turning north. Another solution might be a low mountable curb that the truck could pull over.

Mr. Rauch asked if Waffle House has had a conversation with Tire Discounters related to making the connection to the east. Mr. Baur stated that he's talked to Tire Discounters about variances that they need but have not talked to them about connecting the road.

Mr. Linder asked the City why it wasn't a recommendation that the road be connected behind the property. Mr. Rauch stated that there was some confusion when Tire Discounters was approved as to whether that area was included in an easement. Tire Discounters was approved in 2006, so 10 years has lapsed making it difficult to determine where the issue stood. Ms. Shields stated that the recommendation on the right-in/right-out was not included in the review letter. However, when conducting the final review of the application, staff realized that the driveway does not meet distance requirements in code. She stated that there are certain spacing requirements based on the speed limit of the road, which is a 35 mph road, so driveways are to be spaced at least 150 feet. This one does not meet that requirement, which is why they thought the right-in, right-out was a good compromise.

Mr. Linder questioned how we ensure that delivery trucks won't be backing out onto London Groveport Road or creating unsafe conditions on the roadway. He noted that this was not a stipulation recommended by staff. Ms. Shields stated that it was indicated anywhere that deliveries would be conducted by 53' trucks, so this was not considered in the review of the application. Considering this aspect of the development, Mr. Rauch stated that it appears that there may need to be a condition saying that without connectivity back to the east through their efforts with Tire Discounters, we really can't support the application.

Mr. Boso stated that in terms of the application for Rezoning, this isn't a residential piece of property, but the question remains as to whether this should be a commercial or professional office property. Until there is a development plan that meets the needs in terms of traffic, he can't even support the rezoning.

Mr. Baur stated that Waffle House can voluntarily restrict the size of truck and make it a requirement of the U.S. Foods delivery if that's what it would take. Mr. Rauch stated that there would be no way to enforce that type of restriction. Mr. Baur stated that they are under contract and ready to go, however, if they can't get the rezoning and development plan approved, there's no reason to continue. He still feels that a lower mountable curb would be a good alternative. Mr. Linder stated that he's more concerned about the size of truck trailer that would be entering the site. He suggested that Waffle House might want to consider tabling the item to work out adding a connector route with the adjacent property owners.

Mr. Baur stated that he is agreeable to postpone and will speak with US Foods, and Tire Discounters to see what can be worked out. Mr. Baur stated that his project is being put in a very difficult position, as they are now dependent on the adjacent owner giving them access.

Being no further discussion, Mr. Boso moved that this item be postponed until the next meeting on November 8, 2016. Mr. Linder seconded and the motion was unanimously approved.

ITEM #4 – Waffle House | Rezoning

(PID #201608290060)

Mr. Boso moved that this item be postponed until the next Planning Commission meeting on November 8, 2016. Ms. Oyster seconded and the motion was unanimously approved.

ITEM #5 – Woodside at Holton Run | Development Plan

(PID #201609070062)

Ms. Shields presented the Development Department's findings. The applicant is proposing to construct a 56 unit detached condominium development on a 14.4-acre property located south of Edgarton Drive and east of Demorest Drive. The preliminary development plan for the site was approved by City Council on August 15, 2016 and the zoning text amendment received a recommendation of approval from Planning Commission on September 6, 2016.

The 14.4-acre site will be accessed by a curb cut on Edgarton Drive and another on Demorest Drive. Private streets will provide access throughout the development, with 24 off-street parking spaces provided throughout the site. The proposed development will provide connectivity to area trails and sidewalks at multiple points. An eight (8) foot bike path currently exists on the property, running behind lots 48 to 51 of Holton Run. The applicant is proposing screening as part of this development to soften the appearance of the new structures from existing houses.

To improve connectivity, staff recommends the existing eight (8) foot path be reconfigured at the southwest corner of the site to more closely align with a future path associated with the future roadway south off Demorest Drive. Additionally, a bike path easement is shown connecting the bike bath on Edgarton Drive east to connect to Mayfair Drive, through a proposed tree preservation area. Staff believes this trail would create an important connection in the trail network to provide residents safe access south to Fryer Park and the YMCA, therefore staff is of the opinion that the trail should be installed as part of the proposed development.

56 detached condominium units are proposed on the site; 17 of the units will have a one-car garage with the remaining 39 units having a two-car garage.

The proposed text states that no vinyl will be permitted on the front or side elevations that are immediately adjacent to the interior private streets. The proposed text also states that architectural elements will be used to differentiate adjacent units to create housing diversity.

Although the proposed development standards text lists brick and stone as approved building materials, none of the residential units show elevations utilizing brick or stone. The applicant has indicated that the larger Holton Run subdivision does not require brick or stone to be utilized on all structures, however, these materials are used as accent on many single-family homes in the development. Similar to the larger Holton Run subdivision, staff believes that brick and stone should be utilized on structures to provide differentiation between adjacent units.

In general, Staff does not feel that the proposed development will be detrimental to existing and future surrounding uses. The area proposed for this condominium development was identified for condos on the originally approved development plan for Holton Run in 2003 and the proposed development will reduce the density from the density initially approved for the area. Additionally, screening is proposed adjacent to existing single-family residences and along public roadways.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the three (3) stipulations as noted in the Staff Report.

Mr. Jim Lipnos, Homewood Corporation, was present to speak to the item. Mr. Lipnos began by stating that he has spoken with all four homeowners of the homes located adjacent to the bike path on the southwest corner of the property and Homewood has come up with a landscape detail to buffer their property. Two of the homes, along the south and west, have an existing fence and Homewood is going to buffer that with taller trees so that they will have a canopy above the fence. The two homeowners along the north and east did not want a fence, so Homewood will install a staggered line of 6' evergreen trees.

In regards to the bike path, there is a mound along the back of the units that sit along Demorest Drive where the bike path cuts through. Homewood would prefer to keep that along the existing path to keep the buffering and privacy intact. For the path between Edgerton Drive and Mayfair, Mr. Lipnos is agreeable to installing it. He stated that there is an existing easement in the area that can be utilized. He would just like assurance that both Grove City and Jackson Township are in agreement with the proposed trail.

In reference to the stipulation related to the brick and stone, Homewood has agreed to natural front for the fronts and sides of the units, no vinyl. They are currently planning on a hearty pine, cementitious or wood siding. The reason they are refraining from the brick and stone is that the clubhouse has stone accenting details on it and they feel they are in conformance with the overall neighborhood feel and would therefore ask that the submitted elevations be approved.

Mr. Boso asked the City what their intent was by stating that "brick and stone shall be utilized". Ms. Shields stated that the stipulation would be that Homewood present renderings similar to those showing the dormers or the other architectural deviations, but that show brick or stone. If it would be preferable, a requirement could be added for a certain percentage of stone or brick, however, Staff's intent was to make this development more in line with the existing Holton Run development and not require it on all buildings but as an option for diversity in units. Mr. Lipnos interjected that it's a bit more difficult on ranch-style units because there aren't the accent details that would be on a two-story unit. He stated that he might be able to place the brick/stone on a water table. Mr. Linder asked how the City would then handle stipulation #3. Ms. Shields stated that Homewood would need to supply renderings that show the brick/stone incorporated as an option. Mr. Boso asked Mr. Lipnos if vinyl was along the back of the units. Mr. Lipnos responded that units that don't face the interior private streets have vinyl backs and sides.

Mr. Lipnos asked Ms. Shields if the elevations that would depict stone/brick would be required on every elevation or alternate ones. Ms. Shields stated that it would be alternate ones, to create diversity. Mr. Lipnos stated that he would rather discuss the possibility of a water table if he were to make that compromise, for example, 3 feet up on the first floor underneath the porch area. Ms. Shields stated that the stipulation wouldn't need to be that the entire front is finished in brick/stone – just that there be brick or stone utilized on the structure, however, not on every structure. Mr. Lipnos stated that he would be happy to comply with stone/brick accents depicted on some of the alternate elevations before the next Council meeting.

Mr. Lipnos stated that the stipulation that was his biggest concern is the one with the southern path alignment. Mr. Rauch stated that there has been an effort in this area to connect some of the bike paths and make a clearer connection. Ms.

Fitzpatrick stated that staff's recommended realignment would align the crossing with the intersection for future roadway Whirla Drive." The option was discussed to replace the existing sidewalk between the bike path and the intersection with Whirla Drive with a bike path on the north side of Demorest Drive in place of the recommended realignment in order to preserve screening along the roadway. Mr. Lipnos agreed that Homewood would be okay with the stipulation that they replace that section of the sidewalk with the bike path – the radius and transition to be determined.

Being no further discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the following stipulations:

1. The existing eight (8) foot path shall be reconfigured at the southwest corner of the site to more closely align with a future path associated with the roadway southwest off Demorest Drive ("Whirla Way").
2. A bike path shall be installed between the existing Edgerton Drive trail and Mayfair Drive.
3. Brick or stone shall be utilized on residential structures as part of the diversity requirement between adjacent structures noted in Section II(9)(k) of the proposed Development Standards Text.

Dr. Dubos seconded and the motion was unanimously approved.

ITEM #6 – Cultivate | Certificate of Appropriateness

(PID #201609090063)

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a portable a-frame sign at 3989 Broadway for Cultivate, Rampart and Keller Williams which have entrances at the rear of 3989 Broadway and are not visible from Broadway.

The proposed sign meets the requirements for portable signs within the CBD, therefore, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness – Portable Sign with the stipulation noted in the staff report.

Mr. Matt Yerkes, Cultivate, was present and stated that he agrees to the stipulation.

Being no further discussion, Dr. Dubos moved to recommend approval of the Certificate of Appropriateness to City Council with one stipulation:

1. The sign shall only be displayed when the establishments are open for business.

Mr. Linder seconded and the motion was unanimously approved.

ITEM #7 – Speedway Gas Station #9347 | Special Use Permit

(PID #201609150064)

Ms. Shields presented the Development Department's findings. The applicant is requesting a special use permit to provide the outdoor sales of bottled water, windshield wash fluid seasonally, and propane tanks at the Speedway Station located at 3135 Broadway. Each display is four feet wide by 3 feet in depth. The sidewalks are eight feet wide, leaving five feet for pedestrian use. Parking blocks will be added for the eight parking spaces in front of the store to protect pedestrians along the front sidewalk. The ice merchandiser currently located on the left or south portion of the store's frontage will be removed from outside and be placed inside of the store.

Staff believes the proposed outdoor sales area is consistent with other recently approved special use permits for outdoor sales and is arranged on the site to create a safe environment for customers.

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

Mr. Todd Russell, Speedway, was present to answer any questions. Mr. Russell stated that Speedway would like to keep the two displays as well as the propane. There were other items that were taken care of, i.e. lot repairs that have already been completed.

Mr. Linder asked why the items in question couldn't be placed on the sides of the building. Mr. Russell responded that there are already bollards in place for the propane cages and it's a matter of safety for the cashiers to have them located where they are. He also stated that since this is a building that has a drive that wraps around it, it's tricky to find another location that wouldn't have customers crossing the lot to get to the propane. Mr. Russell continued that the propane is fairly hidden due to the columns located in front.

Being no further discussion, Mr. Boso moved to recommend approval of the Special Use Permit to City Council as submitted. Ms. Oyster seconded and the motion was unanimously approved.

ITEM #8 – Speedway Gas Station #1158 | Special Use Permit

(PID #201609150065)

Ms. Shields presented the Development Department's findings. The applicant is requesting a special use permit to provide the outdoor sales of ice at the Speedway Station located at 3612 Broadway. The ice merchandiser and propane cage closest to the Broadway on the left side of the building will be removed with this application.

The ice merchandiser proposed to remain is located at the northeast edge of the sidewalk and building, leaving the sidewalk adjacent to the storefront open. The site is adjacent to a residential district to the east; however, a fence currently exists to screen the development from the residential properties.

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

Mr. Todd Russell, Speedway, was present to answer any questions. He stated that the ice merchandiser closest to Broadway will be removed and the propane has already been removed. He also stated that the entire lot was recently repaved.

Being no further discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council as submitted. Mr. Boso seconded and the motion was unanimously approved.

ITEM #9 – Pinnacle | Lot Split

(PID #201609200067)

Ms. Shields presented the Development Department's findings. She stated this is a proposal to divide an existing 1.3 acres on the south side of Pinnacle Club Drive, east of McNulty, and splitting it into a 0.723 acre lot with a residual lot of 0.582 acres. The 0.723 acres will be deeded to the city for future park space.

Being no discussion, Mr. Linder moved to approve of the Lot Split as submitted. Ms. Oyster seconded and the motion was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 3:00 p.m.


Mary Havener, Secretary


Gary Leasure, Chairman