CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **October 4, 2011**

The meeting was called to order at 1:33 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Marv Holt, Mr. Dan Havener, Mr. Gary Leasure, and Mr. Phil Honsey. Mr. Linder was absent from the meeting. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning and Development Officer; Jennifer Readler, SZD; Mike Boso, Chief Building Official; Chuck Boso, Development Director; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester; Tami Kelly, Clerk of Council; Lt. Bill Dolby, Jackson Twp. Fire, Dominic Marchionda, Development Intern, and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the September 6, 2011 regular meeting. They were approved by unanimous consent.

ITEM #1 AA Precise Collision Repair Inc. – Special Use Permit (PID#201108220026)

The applicant is requesting a special use permit to conduct automotive repair for post-accident auto body and refinishing work at 2401 Stringtown Road. AA Precise Collision Repair will operate from 8:00am –6:00pm Monday through Friday and from 10:00am – 2:00pm on Saturday, with between six (6) and eleven (11) employees on site. As part of the proposed activity, the rear of the property behind the existing structure will be used for the storage of vehicles. The storage area will be enclosed by a six (6) foot tall split faced concrete block wall to provide solid screening from surrounding properties. The applicant has indicated that between 20 and 23 customer vehicles can be on the property at one time, nine of which would be inside the building being repaired. The remaining vehicles would be parked in the rear of the lot within the storage area, accessed from a gate between the front parking area and the rear storage area. Any vehicles deemed to be total losses will be removed from the site within two to five business days after determined as such. The front parking area, between the structure and Stringtown Road, contains sixteen (16) parking spaces that will be reserved for the pick-up and drop-off of vehicles and for employee parking and will be screened with a three (3) foot tall continuous landscape hedge. Access to the site will remain as existing, with one curb-cut off Stringtown Road.

Sergey Akopyan, the applicant, was present and spoke to the item. Mr. Honsey inquired about the number of employees that Mr. Akopyan expects to employ and he answered between nine and 14. Mr. Honsey also commented on the thoroughness of the report from the development department.

Chair Holt noted the following stipulation

1. There shall be no overnight parking or storage of vehicles outside the fenced area.

Mr. Honsey made a motion to vote to recommend for approval the special use permit with the noted stipulation, Mr. Leasure seconded and the vote was unanimously approved.

ITEM #2 City Barbeque – Special Use Permit (Outdoor Seating) (Project ID# 201109090027)

The applicant is proposing to install an outdoor seating area at 2261 Stringtown Road, the future location of City Barbeque. The proposed seating area will be approximately 1,000 square feet in area and provide 64 seats for restaurant patrons. A portion of the seating area will be located within the covered sidewalk along the front of the structure and a new patio area will be constructed to the west of the structure, into the existing drive aisle. The remainder of the western drive aisle adjacent to the seating area will be filled with landscaping, closing the drive aisle to vehicular traffic. Rustic wood railings will enclose the area, leaving a 3’6” walk between the parking lot and the seating area. A variety of tables and chairs are proposed within the seating area, as well as landscape planters. The patio will be available for customers during regular restaurant business hours, proposed to be 10:30am - 10:00pm daily. The patio space will be equipped with ceiling mounted audio speakers for ambient background music within the seating area; however the applicant has stated that the volume will be kept at an appropriate level to not interfere with surrounding businesses or residential areas.

Donald Feibel was present, representing City Barbeque and spoke on the item. Chair Holt expressed concerns about the color of the outdoor furniture. Mr. Feibel assured the commission that the color would be of a dark, muted color, possibly dark green or dark brown. Mr. Feibel then added that the outdoor patio would have a music system to play music but it would not be audible to the surrounding residential area, which is approximately 100 feet from the establishment. He added that the business hours conclude at 10:00pm every evening, which is within the time limits of the City Code noise ordinance. Chair Holt also requested that there be no advertising or wording on the outdoor umbrella canopies. Mr. Feibel assured the commission there would be no wording on the canopies.

Chair Holt noted the following stipulations:

1. The color of the outdoor furniture shall be muted in color
2. No signage or wording shall be permitted on umbrellas

Mr. Leasure made a motion to recommend to approve the special use permit and Mr. Havener seconded, the vote was unanimous.

ITEM #3 3965 Brookham Drive – Lot Split (Project ID# 201109160029)

The applicant is requesting approval of a lot split for parcel 040-001199 located at 3965 Brookham Drive. The existing lot is three (3) acres in area and the applicant is proposing to split the lot to create a new 1.391 acre lot. The remaining 1.609 acres is the site of True2Form Collision Repair Center at the corner of Marlane Drive and Brookham Drive and will meet setback requirements for IND-2 districts. The proposed 1.391 acre lot is currently vacant.

Chair Holt inquired about the future of the vacant lot; Mr. Brian Barker and Mr. John Dodgian, parties representing the applicant, stated that the Mid-Ohio Food Bank was interested in the property. Mr. Honsey asked if there was non-conformity with the properties and set-backs. Ms. Dooley stated that there were none.

Mr. Honsey motioned to approve the lot split, Mr. Leasure seconded and the vote was unanimous.

ITEM #4 Holt Run – Development Plan Revision (Project ID# 200407060064)

The applicant is requesting an amendment to the approved development plan for Holton Run subdivision, to address issues related to the turn lane on US 62. In 2003, as part of the originally approved Development Plan the developer of Holton Run was required to install a left turn lane on US 62 (Harrisburg Pike) to facilitate east bound traffic into the subdivision. This requirement appeared as stipulation #4 on Council’s approval legislation, CR-44-03.

In 2004, the applicant requested an amendment to the originally approved Development Plan for the Holton Run subdivision. As a part of this amendment process Planning Commission revisited the turn lane issue and recommended to Council that the developer be required to construct the left turn lane prior to the issuance of permits for Section 8 of Hoover Park. This stipulation appeared as stipulation #1 on Council’s approval legislation, CR-61-04.

In 2008, the applicant requested for a second amendment to City Council concerning the construction of this turn lane. With Council approval of CR-59-08, CR-61-04 was amended “to permit the City to issue occupancy permits for Section 8 of Hoover Park prior to the completion of the turn lane provided that a bond is posted with the City in amount necessary to cover the costs of construction of said turn lane.” This amendment was approved with the additional requirement that “the turn lane must be constructed on or before September 1, 2009.”

Today, the applicant is requesting a third amendment to address the turn lane issue. In accordance with CR-61-04, Homewood provided the required surety (an irrevocable letter of credit). However this surety has expired (likely due to the language contained on the surety document and the September 1, 2009 deadline). Therefore as it exists today, the turn lane has been designed (90% complete) but not constructed and remains in ODOT’s right-of-way. With approval of this proposed amendment the applicant will be permitted to remove the September 1, 2009 deadline and provide another surety in the form of a bond or irrevocable letter of credit to ensure the improvements are constructed.

Mr. Rauch spoke on the item on behalf of the applicant who was not present. .

The following stipulations were noted:

1. The developer prepare a cost estimate for the proposed public improvements in accordance with the City's approved Fee Recovery Policy and submit the stamped engineer's estimate to the Development Department for review and acceptance prior to final Council action.
2. The developer shall provide a surety in the form of a performance bond or letter of credit in the amount equal to the approved cost estimate prior to City Council approval.

Mr. Rauch also noted that, in accordance with Grove City's development standards, once the improvements are constructed and accepted, the applicant will be required to provide a One Year Maintenance Bond (equal to 10% of the estimated cost of the public improvements). Furthermore, the developer will need to deposit the appropriate funds in accordance with the City's approved Fee Recovery Policy to offset the cost of engineering inspection for the proposed improvements.

Mr. Honsey noted that we need to coordinate the plan with the County and State of Ohio for roadway and drainage. He stated that this will give us the Parks and Recreational department the opportunity to consider the installation of a bike path along this segment of roadway. Mr. Honsey stated that the City needs a financial surety to complete and coordinate the entire project, from the subdivision north to Ventura. Mr. Boso agreed with Mr. Honsey that the City needs to coordinate to not only save money, but to not destroy a project that was completed in haste.

Mr. Havener made the motion to recommend for approval the development plan revision with the stipulations noted, seconded by Mr. Leasure. The vote was unanimous.

ITEM #5 Presentation of the Eagle's Nest Pavilion at Fryer Park

Kim Conrad, Director of Parks and Recreation, presented the new pavilion at Fryer Park. The new facility is a design-build project. Nine companies were interested in the project and three companies presented a bid. The Quandel Group was the company chosen for the project. The pavilion will sit at the west end of Rotary Lake. The building resembles a large barn-like structure to keep in theme of Century Village at the front of the park. It is an "open-air" facility and will have a large patio with a fire pit on the east side. The facility will hold 150 indoors and several more if the patio is used. It will have a galley-style kitchen and restrooms. There will be storage where the tables and chairs will sit when not in use. There will be heat but no air-conditioning. The facility will be rentable but fees have yet to be determined. The construction should begin in November and is estimated to be finished in March 2012. The Fraternal Order of Eagles and the Rotary Club assisted with funding, hence the name Eagle's Nest. Ms. Conrad will go before Council on October 17, 2011 for approval. She is requesting endorsement from the commission.

Chair Holt thanked Ms. Conrad for an excellent presentation and commended the Parks & Recreation Department for an outstanding project. Mr. Leasure motioned to approve and endorse the pavilion plan, Chair Holt seconded. The vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 2:22 p.m.

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Molly Frasher, Secretary Marv Holt, Chair