

PLANNING AND ZONING COMMISSION

MEETING MINUTES

DECEMBER 4, 2014

AGENDA

- 1. Deer Run PUD, Subarea C - Cortona** **Dublin Road and Memorial Drive**
14-062FDP/FP **Final Development Plan/Final Plat**
(Approved 6 – 1 Minor Text Modification)
(Approved 6 – 1 Final Development Plan)
- 2. Avery Square Plaza – LaRosa Pizza** **7048 Hospital Drive**
14-102AFDP/CU **Amended Final Development Plan and Conditional Use**
(Approved 7 – 0 Amended Final Development Plan)
(Approved 7 – 0 Conditional Use)
- 3. Nationwide Insurance – Sign** **5525 Parkcenter Circle**
14-110AFDP **Amended Final Development Plan**
(Approved 7 – 0)
- 4. Perimeter Center, Subarea K - Gordon Flesch** **5655 Venture Drive**
14-113AFDP **Amended Final Development Plan**
(Approved 7 – 0 Minor Text Modification)
(Approved 7 – 0 Amended Final Development Plan)

The Chair, Chris Amorose Groomes, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were, Richard Taylor, Amy Kramb, John Hardt, Victoria Newell, Todd Zimmerman, and City Council Representative Amy Salay. City representatives present were Phil Hartmann, Steve Langworthy, Claudia Husak, Tammy Noble-Flading, Marie Downie, Alan Perkins, and Flora Rogers.

Administrative Business

Motion and Vote

Mr. Taylor moved, Mr. Zimmerman seconded, to accept the documents into the record. The vote was as follows: Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0)

Motion and Vote

Ms. Amorose Groomes submitted amendments to the October 21, 2014 on the printed copy of draft meeting minutes and all changes were to page 12.

Mr. Taylor moved, Mr. Zimmerman seconded, to approve the October 21, 2014 meeting minutes as amended. The vote was as follows: Ms. Salay, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; Ms. Krumb, yes; Mr. Hardt, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Motion and Vote

Mr. Taylor moved, Ms. Salay seconded, to approve the November 6, 2014 meeting minutes. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Krumb, yes; Mr. Zimmerman, yes; Mr. Hardt, yes; Ms. Newell, yes; Ms. Salay, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Claudia Husak informed the Commission that the October 29, 2014 meeting minutes were omitted from the packet and will be placed in Dropbox for the next meeting.

Ms. Amorose Groomes said there were four cases on the consent agenda and asked if anyone wanted to pull any of the cases.

Mr. Hardt said there was a letter in the packet from the applicant of Nationwide indicating they did not agree with the conditions.

Ms. Husak said they changed their mind and now agree with the conditions.

Ms. Amorose Groomes said the consent agenda will all remain.

Ms. Amorose Groomes briefly explained the rules and procedures of the Planning and Zoning Commission.

1. Deer Run PUD, Subarea C - Cortona 14-062FDP/FP (Approved 7 - 0)	Dublin Road and Memorial Drive Final Development Plan/Final Plat
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Ms. Amorose Groomes said the application is a request to plat and develop 37 single-family, cluster lots with 7.3 acres of open space and associated site improvements for Subarea C within the Deer Run Planned Unit Development, at the northeast corner of the intersection of Dublin Road and Memorial Drive and two motions are required, one for the final plat and one for the Final Development Plan. She said the Commission will forward their recommendation to City Council for the final plat.

Ms. Amorose Groomes swore in anyone intending to address the commission regarding this application.

Ms. Amorose Groomes asked if there was anyone who would like to make comments with respect to this application. [There were none.]

Mr. Taylor thanked the applicant for the changes and improvements they have made in the design of the buildings since they have started the process.

Motion and Vote: Minor Text Modification

Mr. Taylor moved, Mr. Zimmerman seconded, to approve this text modification:

- 1) To permit lots 19 and 33 to have lot dimensions that are less than the 120 foot depth that is required by the development text.

The vote was as follows: Ms. Krumb, yes; Mr. Hardt, no; Ms. Amorose Groomes, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 1.)

Ms. Amorose Groomes said there are 5 conditions with the Final Development Plan:

- 1) Lots 1-8, 11-13, 18-20, 29-37 provide additional architectural details, as outlined in the development text;
- 2) All façades that are visible or oriented towards a private drive on lots 1, 12, 19, 33 and 37 be required to have a minimum of 40% brick or stone as well as additional architectural detailing;
- 3) The houses for lots 19 and 33 be located as close as possible to the front of the build zone;
- 4) Homes with smaller footprints must be used on lots 19 and 33 to provide for adequate outdoor space; and
- 5) The tree replacement fee in lieu will be required to be paid in full prior to issuing building permits.

Marie Downie said Michael Close, Esq., agreed to the conditions.

Motion and Vote: Final Development Plan

Mr. Taylor moved, Mr. Zimmerman seconded, to approve this Final Development Plan application with five conditions. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Krumb, yes; Mr. Hardt, no; Ms. Newell, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 1.)

**2. Avery Square Plaza – LaRosa Pizza 7048 Hospital Drive
14-102AFDP/CU Amended Final Development Plan and Conditional Use**

Ms. Amorose Groomes said the application is a request for additional patio space for a new restaurant within an existing shopping center, located west of Hospital Drive and south of Perimeter Drive. The Commission is the final authority on the final development plan, for which we will need to swear-in.

Ms. Amorose Groomes swore in anyone intending to address the commission regarding this application.

Ms. Amorose Groomes asked if there was anyone who would like to make comments with respect to this application. [There were none.]

Motion and Vote: Amended Final Development Plan

Mr. Hardt moved, Mr. Zimmerman second, to approve this Amended Final Development Plan. The vote was as follows: Ms. Krumb, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Ms. Amorose Groomes said there are 5 conditions associated with the Conditional Use:

- 1) The furniture must be wrought iron and of similar design as the neighboring tenant, the Sunny Street Café;
- 2) The fence be identical to the fence for the Sunny Street Café and contain planted flower boxes attached to the inside of the fence;
- 3) The umbrellas will not contain any language including advertisements, branding, or logos;
- 4) That the patio end service at 10:00 pm and close not later than 11:00 pm; and
- 5) The patio furniture be stored off-site from November 1st through April 1st.

Anthony Maronitis representing the applicant, said the one change that they have discussed is the height and thought the fence at Sunny Street Café was too high and felt like being in a cage. He asked if the height could be lowered.

Ms. Noble-Flading said it was proposed with Sunny Street Café and is exactly why the condition is to be identical to mirror one another.

Ms. Amorose Groomes said it is the Commissions preference that all of the fencing be identical so it is a cohesive look.

Mr. Hardt said the fence height was established by who ever got there first.

Mr. Maronitis agreed to the conditions.

Motion and Vote: Conditional Use

Mr. Hardt moved, Victoria Newell seconded, to approve this Conditional Use application with 5 conditions. The vote was as follows: Mr. Taylor, yes; Ms. Kramb, yes; Mr. Zimmerman, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Mr. Hardt, yes. (Approved 7 – 0.)

3. Nationwide Insurance – Sign 14-110AFDP

5525 Parkcenter Circle Amended Final Development Plan

Ms. Amorose Groomes said the following application is a request for the replacement of the sign faces of two existing ground signs located along Parkcenter Circle and I-270 for the Nationwide office building located on the north side of Parkcenter Circle, west of Paul Blazer Parkway, and east of I-270. The Commission is the final authority on the final development plan, for which we will need to swear-in.

Ms. Amorose Groomes swore in anyone intending to address the commission regarding this application.

Ms. Amorose Groomes asked if there was anyone who would like to make comments with respect to this application. [There were none.]

Ms. Amorose Groomes said there is one condition that the proposed signs be revised to meet Code requirements for secondary image percentages, associated with this application and confirmed there was agreement from the applicant.

Motion and Vote

Mr. Taylor moved, Mr. Zimmerman seconded, to approve this Amended Final Development Plan with one condition. The vote was as follows: Mr. Hardt, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

**4. Perimeter Center, Subarea K - Gordon Flesch 5655 Venture Drive
14-113AFDP Amended Final Development Plan**

Ms. Amorose Groomes said the following application is a request for modifications to an approved development text to reflect pavement setbacks and a modified sign location affected by right-of-way acquisitions. The Commission will forward their recommendation to City Council for the final plat. The Commission is the final authority on the final development plan, for which we will need to swear-in.

Ms. Amorose Groomes swore in anyone intending to address the commission regarding this application.

Ms. Husak said the City Administration has authorized staff to act as the applicant on these cases and are being processed for the property owners to help with issues with the right-of-way taking from ODOT.

Ms. Amorose Groomes asked if there was anyone who would like to make comments with respect to this application. [There were none.]

Ms. Amorose Groomes said there are two text modifications:

- 1) Decrease the pavement setback to 35 feet along US33/SR161
- 2) Decrease the sign setback to 2 feet for the existing sign (to be relocated) along US33/SR161

Motion and Vote: Minor Text Modifications

Ms. Kramb moved, John Hardt seconded, to approve the Text Modification. The vote was as follows: Mr. Zimmerman, yes; Mr. Taylor, yes; Ms. Amorose Groomes, yes; Ms. Salay, yes; Ms. Newell, yes; Ms. Kramb, yes; and Mr. Hardt, yes. (Approved 7 – 0.)

Motion and Vote: Amended Final Development Plan

Mr. Taylor moved, Ms. Salay seconded, to approve the Amended Final Development Plan. The vote was as follows: Ms. Newell, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; Mr. Hardt, yes; Ms. Salay, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Communications

Ms. Husak said there will not be a packet delivered for the presentation for the December 11th meeting.

Ms. Amorose Groomes asked to get the presentation in advance to ask better questions.

Ms. Husak said some transportation information has been placed in Dropbox. She said there has been some information provided by the Service Director that was presented to City Council and that will be placed in Dropbox under the meeting folder for review.

Ms. Salay said it would be important to get the information as soon as possible.

Ms. Husak said the bulk of the information is in the folder for their review and there will be some memo type explanations that will be provided as well.

Commission Roundtable Discussion

[None.]

The meeting was adjourned at 6:50 p.m.

As approved by the Planning and Zoning Commission on February 5, 2015.