

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
September 24, 2018**

The regular meeting of the Board of Zoning Appeals was called to order by George Holinga, Chair at 5:30p.m., at the Grove City Municipal Building, 4035 Broadway.

1. Roll was called and the following members were present:

George Holinga

John Brant

Larry Titus

Staff present: Yazan Ashrawi, representing the Law Director, Chief Building and Zoning Official Michael Boso and Planning and Zoning Coordinator Laura Scott.

2. ***Chairman Holinga moved to approve the minutes from the July 30 meeting as written. Second by Mr. Brant.***

VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED.**

All representatives addressing the board were sworn in. Mr. Holinga moved into the Agenda Items.

3. Hear the appeal of Donald T. Plank representing Arrowleaf Apartments L.P., Parcel #040-006839 a vacant lot off Shirlene Dr., for the following variances:

1) Section 1135.10 (g)(2): to exceed the maximum of 8 units per structure. Applicant is proposing one structure with 28 units.

2) Table 1135.10-I (Dwelling Type): to exceed the maximum number of 3-8 units per building.

3) Section 1135.10 (g)(4): for not providing a minimum of 50% of the total units in a single floor (ranch) type design.

4) Section 1135.10 (g)(5): for not providing 2 parking spaces per unit when 56 would be required.

5) Table 1135.10 -I; for not providing the required off-street parking spaces of 2.5 per unit (a total of 70). Applicant is proposing 1.5 spaces per unit or a total of 42 parking spaces.

6) Table 1135.10-I (Building Height) to exceed the maximum building height of 35' by constructing a building 39' to roof peak and 33' to midpoint of sloped roof.

Donald Plank, Plank Law Firm introduced Tom Grywalski and Scott Harrold from Spire. Mr. Plank is seeking area variances for a single 28-unit apartment building to be constructed south of Stringtown and east of McDowell with access only from Shirlene Dr. The property has been zoned apartments since 1972.

The site has both access issues and a stream corridor running east and west and then north. Having heard from neighbors at prior council meetings, Mr. Plank met with neighbors to propose a project meeting the current zoning standards (Option #1) sets out with 8 unit buildings and complying with all other requirements for a total of 28 units on the site. Option 2 places those 28-units in just one building. It permits for more open space and preserve some of the existing vegetation. Regardless of which option is constructed the developer told the neighbors they will provide a conservation easement to the south varying from 60-75 feet. They expect the easement to be a condition of the approval and will be filed prior to building permits. In his opinion, complying with code creates more of an adverse impact on the neighbors. With Option 2 he can keep all the vegetation, there will be a small sign but other than that you will not see an 8-unit building. Neighbors are in attendance who will attest to this idea.

Mr. Plank pointed out staff supports deviations to the building and height variances but not the parking variances (#4 and #5) Staff supports 2.0 spaces per unit. His client is requesting 1.5 per unit. This was calculated based on bedrooms and not units. For example: 1 Bedroom unit=1 car, 2 Bedroom = 1.5 spaces because these units are typically a single parent and a child, 3 bedroom units= 2 car. He thinks it makes more sense to base it on bedrooms. They are asking for 48 parking spaces which is closer to 1.7 or 1.75 per unit. If the mix of the apartments changes, he likes that parking is based on bedrooms. However, they are pretty set on the mix of units.

Stanley Ray, representing Keller Farms from 2048 Michelle Dr said they fought the development initially but the developer has been kind, listened and was willing to make adjustments. Option #2 has been overwhelmingly accepted by the residents. The greenspace is very important to them. Mr. Brant asked Mr. Ray how many folks agree with the variances. Mr. Ray stated approximately 18 of 20 residents are overwhelmingly in support of Option 2. The residents who did not support the variances had concerns about the parking spilling over to Shirlene. Mr. Boso acknowledged that other developments have been allowed to deviate from the minimum parking requirements. However, those projects were constructed in non-residential areas such as the downtown or commercial areas and not at the end of a residential street in a single-family subdivision.

Mr. Brant asked Mr. Plank if there was any issue with adding more parking. Mr. Plank said no and pointed out the area that could be used to provide more parking to meet the 2.0 requirement or 56 spaces. Plank said it was their preference to provide the parking they think they need and not what code requires. They would accept staff's recommendation supported by the BZA members.

Mr. Titus stated he disagreed the 2-bedroom units will not at some point have children of driving age. He felt complying with the 2.0 was reasonable.

Kathy Meiresonne also of 2048 Michelle Dr. spoke in support of Option 2. Keller Farms is known for its greenspace and they felt the second option protects the greenspace.

Miles Horton, 3895 Stonebridge Lane representing Kathryn's Place Apartments spoke against the proposal. He stated the applicant did not return calls or emails and did not invite them to meetings. He stated Kathryn's Place is opposed to the reduction in parking and the traffic the project would create. Kathryn's Place project was built to code as they should. The project creates safety concerns and the roadway was not built to stand this type of traffic. Parking could spill over to Kathryn's Place. It is not

uncommon for someone to park a car in another area and leave it there. Mr. Brant questioned the practicality of Mr. Horton statements. Mr. Plank said the stream is 60-75 feet wide. Mr. Titus asked if he prefer multiple buildings on the lot. Mr. Horton summarized by saying the reduction to 1.5 spaces per unit is incredibly low and would create a new low precedent. He supports the board's stance on the parking issues and staff's recommendation of 2.0 per unit.

Motion by Chair Holinga, in reference to appeals number 1, 2, 3 & 6, the following stipulations shall apply; 1) The variance would become null and void if construction is not started within one year. 2) the variance applies only to the 1- 28-unit building. No other buildings can be constructed. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; APPROVED.

Approve #1) Applicant is proposing one structure with 28 units. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; APPROVED.

Approve #2) Table 1135.10-I (Dwelling Type): to exceed the maximum number of 3-8 units per building with stipulations. Second by Mr. Titus.

VOTE: Brant, YES; Holinga, YES; Titus, YES; APPROVED.

Approve #3) Section 1135.10 (g)(4): for not providing a minimum of 50% of the total units in a single floor (ranch) type design with stipulations. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; APPROVED.

Approve #6) Table 1135.10-I (Building Height) to exceed the maximum building height of 35' by constructing a building 39' to roof peak and 33' to midpoint of sloped roof. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; APPROVED.

Approve #4) Section 1135.10 (g)(5) for not providing 2 parking spaces per unit when 56 would be required in lieu of 70. Second by Mr. Brant.

**10-02-18 The minutes are hereby revised to clarify that the intent of this motion and affirmative vote was to amend the required number of parking spaces from the proposed 42 to 56 parking spaces or 2 spaces per unit.*

VOTE: Brant, YES; Holinga, YES; Titus, YES; *APPROVED.

Approve as amended #5) to Table 1135.10 –I for not providing the required off street parking spaces of 2.5 per unit for a total of 70. The applicant is proposing 1.5 spaces per unit for a total of 42 spaces. Modified to 56 parking spaces. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; APPROVED.

Mr. Holinga stated there is a 21-day waiting period before the variances become effective. Chair Holinga moved to the next item on the agenda.

4. Hear the appeal of Dustin Mondrach, Milhoan Architects representing W & D Davis Investment Co. Ltd. for 3440-46 Broadway (Parcel #040-015108) to Section 1145.06 (d) to install signage on a new parapet face above the eave which constitutes a roof sign.

Dustin Mondrach of Milhoan Architects explained the owners are doing a face-lift on the older building with new windows, painted brick and planters. The proposed signage design was necessary due to deep roof extension which sets the front wall back 6 feet and low wall height. They have few options and proposed signage would give the tenants a street presence. Mr. Brant asked if he had read the staff report and supported staff's recommendations for uniform color and font. Mr. Mondrach said yes.

Motion by the Chair to grant the appeal of Dustin Mondrach to Section 1145.06 (d) to install signage on a new parapet face above the eave which constitutes a roof sign with stipulations; 1) All signs are to be of the same font and color.

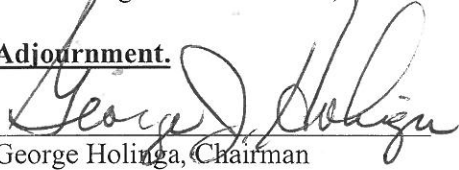
2) All unapproved window signage and the non-conforming roof sign for GC Drive-thru are to be removed. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED.**

Chair Holinga advised Mr. Mondrach of the 21-day waiting period.

There being no new business, the Chair asked for a motion to adjourn at **6:28p.m.**

Adjournment.


George Holinga, Chairman


Laura Scott, Secretary