



MEETING MINUTES

Planning Commission

Tuesday, September 8, 2020 – Virtual Meeting

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

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Chair Julie Oyster, Mr. Larry Titus and Mr. Jim Rauck. Dr. John Dubos and Mr. Mike Linder were both absent. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner; Dash Logan, Development Planner; Jesse Shamp, Frost Brown Todd; Mary Havener, Development Assistant; Tammy Green, JTFD; Kevin Koesters, Service Superintendent; Nick Mill, EMH&T; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; and Mike Boso, Chief Building and Zoning Official.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the August 4, 2020, Planning Commission minutes. Mr. Titus moved to approve the minutes. Mr. Rauck seconded the motion, and the minutes were approved 3-0. Chair Oyster also noted that an additional item, a lot split, was being requested to be added to the agenda. Mr. --- made a motion to amend the agenda to add Item #6, Beulah Park Subarea A – Lot Split. Mr. --- seconded the motion and the motion to amend the agenda was approved 3-0.

New Items:

ITEM #1 – Bluegrass Park – Lot Splits

PID #202008050042

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of three lot splits off a 22.38-acre tract of land, on the west side of Hoover Road between Quail Creek BLVD and Birch Bark Trail.

If Planning Commission approves the Lot Split, then it can move forward for finalization with the Franklin County Engineer's Office, Auditor's Office and Recorder's Office. The applicant has a year after Planning Commission to complete this process.

The applicant is proposing to split three lots, 1.521, 1.548 and 1.544 acres in size, from an existing 22.380-acre tract of land on Hoover Road. The three proposed new lots are planned to be developed as part of Subarea A in Bluegrass Park, a proposed mixed-use development.

The 22.380-acre tract is currently zoned SD-1, which does not have any requirements for lot sizes. The proposed lot lines generally match the lot configuration presented on the subarea map associated with the request to rezone the property for the development of the Bluegrass Park development noted above. The Rezoning request received a recommendation of approval from Planning Commission at the August 4, 2020 meeting and had its first reading with City Council on August 17, 2020.

Since the Rezoning has not yet been approved for the site and a development plan has not been submitted for any of the lots to be created by the proposed split, staff has concerns that the proposed lots could be developed individually and request individual curb cuts to Hoover Road. As part of the zoning text for Bluegrass Park, access to Hoover Road would be limited to primarily be from a shared access drive for the proposed outlots within Subarea A; however, until this zoning text is approved, these proposed lots would have no limits on access aside from standard driveway spacing per Code. To address this concern, the applicant provided a draft cross-access easement over the rear of the proposed lots, where a shared access drive is described in the proposed Bluegrass Park zoning text and shown on the subarea map.

Therefore, after review and consideration, the Development Department recommends Planning Commission approve the Lot Split with one stipulation as noted in the Staff Report.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item.

Ms. Mott requested a modification to the stipulation in the Staff Report that the three lots created by the Lot Split shall not be permitted direct access to Hoover Road until the Rezoning application has been approved. Ms. Shields stated that she had no objection to this modification, to make approval of the split be stipulated on the approval of the rezoning for the Bluegrass Park PUD.

There being no additional questions, Mr. Rauck moved to approve the Lot Split with the following stipulation:

1. The three lots created by the Lot Split shall not be permitted direct access to Hoover Road until the Bluegrass Park PUD Rezoning application has been approved by City Council.

Mr. Titus seconded the motion and it was approved 3-0.

ITEM #2 – 3506-3510 Park Street – Rezoning (D-1 to PUD-R)

PID #202006300034

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval to rezone a 0.29-acre parcel at 3506-3510 Park Street from D-1 Duplex to PUD-R Residential.

The Preliminary Development Plan was approved by City Council August 17th, and the proposed rezoning is the second step in the PUD review process and includes a detailed review of the proposed zoning text. This application for rezoning to a PUD-R is the preferred alternative for this type of development in this context, instead of rezoning to A-1 (Multi-Family) with variances needed including setback and lot size. The benefit is that the allowances that would be provided by the approval of several variances can still be achieved through the PUD-R process, while additionally requiring high-quality architecture, design and materials that fit the context of the neighborhood.

The surrounding land use is primarily single-family residential, with multi-family, light industrial and commercial districts in proximity to the parcel. The GroveCity2050 future land use map has this parcel designated as Town

Center Core Neighborhood. The zoning text was created to ensure that future development on this property aligns with the character desired for the area.

Permitted uses in the zoning text include multi-family residential, which permits the existing duplex on site and allows for a two-story four-car garage, with a second-floor dwelling unit. The building will not exceed 1,200 square feet per story.

The proposed zoning text specifies side setbacks of eight feet from the west property line and ten feet from the east property line. These setbacks are in character with both the surrounding R-2 properties as well as the existing D-1 use. Front and rear setbacks are identical to the requirements for R-2 and D-1 districts. The text also specifies that the maximum permitted building height of the primary structure is thirty-five feet, with a maximum permitted height of twenty-five feet for the garage structure. The twenty-five-foot maximum permitted height of the garage will match the height of the existing two-story structure on the parcel to the east. The proposed setbacks and height restrictions will ensure that the property is developed in character with existing homes in the area.

The text includes architectural requirements for both the proposed new garage structure as well as required improvements to the existing duplex structure. The requirements state that the existing structure must add at least three architectural elements to the existing structure and that the proposed garage must incorporate at least two architectural elements. Required elements for the duplex structure include a decorative gable element, porch corbels, shutters, a porch railing, larger more decorative windows and the required elements for a two-story garage include shutters, decorative garage doors, larger decorative windows, a dormer, decorative trim or other elements as deemed appropriate by the Development Director. The architectural elements will be required to be installed on the duplex structure prior to occupancy being granted for the new garage structure.

After review and consideration of the GroveCity2050 Guiding Principles, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item. She stated that the property is zoned for duplexes and twin-singles, and the GroveCity2050 future land use plan identifies the property as part of the Town Center core, with support for rear apartment structures facing allies. The applicant proposes to improve the property with a garage structure, with a residential dwelling on top for rental, facing the rear alley. The use is compatible with the general character of the neighborhood, which consists of small-lot, single-family residences and multi-family residential. Many properties in the surrounding area already include an accessory structure located off the rear alley, and this improvement will increase property value for this property as well as neighboring properties. The property is well-kept and maintained, and the property must be rezoned to the PUD-R district which necessitates a more complicated process in the zoning text. Within that text, the applicant has committed not to exceed 1,200 square feet per story on the garage structure. A maximum of three residential units shall be permitted and the applicant has worked extensively with City staff to not only make additional upgrades architecturally to the structure, but also the existing duplex structure facing Park Street. The applicant will select three additional architectural features listed in the zoning text for a facelift on the existing duplex structure. They will also add two features as listed in the zoning text for the garage residential structure. There will also be ample landscaping around both the garage structure, and additional landscaping was requested by City staff, and agreed to by the applicant, around the existing duplex structure.

She continued to state that there will be four garage spaces that are internal to the garage and four external spaces. These spaces will be allocated to tenants and occupants by a lease agreement. The setbacks on the side yard will be eight feet to the west and ten feet to the east.

Mr. Rauch added that when the Preliminary Development Plan went through City Council, their concerns were not on the use, but were concentrated on the architecture. When Staff assisted the applicant with writing the zoning text, most of the efforts were focused on the architecture. Council has not given clear direction on the type of architectural elements to be included on this project, so Staff is satisfied with what they came up with.

There being no additional questions or discussion, Mr. Titus moved to recommend approval of the Rezoning to City Council as submitted. Mr. Rauck seconded the motion and it was approved 3-0.

ITEM #3 – The Agape School – Special Use Permit (Childcare)

PID #202007290041

Mr. Logan presented the Development Department's findings. He stated that the applicant is seeking approval of a Special Use Permit to operate a childcare facility for infants, toddlers, preschool and before/after school care at 4461 Broadway.

This application is being heard before Planning Commission today, and City Council is slated to hear the application on September 21st.

The applicant is seeking a Special Use Permit to operate a childcare facility. The center will provide educational care for infants, toddlers, preschool and before and after school care. Proposed hours of operation are Monday through Friday, from 6:00 a.m. to 6:30 p.m., with the possibility of Saturdays from 9:00 a.m. to 6:00 p.m. The facility will employ between 15-20 staff members, and expected enrollment is 120 children.

The 14,044 square foot building is currently occupied by LabCorp and Southwestern Recovery Center. LabCorp will remain in its existing location, with the proposed childcare facility using the remainder of the building, which is approximately 12,300 square feet. The applicant will be renovating the interior of the building to accommodate the needs of their facility. No additional signage is proposed to be added to the exterior of the building, as the applicant will use the existing monument sign along Broadway.

The applicant is proposing to install an outdoor playground area at the front of the building, facing Broadway. The proposed area will be approximately 7,700 square feet and be surrounded by a six-foot-high black ornamental metal fence.

To provide separation between the play area and the adjacent parking lot, the applicant is proposing a curbed landscape bed, connecting the existing landscape peninsula to the front lawn area, and will have the area designated as a no-parking zone.

To provide visual screening between the play area and Broadway, the applicant will install arborvitae spaced 5 feet apart. The applicant has noted that they will be requesting that the property owner remove the dead trees and landscaping that currently exist in the parking lot and will maintain a more attractive landscaped area around the building and around the building's monument sign at the entrance to the property.

After review and consideration of the special use permit criteria and the GroveCity2050 Guiding Principles, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Ms. Nikki Barren, J19 Industries, was present to speak to the item.

Mr. Rauck asked if the developer would be willing to add bollards along the north side of the property where the playground runs along the parking lot for additional safety. Ms. Barren responded that their proposal contained a curbed landscaping bed that sits between the fence and the parking lot. Mr. Rauck again stated that additional bollards behind the landscaping would make a nice separation and will promote added safety. For clarification, Ms. Shields stated that when working with the applicant, staff gave them a number of different options for ensuring safety of the playground area. One of them was to leave the drive aisle as is where it currently terminates into the proposed play area. Staff proposed this option with no bollards because the landscape bed will be approximately 19 feet long, roughly the length of a parking space. Consequently, Staff did not request that bollards be installed. If Planning Commission feels that this is appropriate, it can certainly be added with a stipulation. Mr. Rauck asked what type of curb is being required. Mr. Shields responded that it would be 18" straight curbing. Mr. Rauck stated that for an extra margin of safety, he would like to request adding approximately 4-5 bollards to the north portion of the playground. He added that the distance between the bollards could be left up to the City.

There being no further discussion, Mr. Titus moved to recommend approval of the Special Use Permit to City Council with the following stipulation:

1. Bollards shall be installed along the northern portion of the play area.

Mr. Rauck seconded the motion and it was approved 3-0.

Due to technical difficulties, Item #5 was heard before Item #4 to allow time to address the issues.

ITEM #5 – Pinnacle Quarry – Development Plan

PID #202008050044

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Development Plan for Pinnacle Quarry, a new residential subdivision on 70 acres of land proposed to contain 208 lots split into two subareas and nine reserve areas including a 10-acre park.

City Council approved the Preliminary Development Plan at the April 6 meeting. The Rezoning was recommended for approval at the August 4 Planning Commission meeting and is tentatively on the agenda for the September 21 City Council meeting. The Development Plan is anticipated to be heard at the September 21 City Council meeting as well to line up the two applications.

A total of 208 lots are proposed throughout the site. Subarea A which is located in the northern portion of the site is proposed to have 177 fee-simple single-family home lots that are similar in size to the lots in The Greens at Pinnacle. Subarea B is proposed in the southern portion of the site with 31 detached condominium lots that are similar in size to those in The Landings and The Links at Pinnacle. Each of the proposed lots meets the requirements of the zoning text. A 10-acre future city park is proposed in the southeast corner of the site and

will be programmed with a shelter house (from the former Heimat Haus), pickleball courts and a leisure path. Staff is supportive of the layout of the site, as it is believed the development has been designed around the unique topography and character of the site to create a quality development with open space throughout.

Two entrances are proposed into the site, the main entrance is to be located off of Jackson Pike and the secondary entrance is to be off White Road. A left turn lane from Jackson Pike going into the site is proposed; however, the exact layout of the turn lane will need to be coordinated with the Ohio Department of Transportation. Plan sheets also show a new left-turn lane into the site on White Road as part of a roadway widening project. Two stub streets are also proposed ending at the shared property line with the property to the west for potential future development. The majority of the proposed street network throughout the site are to be public roadways at 28-feet in width, to allow for parking on one side. Road E, through Subarea B at the southern portion of the site, is proposed to be private and be 24 feet in width. The zoning text states that private roads are to be a minimum of 26 feet; however, staff is supportive of granting a deviation from the zoning text to permit the 24-foot roadway instead, as the narrow roadway will provide traffic calming and allow more space for sidewalks and tree lawns along the roadway.

Three stormwater basins are proposed in different portions of the site, including in the southeast portion where the future park is to be located. This basin, labeled as Basin B2 on the plans, is proposed to be located in the 100-year floodplain. Due to its location within the special flood hazard area boundaries, a Special Flood Hazard Area Permit is required through the Building Division and a variance is required due to fill occurring in a residentially zoned district, which is a prohibited use per Section 1329.18 of Code.

Given the unique topography of the site, a number of deviations from the Grove City Stormwater Design Manual have been requested in order to design safe, properly functioning ponds. Section 6.4.2(d) for Adjacent Viewing Areas requires that the water surface elevation of the pond is to be no lower than five-feet below a roadway or viewing area in the first 50-feet of the pond to provide more aesthetic appeal. Basins A and B1 do not meet this requirement; however, due to the topography of the site, meeting this aesthetic standard and providing adequate stormwater management, would present other design challenges on the site and the ponds will be aesthetically pleasing as proposed. A deviation is also requested from Section 6.4.3(a) which requires a variation in the slope on the bank adjacent to a basin to give the pond a more natural appearance. Staff is supportive of waiving this requirement because meeting this requirement would likely cause a steeper grade change elsewhere in the proximity of the pond and would create a potentially unsafe condition. Paths are also not proposed around all sides of each proposed basin; however, trails are proposed on two sides of Basin A and along three sides of Basin B2, both of which are integrated into the trail system throughout the development. A path around Basin B1 would likely be a safety hazard; however, the pond will be viewable from sidewalks along Streets A and E.

The landscape plans show different screening around the site's perimeter to neighboring properties. Some of the existing tree stands on the site are proposed to remain on the north and south sides of the development. To provide additional screening, Norway Spruce evergreen trees are proposed in the rear of some of the lots along the western edge of the site, and either on a neighboring property or in the rear of the lots along the entrance drive from White Road and along the northern property line. Additionally, as per a request during the Preliminary Development Plan, a 40-foot Tree Preservation Area is proposed on the site to give additional screening between the site and two neighboring properties to the north.

The applicant has requested to provide the landscaping details for Basin B2 during the final engineering plan phases in the case that changes to the shape and size of the pond occur, and in order to allow time to work with the City on the design of the pond, given its location in the future city park. The other two proposed basins, A and B1, are each proposed to have deciduous trees clustered in areas around them. Staff is supportive of the proposed landscaping around these two basins as it will allow visibility of the pond while increasing the aesthetic quality of them, and taking into account the varying topography around each of them.

The applicant has provided several sample home renderings showing the proposed character for homes in each of the subareas. Each of the renderings shows homes that are between 1.5 to two stories in design, with two-car garages, and utilizing a variety of architectural features including gables, porches, varying home materials, vertical and shake siding and different window shapes. Renderings for the proposed condominiums in Subarea B utilize a design showing the front of the home setback closer to the street than the proposed garage, matching the character outlined in the zoning text. The renderings state that they are for concept only and any plans that are submitted for review to the Building Division are to comply with the zoning text. The exterior facades of each of the proposed renderings meet the requirements of the zoning text as well.

The site is meant to be an extension of the existing Pinnacle Club development which is also zoned as PUD-R. The zoning to a PUD-R district permits the site to incorporate more modern lot sizes and layouts (that have become more in demand) than the current zoning code allows, more so matching the character of the existing Pinnacle developments. Furthermore, the reduced sizes of the lots allow the site to preserve more green space and accommodate more of the site's natural topography.

The GroveCity2050 Future Land Use and Character Map recommends this site be used mostly as Suburban Living, Low Intensity with a small portion recommended for Preservation. The site meets the primary recommended use for the Suburban Living, Low Intensity of single-family residential and the recommended use for Preservation with approximately 22 acres (31 percent of the site) proposed to remain as greenspace.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with one deviation and two stipulations as noted in the Staff Report.

Mr. Joe Ciminello, Ciminello's Inc., was present to speak to the item. Mr. Ciminello thanked Staff for all of their assistance. He stated that in regards to stormwater, they will be requesting variances to keep everything consistent with what was developed with Pinnacle stormwater. He also stated that he agrees with the one deviation and two stipulations noted on the Staff Report.

Mr. Rauck asked, in regards to the stormwater around Pond A in the north boundary of the development, if an overflow outlet had been designed. Mr. Ciminello responded that this will drain to the north, predominately on Mr. Frank Padilla's property. They have shared the plans with Mr. Padilla and are discussing a few different ways they can outlet it and will continue working with him through the final engineering phase.

Mr. Rauck mentioned that east of that property along White Road, he has seen water running between a couple of the homes. He just wants to make sure that this issue isn't compounded. Mr. Ciminello stated that he hopes that the detention will slow some of the water. The western portion of Mr. Padilla's property is the low area. He understands the situation. There is an existing drain tile though his yard which runs back to our property which is to help dry it up. Mr. Ciminello reiterated that they will be paying close attention to the outlet.

There being no additional discussion, Mr. Titus moved to recommend approval of the Development Plan to City Council with one deviation and two stipulations as noted in the Staff Report.

1. A deviation shall be granted from Section VIII(B)(4) of the Pinnacle Quarry Zoning Text to permit Road E to be 24 feet in width.
2. A Special Flood Hazard Area Permit and variance from Section 1329.18 shall be obtained.
3. The design of Basin B2, including landscaping and shoreline protection, shall be reviewed and approved with the final engineering plan.

Mr. Rauck seconded the motion and it was approved 3-0.

ITEM #4 – MrSouthernflava – Certificate of Appropriateness

PID #202007270039

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Certificate of Appropriateness to add a commercial smoker outdoors in order to prepare food for a southern cooking restaurant, which will provide carry out and catering options, at 4086 Broadway.

The Building Division denied an Administrative Certificate of Appropriateness for the smoker in July and indicated in their disapproval that they believe the addition of the smoker is a significant exterior modification within the Historical Preservation Area. In order to appeal the Building Division's decision, a Certificate of Appropriateness is needed through City Council.

The property is zoned as C-2 (Retail Commercial), which permits restaurants, including dine-in, carry out and catering. The applicant has indicated that the business will be in operation Wednesdays through Saturdays and that the smoker will be used between 7:00 a.m. and 3:00 p.m.

The smoker is proposed to be located in a grassed area on the property between the primary building fronting Broadway and an accessory garage. Jackson Township Fire has required that the smoker be placed at least 10 feet from any building, to meet Fire Code. The provided site plan shows the smoker to be located at least 10 feet from all buildings on the site and buildings on neighboring properties. There are not any setback requirements per Grove City's Code for placing a portable commercial smoker.

The smoker is also located on a trailer and the trailer is to remain portable. The applicant has indicated that the smoker will not be removed from the trailer and that due to it being portable, it may on occasion be moved off the property for outside events. Additionally, the trailer is considered to be a vehicle, and per Section 1137.11, is to be stored on either asphalt or concrete. The applicant has indicated on the site plan that a 14-foot by 5-foot concrete pad will be installed, and the trailer will be placed on the concrete.

Several existing plantings and structures on the site will block the view of the smoker from both Broadway and First Street, only making it visible once on the property. Furthermore, the applicant has indicated that they will be installing a six-foot fence along the north side of the smoker, buffering it from view from the properties to the north. The material of the fence was not indicated on the plans, but staff believes that an opaque, white vinyl fence should be used, which would be similar in appearance to the railing at 4084 Broadway, adjacent and to the north, and is used for screening on other commercial properties in the Town Center area.

Therefore, after review and consideration, noting that there are no standards to review the appropriateness of the proposed smoker and from staff's review of the appeal from the denied Administrative Certificate of

Appropriateness, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the one stipulation as noted in the Staff Report.

Ms. Renee Glover, Business Owner, and Ms. Karen Dover, Property Owner, were present to speak to the item.

Mr. Rauck expressed his concerns related to a nuisance to the neighboring properties caused by the smoke coming from the smoker. He brought up the chimneys that City Barbeque has on their smokers and questioned whether some type of removable chimney or smoke pipe could be considered. Ms. Oyster asked Ms. Glover if this was something that had been looked into. Ms. Glover stated that she believed that this could be done. She asked what the height recommendation would be. Mr. Rauck said he would estimate it to be approximately 14 feet off of the surface elevation. It could be attached to the smoker when it was on the property and removed if they needed to take the smoker off of the property. Ms. Dover asked to speak to the item. She stated that she had concerns because she also owns the closest residential property; however, she was wondering if this smoker could be tested and if it were to become a problem, chimneys could then be requested to be added. Mr. Rauck stated that he would still like to add a stipulation so that we at least get the height of the exhaust up to alleviate a potential problem. Mr. Titus asked Ms. Glover if this smoker was hand-made or if it was manufactured. Ms. Glover responded that it was a hand-made smoker. She added that currently, the smokestack is eight feet high. Mr. Rauck stated that he would like a 6-foot extension added on. Ms. Glover stated that she believed that something could be worked out.

Mr. Rauck posed a question to the City that if the smoke became a problematic situation, how it would be dealt with. Mr. Rauch responded that this was one of the more challenging applications that have been reviewed since this is an actual vehicle and not a permanent structure. He stated that in the event of nuisance complaints, the City would more than likely have to work with the Police Department. Mr. Rauch asked Mr. Jesse Shamp, Frost Brown Todd, for his legal opinion. Mr. Shamp responded that a nuisance can be applied to anything if it is affecting public health and safety. If there are enough complaints, nuisance ordinances can be applied to a smoker. We'll just have to see as we move forward.

Mr. Titus asked if it would be better to just approve as submitted and then if there is a problem, it can be dealt with. Mr. Rauck asked the City if we would have the ability to make any changes to the size of the smokestack after the fact or if it would have to go through the attorneys. Mr. Shamp responded that it's true that if we don't put any type of stipulation on it now, we might have a difficult time enforcing it later. We could put a condition on it today that if complaints are received, the applicant is willing to put on an additional six-foot stack. Mr. Rauck stated that he would like to go ahead and take care of it now.

There being no additional discussion, Mr. Rauck moved to recommend approval of the Certificate of Appropriateness to City Council with the following stipulations:

1. The screening along the north side of the smoker shall be six feet in height and be constructed of opaque, white vinyl.
2. The smoke outlet shall be 14-feet above grade.

Mr. Titus seconded the motion and it was approved 3-0.

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing a Lot Split in Subarea A of Beulah Park located in the northeast corner of the site, on the north and east side of the Columbus Street extension.

If Planning Commission approves the Lot Split, it can move forward for finalization with the Franklin County Engineer's Office and Auditor's Office, as well as officially recorded with the Recorder's Office.

The proposed split is to create a 2.994-acre parcel from an existing 6.03-acre tract of land in the northeast corner of the Beulah Park site. The proposed split is to prepare the lot for proposed future construction of OhioHealth medical offices and/or other permitted medical uses. The Beulah Park Zoning Text states that lots in Subarea A must be a minimum of 1.5 acres in size, which the proposed split meets. Other development standards for the subarea will be reviewed as part of a final development plan for a specific site.

Therefore, after review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

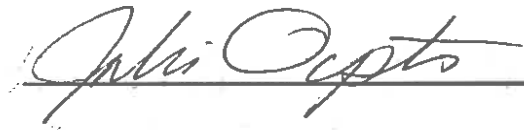
Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item. She stated that this Lot Split was part of Beulah Park Subarea A and will be for OhioHealth medical offices.

There being no questions or discussion, Mr. Titus moved to approve the Lot Split as submitted. Mr. Rauck seconded the motion and it was approved 3-0.

Having no additional items, Chair Oyster adjourned the meeting at 2:40 p.m.

A handwritten signature in cursive script, appearing to read "Mary Havener", written over a horizontal line.

Mary Havener, Secretary

A handwritten signature in cursive script, appearing to read "Julie Oyster", written over a horizontal line.

Julie Oyster, Chair