



MEETING MINUTES

Planning Commission

Tuesday, September 3, 2019

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

Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Ms. Julie Oyster, Mr. Larry Titus, Dr. John Dubos, Mr. Mike Linder and Mr. Jim Rauck. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner, Jennifer Readler, Frost Brown Todd; William Vedra, Deputy City Administrator; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Lt. Jason Stern, Grove City Police Department; Dashiell Logan, Development Intern; and Mary Havener, Development Assistant.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the August 6, 2019, Planning Commission minutes. Dr. Dubos moved that the minutes be approved. Mr. Titus seconded the motion, and the minutes were approved 4-0, with Mr. Linder abstaining.

Ms. Oyster stated that the applicant for Sugar Maple Commons requested to postpone their Development Plan application until the October 8 Planning Commission meeting. Mr. Linder moved to postpone this application until October 8. Dr. Dubos seconded the motion and it was approved 5-0.

ITEM #1 – Taco Bell – Development Plan

PID #201907310037

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting approval of a development plan for a Taco Bell restaurant with a drive-thru. The approval of a drive-thru itself is required with a special use permit, which will be following this presentation. As a reminder of the process of a development plan, you are hearing the case today to provide a recommendation to City Council and City Council is scheduled to hear the case on September 16. Upon approval from City Council, the applicant may submit for Final Engineering Review and Building Permits. Although not a part of this application process, the grey box on the slide shows a special use permit application for the drive-thru that is being processed concurrently.

The site is located at the northeast corner of the intersection of Broadway and Parlin Dr. The existing condition of the site as it exists today is displayed in this existing site plan and photo. It is the site of a former floral boutique with a drive-thru, that has relocated within the city. The special use permit for the floral business drive-thru has

expired due to inactivity. The surrounding context of the site is shown on the screen. Most notably the Regency Arms apartments immediately to the east of the site and the McDonald's drive-thru restaurant to the south.

The proposed site would include a 1,633 SF restaurant. That space is broken down into 538 SF for the dining area, and 1095 SF for the kitchen area. Based on the square footage of the dining area, Code requires 11 parking spaces, and the applicant is providing 12, including one accessible space. The individual parking spaces meet Code requirements for size. Although meeting code, staff did bring up the potential issue of there not being enough parking spaces functionally for employees and customers. The applicant believes that parking will not be an issue, as many of their employees do not drive to work, but rather use rideshare or public transportation.

The site plan also proposes a drive-thru with a continuous bypass lane around the building. The bypass lane and main drive-thru aisle do converge on the southern end of the building, after the drive-thru window.

The applicant also proposed to remove the existing curb cut on Broadway, replacing it with sidewalk and curb, as well as, relocating the driveway on Parlin Drive slightly to the east to better align with the drive aisle. Site lighting fixtures were not provided with the photometric plan, however, staff is conditioning that they are similar to approved fixtures in the area.

Due to the fact that the site is zoned C-2, it is considered incompatible to the residential use to the east. This requires the applicant to meet expanded setbacks. These setbacks can be reduced if the developer opts to utilize one of the screening options provided in code. In this case, the applicant has chosen to conform with Option A, which includes a combination of fencing and landscaping, on the northern and eastern perimeter of the site.

Where Option A requires a tree, the applicant has proposed evergreen arborvitae, which is considered an evergreen shrub rather than a tree. The applicant is requesting the deviation due to the fact that there are overhead power lines above the location of the proposed landscaping. The evergreen being proposed will be planted at 6 feet (meeting code), will be 6-8 feet wide at maturity, and its height should be limited to somewhere between 15-18 feet at maturity, which would avoid a conflict with the power lines. If an evergreen tree were selected, the mature height could reach to 20 feet, which could conflict with power lines.

The applicant has also met code for landscaping requirements for the area surrounding the building, screening the drive-thru and screening the dumpster enclosure. The screening of the drive-thru, highlighted in green, would have 36-inch shrubs which would help deter any glare from drivers in the drive-thru out onto Broadway.

At the southern end of the parking stalls, code requires a peninsula of 8 feet by 18 feet with a tree and other landscaping requirements. The proposed island on the southern end does not meet those requirements, and staff has stipulated that the applicant make updates to meet this requirement.

The island on the north end of the parking stalls is a unique teardrop shape with varying dimensions, however, staff believes that the purpose and intent of the requirement has been met, and proper landscaping has been provided.

The elevations of the building, shown here, are comprised of a variety of brick and cedar panels, with purple accents on the parapets of the building. These materials are similar and cohesive with similar recent development in the area and are of high quality.

Three wall signs, as well as a monument ground sign, have been provided in the materials for this application. However, for commercial zoning, all signs are reviewed and approved by the building department and are not subject to recommendation or approval by Planning Commission or City Council.

Elevations for the dumpster enclosure were not provided with the application. However, staff is conditioning that the enclosure be made of brick that matches the building, as well as stained wood opaque doors.

After reviewing the proposed development plan against Code, as well as the GroveCity2050 Guiding Principles, staff is recommending approval with one deviation and three stipulations as noted in the Staff Report.

Mr. Jack Reynolds, attorney for the applicant, and Mr. Tim Volchko, Civil and Environmental Consultants, were present to speak to the item. Mr. Reynolds stated that they are in agreement with the one deviation and three stipulations noted in the Staff Report.

Mr. Rauck stated that he would like to see another sidewalk access point off of Broadway and presented a sketch of where he thought it might be appropriate. Mr. Volchko stated that they have already been discussing this internally and have already made some changes that are not reflected on the current plans that were submitted. Mr. Hoppel added that this is part of stipulation #4 to update the landscaping peninsula and readdressing the pedestrian walkway.

Dr. Dubos asked if the number of parking spaces that they plan on having will be sufficient. Mr. Reynolds stated that after having a conversation with Staff, a representative with Cantina Hospitality drove by the other Taco Bell restaurants in Grove City, as well as the McDonalds, and concluded that 70-80% of their business goes through the drive-thru instead of parking. Their feeling is that if Taco Bell was not comfortable with the amount of parking, they would not be pursuing the sight.

There being no further questions or discussion, Mr. Linder moved to recommend approval of the Development Plan with the one deviation and three stipulations noted in the Staff Report:

1. A deviation shall be granted to permit the Emerald Green Arborvitae as a part of the perimeter screening landscaping along the north and east property lines, to avoid conflict with the overhead power lines.
2. The dumpster enclosure shall be finished in the same brick as the building and have stained, 100 percent opaque wood gates.
3. Subject to staff approval, site lighting fixtures are to be cohesive and comparable in quality and finish to similar recent developments in the area.
4. The landscaping peninsula to the south of the parking area shall be eight feet wide by 18 feet in length and shall meet landscaping requirements as outlined in Section 1136.06(d). The adjacent pedestrian way shall be redesigned to accommodate this change.

Mr. Rauck seconded the motion and it was approved 5-0.

ITEM #2 – Taco Bell – Special Use Permit

PID #201907310036

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting approval of a special use permit for a drive-thru for a Taco Bell restaurant.

The special use permit is being heard today by Planning Commission and is scheduled to be heard by City Council on September 16 and October 7. Although not a part of this same process, the development plan application is occurring concurrently to this application. The site is located on the northeast corner of Broadway and Parlin Dr.

The site plan includes a drive-thru with a bypass lane, with room for seven stacked vehicles before conflicting with the dumpster area or the parking spaces on the east side of the building.

The menu board and associated speaker are proposed to be facing west towards Broadway, to minimize any negative effect on the residential apartments to the east of the site.

The applicant has also indicated that they expect approximately 70% of their sales to be produced by drive-thru service. An example of the menu board is shown on the screen. It is unclear from this application or from the associated development plan, how the base of the menu board will be addressed, if at all, but staff is conditioning that the base be finished in a brick that matches the building material or landscaped if a brick base is not feasible.

After reviewing against the special use permit criteria and the GroveCity2050 guiding principles, staff is recommending approval with one stipulation as noted in the Staff Report.

Mr. Jack Reynolds, attorney for the applicant, and Mr. Tim Volchko, Civil and Environmental Consultants, were present to speak to the item.

Mr. Reynolds stated that they are in agreement with the stipulation.

There being no further discussion, Mr. Linder moved to recommend approval of the Special Use Permit to City Council with the one stipulation noted in the Staff Report:

1. The base of the menu board shall be constructed of brick, or shall be landscaped in a way that the menu board pole is screened from view.

Dr. Dubos seconded the motion and it was approved 5-0.

ITEM #3 – Harrisburg Pike – Preliminary Development Plan

PID #201907310035

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting approval of a preliminary development plan for a residential PUD. You are hearing the case today to provide a recommendation to City Council. City Council is scheduled to hear the case on September 16. Following the Preliminary Development Plan, the applicant will be required to apply for rezoning, a final development plan, final engineering review and building permits.

The site is located along Harrisburg Pike, approximately 975 feet south of the intersection with Demorest Drive. The site is currently undeveloped and at the time it was annexed into the city, was zoned for single-family residential. The surrounding context of the site includes single-family homes. According to GroveCity2050 plan, the future land use of the site suggests Mixed Neighborhood, which would permit attached single-family doubles, with a priority for open space. With Edge Commercial suggested to the west and single-family housing to the east, this site could provide for a cohesive transition between uses.

The site is 15.8 acres, of which 4.8 acres is open space when only 4.4 acres is required. The stormwater detention pond is not included in the open space calculation. The site also includes a looped roadway, with an interior

sidewalk and connection to a path around the pond. Provision for a connection of the path to a bike path through the site to the east and coordination with the property owner to the east is being conditioned by staff which will be reviewed during the final development plan phase.

There is also a secondary access drive proposed on the northern side of the site from Harrisburg Pike. The material for this road has not been determined at this time.

The site includes 40 double buildings, resulting in a total of 80 total units. The units are two-story, attached single-family doubles, with two-car garages. The site will preserve much of the existing tree stand around the perimeter of the property to enhance screening. Also, additional screening landscaping has been proposed for the two single-family properties along Harrisburg Pike that are partially surrounded by the site.

The proposed landscaping around the stormwater pond exceeds the Code requirements. Code requires, based on the approximate lineal feet of the pond, that 22 trees be provided, and the applicant has proposed 25 trees. Final details related to site landscaping will be further reviewed during the rezoning and final development phases. Each unit will have trees and other landscaping that will be under further review and approval during the rezoning and final development phases.

The applicant has provided elevations depicting the character and architecture of the units. Final review of architecture, materials and other considerations are reviewed during the rezoning and final development plan phase.

After reviewing the proposed development plan against Code, as well as the GroveCity2050 Guiding Principles, staff is recommending approval with one stipulation.

Mr. Forrest Gibson, OHM Advisors, was present to speak to the item. He proceeded to give a brief presentation outlining the project they were submitting.

Mr. Linder asked if there was any notation on the plan that designates that there will be no on-street parking on the private road. Mr. Gibson stated that there was not; however, they could include that in the zoning text as they move through to the next stage. Mr. Linder asked if Staff has had these discussions with the applicant. Mr. Hoppel stated that this has been discussed and agreed that it could be added in the zoning text and on the Final Development Plan. Mr. Gibson added that they illustrated on both the east and west side of the property areas where there is additional overflow parking. Mr. Linder asked if a stipulation should be added that there is no parking on the private street. Mr. Hoppel responded that it would not be necessary since it can be included in plans moving forward.

Ms. Oyster stated that in looking at the elevations, she feels that elevation K and L have a roofline that appears very broad; with not a lot of visual interest.

Mr. Rauck asked if there has been a dialogue with the existing property owners that surround this proposed development. Mr. Gibson stated that the property owner to the south is the one that sold the property, and they met with them last week. They have discussed the opportunity to be able to provide supplemental landscaping, as well as to address a personal issue related to a shed that resides on this property but is owned by the past property owner. Mr. Rauck asked to see the slide that identifies the areas with existing residents and confirmed which one was the property owner that Mr. Gibson was referring to. Mr. Rauck asked if there had been dialogue with the property owner listed as #3 on the slide. Mr. Gibson stated that they have not met with

that property owner. He stated that they have sent out notices to all of the adjacent property owners and are happy to meet with any of them and discuss any concerns. They are adding additional landscaping to buffer that area and have moved the homes further back so that the existing homeowners on both the north and south wouldn't be looking directly into the back of the buildings. Mr. Rauck asked if the property designated as #3 on the homeowner slide was occupied. Mr. Gibson stated that he believes it is occupied. Mr. Rauck asked Mr. Gibson if they had made an effort to knock on their door. Mr. Gibson stated that they would do that. Mr. Linder asked Staff if there was a Public Notice sign on the property. Mr. Hoppel stated that there was. Mr. Linder asked if all adjacent property owners would receive notices about this development. Mr. Hoppel stated that the adjacent neighbors would receive a notification of the development during the rezoning process. Mr. Gibson also stated that they sent out notices to all residents to notify them of the resident meeting.

Mr. Michael Mantkowski, 4716 Harrisburg Pike, asked to speak to the item. He stated that he is the property owner to the south, which is probably the longest section of property affected by this development. He said that his only concern is that the setback is so close to the property line and would ask that their homes be pushed back approximately another 25 feet from the property line.

Mr. Matthew Warren, 4770 Harrisburg Pike, asked to speak to the item. He stated that his property is at the lower right-hand corner of the site. He, too, is concerned about the setback. It was mentioned that much of the woods around the property were to be maintained, but if you measure from his lot-pin out 25 feet, it appears the houses will be exactly 25 feet from this point. In this case, half of those woods will disappear and his half will remain. Consequently, his half on his property will become the border for their property. He, too, would like to see the setback moved back. Mr. Gibson stated that they would be happy to work with the adjacent property owners and discuss an amenable solution for both the setback and any screening that may be necessary.

Mr. Rauck asked if it would be possible to use an evergreen-type of screening that wouldn't drop its leaves. Mr. Gibson stated that this was something they have illustrated on the other two properties to the west.

Dr. Dubos asked the two residents who spoke if it would be acceptable to them if the setbacks were increased. They responded that it would. Mr. Gibson stated that they would continue to look at options as they move forward.

Dr. Dubos asked Staff if it would be necessary to add another stipulation related to increased setbacks. Mr. Hoppel stated that another stipulation could be added; however, this is a preliminary plan and these changes could be reflected in the final development plans. Dr. Dubos stated that he would be more comfortable to put something in writing so that they can make certain that a discussion happens. Mr. Gibson stated that they would be happy to have that stipulation added. These details can definitely be added to the Final Development plan.

Mr. Rauck asked that they make contact with the resident that lives in the area designated as #3. Mr. Gibson stated that they would.

Mr. Hoppel pointed out that identified on the site plan is a 10-foot tree preservation zone. The language could be associated with that.

There being no additional discussion, Mr. Titus moved to recommend approval of the Preliminary Development Plan to City Council with two stipulations:

1. The applicant shall coordinate with the property owner to the east for the provision of a bike path, with eventual connection to Fryer Park, and that this is included as part of the Final Development Plan.
2. The applicant shall work with the adjacent property related to the setbacks and additional screening.

Mr. Linder seconded the motion and it was approved 5-0.

ITEM #4 – Sugar Maple Commons – Rezoning (SF-1 to PUD-R)

PID #201907090031

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Rezoning for a 21-acre site at the southeast corner of Holton Road and Jackson Pike from SF-1 (Single Family Residential) to PUD-R (Planned Unit Development-Residential).

She stated that the proposed rezoning is part of a three-step review process. The preliminary development plan for the proposed development, Sugar Maple Commons, was disapproved by City Council at the April 1 meeting. Per Section 1135.14(a)(5), applicants can proceed with a rezoning application even if a vote of disapproval for a preliminary development plan is received. A final development plan application has also been submitted, which is tentatively on the October 8 Planning Commission agenda.

The site is located on the south side of Holton Road and west side of Jackson Pike. It is adjacent and to the west of the Scioto Grove Metro Park. This property was originally part of the Riverwalk subdivision and zoned as PUD-R, which was approved in 2005. This portion was approved for multi-family residential, with the remaining portion on the east side of Jackson Pike approved for single-family residential. The eastern portion was donated to the Metro Parks for the creation of the Scioto Grove Metro Park and Riverwalk subdivision was not developed. As a result, the site's zoning reverted back to SF-1.

Other nearby land uses include the Southeast Conservation Club, Pinnacle Club to the north and future Farmstead development to the south.

The property remains undeveloped and is currently farmed in the northern portion with a tree stand in the southern portion.

As was previously stated, there are a number of surrounding properties, including single-family homes adjacent and to the north, the Pinnacle Club development further to the north, the Scioto Grove Metro Park to the east, and the Southeast Conservation Club to the south. The proposed development will utilize an agrarian theme to complement the architecture used at the Scioto Grove Metro Park, as well as use extensive landscaping to screen from the other nearby properties.

This property was zoned as PUD-R and the zoning reverted back to SF-1 in 2017 after the Riverwalk subdivision was not developed and no additional extensions were requested from Council. Most of the surrounding area is also zoned residential, with some areas used as conservation areas.

The GroveCity2050 Future Land Use and Character Map recommends this site be used as Conservation Neighborhood in the north and Preservation in the south. This site is also part of the Southeast Area Study and is recommended for a step down in character from suburban to rural as it goes further east and south. While the proposed multi-family development does not exactly fit these two recommendations, staff believes that the development can meet the intent of the Conservation District recommendation through the agrarian design and extensive screening from neighboring sites to reduce any impact. Additionally, this site is proposed for residents

aged 55 and older creating less of an impact on the site with traffic and outside activities that have occurred with other senior living developments in the city.

Furthermore, GroveCity2050 does have a Land Use Objective LU 1.3 that states the city is to continue to examine development patterns to ensure that growth is meeting the community's needs. There is a growing demand for senior housing as the Baby Boomer generation continues to age. Staff believes that this development is working to address and fill this need.

A zoning text was submitted as part of this application. A set of plans showing the proposed development plan have been submitted as well. It should be noted that the plan sheets were submitted as a guide and will not be approved as part of the rezoning. These will be approved as part of the separate development plan and the rezoning is only to change the property's district to PUD-R and for the zoning text.

There are four different stipulations on this project as part of the text. Staff has discussed these updates with the applicant and they are agreeable to updating the text as per staff's recommendations. The text states that metal may be used as an accent material on the buildings, however, the provided elevations show metal being used as a siding. Staff is not supportive of the metal as a siding and believes that it may be used as an accent material as is stated in the text. Two monument signs are proposed and will include internal illumination. Staff is not supportive of the internal illumination and believe it should be updated to be externally lit as other neighboring sites have, including the Scioto Grove Metro Park and future Farmstead development. The text states that roadways shall be either 20 or 24 feet in width. This does not match up with what is shown on the plan sheets that shows roadways at 22 and 24 feet, and the text will need to be updated to state a minimum of 22 feet. Lastly, the general provisions section includes introductory language about the text, including that projects may deviate from the text if approved by City Council on a development plan. This language was not included as part of the text and will need to be added.

The text also includes information about a deviation from the west side setback. Code states that multi-family developments are to be setback a minimum of 60 feet and the proposed setback is 35 feet. Staff is supportive of this deviation as it has been approved on other multi-family projects including the Courtyards on Hoover and with screening provided between the two sites. Extensive landscaping is proposed along the Holton Road and Jackson Pike right-of-ways with mounding and landscaping proposed on top of the mounding to screen the site from neighboring areas. Additionally, Holton Road is proposed to be realigned to create a new signalized intersection with Jackson Pike and a new entrance into the Metro Park. A portion of this realignment goes onto the site. The text states that right-of-way for Holton Road will be dedicated for this improvement and that additional right-of-way along Jackson Pike will be also be dedicated.

Overall, the proposed rezoning meets the guiding principles of GroveCity2050 with the exception of two of the principles which can be met with updates to the text and plans including the roadway widths being at least 22 feet and keeping metal as an accent material only.

Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council with the four stipulations listed in our staff report with the following corrections that stipulation #3 has been updated to state 22 feet instead of the 20 feet listed in the staff report and stipulation #4 has been updated to include the specific language that needs to be added in the general provisions section.

Mr. Aaron Underhill, attorney for the applicant, and Mr. Steven Hicks, TrePlus Communities, were present to speak to the item. Mr. Underhill gave a brief presentation on their proposal, as well as the history of the property and prior development applications.

Ms. Oyster stated that she didn't feel the exterior design fit well with the small-town character and the other farm-house type designs in the area. Dr. Dubos stated his agreement. Even though they have attempted to match the design of the building in the Scioto Grove Metro Park, that is only one building and it sits in the back of the park and isn't really visible. Mr. Underhill asked if it was the building design or the materials that they didn't like. Ms. Oyster stated she did not care for the design; the roofline and hard corners and also the metal siding. Mr. Underhill responded by stating that one of the things they've heard is that they shouldn't make the building very tall, so with the roof-type they chose, it does eliminate the height factor. Mr. Titus commented that he likes the design.

Mr. Rauck asked Staff what the probability was of relocating the Scioto Metro Park's entrance. Mr. Rauch stated that plans are in the process of being developed. They are contemplating it, but nothing has been approved and no discussions have been had in terms of land acquisition. It's not a definite plan; however, the intent is that if the funding lines up and there is the desire to do it, then Holton Road will be realigned. Mr. Rauck asked if realigning Holton Road would be at the City's cost. Mr. Rauch stated that is correct and this project would donate the right-of-way to allow the City to make the modification. Mr. Rauck asked if the City would cover the part that is within the Metro Park. Mr. Rauch stated he was unsure of how that would work. There have been discussions with the Metro Park representatives and they are in agreement to move the park drive, but there have been no discussions related to funding or costs. Mr. Rauch also reminded Planning Commission that with this application, only the use of the site was being looked at – not the architecture or detailed aspects of the site.

There being no additional discussion, Mr. Linder moved to recommend approval of the Rezoning to City Council with the following four stipulations as noted in the Staff Report:

1. The submitted building elevations are approved to provide architectural intent of buildings within the zoning district. The final design of buildings will be approved with the final development plan and should only include metal as an accent, as permitted in this approved zoning text.
2. Entrance feature signage shall be externally illuminated from sources screened by landscaping.
3. The proposed street widths shall be updated to state that the streets shall be a minimum of 22 feet in width.
4. The general provisions section shall be revised to include the following language.
 - The provisions of the Codified Ordinances of Grove City (the "Code") shall apply only to the extent not otherwise addressed in this Zoning Text. The provisions of this Zoning Text and the Code shall apply unless otherwise modified by Grove City Council (the "Council") through the Development Plan.
 - Deviations from the standards and requirements set forth herein as well as the Code, Stormwater Design Manual and Standard Drawings may be approved by City Council through the Development Plan, if/when they are consistent and harmonious with the overall intent

of the development and do not diminish or weaken the overall compatibility between uses or integrity of proposed improvements within or in proximity of the Property.

Mr. Titus seconded the motion, and it was approved by a vote of 3-2 with the following votes: Chair Oyster – yes; Mr. Titus – yes; Mr. Rauck – yes; Mr. Linder – no; Dr. Dubos – no.

Having no additional items, Chair Oyster adjourned the meeting at 2:35 p.m.



Mary Havener, Secretary



Julie Oyster, Chair