CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **September 3, 2013**

The meeting was called to order at 1:32 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Dan Havener and Mr. Mike Linder. Mr. Gary Leasure was absent. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Community Development Officer; Jennifer Readler, Frost, Brown, Todd; Ryan Andrews, EMH&T; Mike Boso, Chief Building Officer; Lt. Tammy Green, JTF Inspector; Tami Kelly, Clerk of Council; and Kendra Spergel, Planning Assistant.

Chair Holt noted a quorum was present. There were no changes to the minutes of the August 6, 2013 regular meeting or the August 15, 2013 special meeting. They were approved by unanimous consent.

Item #1 –Guaranteed Heating and Cooling – Certificate of Appropriateness (PID# 2013007290030)

The applicant is proposing to make modifications to the existing structure at 3827 Broadway to add an additional floor to the structure in order to expand space for existing tenants. In addition to the proposed building modifications, the applicant is proposing to eliminate the curb cut from Broadway and replacing the existing asphalt between the structure and the roadway with landscaping. The site will only be accessible from the existing curb cut on Burr Oak.

Ms. Shields stated that although the proposed on-site parking does not meet the required number of parking spaces required based on the expanded square footage from the proposed second floor, staff believes there is adequate on street parking available on Burr Oak to compensate for the lack of parking on site for the existing uses. She further stated that Chapter 1137 states that joint use of up to 50% of off-street parking facilities required for household equipment shops may be supplied by off-street parking facilities provided for other kinds of uses which are not normally used, open or operated during the same principle operating hours, provided that written consent is executed by the parties concerned for the joint use of the off-street parking facilities.

The exterior of the renovated structure is proposed to be finished in EIFS and brick in shades from the approved HPA color palette.

Ms. Shields stated that staff felt that the proposed exterior modifications would bring the existing structure into character with surrounding commercial structures and the general character of the Historical Preservation Area.

The Development Department made a recommendation to the Planning Commission to make a recommendation of approval to City Council for the Certificate of Appropriateness with two stipulations:

1. The brick base will be extended around the north elevation of the structure.

2. Written consent shall be executed by Guaranteed Heating & Cooling and Grove City Jiu Jitsu for the joint use of the off-street parking facility. A copy shall be filed with the application for a building permit.

Mr. Dean Bollinger, with Design Cooperative, was present to speak to the item. He had nothing further to add and was agreeable to the stipulations.

With no further questions, Mr. Havener motioned to recommend the approval of the certificate of appropriateness with the stipulations recommended by staff. Mr. Linder seconded and the vote was unanimous.

Item #2 – Lucas Properties / Physique Fitness – Lot Split (PID #201308200032)

The applicant is proposing to split 1.302 acres of land at the northwest corner of Parkway Centre Drive and Buckeye Place to create a lot for a proposed new fitness facility. The standards on the proposed lot will be regulated by the zoning text for the Stringtown West Property, most recently amended by City Council in 2005, which also requires a minimum 4 acre site be reserved for a 40,000 square foot minimum signature office building. Ms. Shields stated that the remainder parcel at the terminus of Buckeye Place will be approximately 4.3 acres, meeting this requirement.

The Development Department recommended that the Planning Commission approve the lot split as submitted.

Mr. Louis Visco, with Casto Development, was present to speak to the item. He stated that there were approximately six acres of developable land on this property and they are currently working with a potential purchaser for the area requesting to be split.

With no questions, Mr. Linder motioned to approve of the lot split, Mr. Havener seconded and the vote was unanimous.

Chair Holt noted that he had been contacted with a request for a special meeting to review a development plan for the property that had just received approval for the split. After speaking with the Development Department, plans have not been submitted for this project and Chair Holt was reluctant to call the meeting as staff has not had the opportunity to review plans. Mr. Visco stated that he would inform the potential purchaser of the property of Chair Holt’s concerns.

Mr. Linder noted that he would be abstaining from the review and vote for items #3 and #4, due to potential conflict of interest. Chair Holt noted that a quorum remained, with three members.

Item #3 – Gemini Synergy Center – Preliminary Development Plan (PID# 201301280003)

The applicant is requesting approval of a preliminary development plan for approximately 360 acres of land west of I-71 held by SWACO. The proposed development will be a mixed use industrial and business / research park made up of a variety of uses, with the anchor use being the Gemini Synergy Center. The project is proposed to be developed in phases and made up of general subareas. Phase one is described as a “renewable energy and agricultural cluster” with a variety of elements including a waste transfer and sorting facility, biomass/biogas plant, and aquaponics aquaculture and hydroponics greenhouses. Additional structures proposed with phase one include a business and education center and a welcome center. The remainder of the site is shown on plans as being commercial development along London Groveport Road, office development in the northeast portion of the property, and industrial on the remainder of the property.

Ms. Shields stated that staff did not believe the uses proposed on the site will be detrimental to surrounding uses as the applicant has indicated multiple measures including landscape buffers and indoor operations to reduce negative impacts on adjacent properties. The uses proposed will create a unique development not achievable under any standard zoning district established in Code.

The Development Department recommended that the Planning Commission make a recommendation of approval to City Council for the preliminary development plan as submitted.

Chris Slagle with Bricker and Eckler, Chuck Bell with Baker Barrios, and Matt Ferris with Ferris Engineering were present to speak to the item.

Chair Holt asked for questions or comments from the Commission or the public. There were none. Ms. Green stated that the JTFD had no comments on the plans at this time.

Mr. Havener motioned to recommend the approval of the preliminary development plan as submitted, Mr. Boso seconded and the vote was unanimous.

Chair Holt noted that he looked forward to seeing more detail on the development as plans progress, particularly the bridge over SR 665.

Mr. Bell gave a brief presentation of the operations of the proposed Synergy Center and showed preliminary renderings of select buildings proposed for the site.

Item #4 – Gemini Synergy Center – Method of Zoning Change (PUD-I) (PID# 201301280004)

The applicant is requesting to rezone approximately 363.20± acres of land for a mixed use industrial and business / research park. The site is currently zoned PUD-I (with text most recently amended in 2008), IND-2, SD-3, and C-2. The proposed rezoning will establish a new zoning text for the entire 363.20± acre site. The site is generally bordered by township properties zoned Planned Industrial to the west and east, Light Industrial to the south (SWACO), and Semi-Residential to the north. The proposed PUD will establish four subareas, each with unique development standards outlined in the proposed zoning text. General development standards are also set for the site as a whole and include standards for roadways, utilities, landscaping, lighting, and signage.

The Development Department recommended that the Planning Commission make a recommendation of approval to City Council for the method of zoning change as submitted.

Representatives for the Gemini Synergy Center remained at the podium but had no further comment.

With no questions or comments from the Commission or the public, Mr. Havener motioned to recommend the approval of the method of zoning change as submitted, Mr. Boso seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:55 p.m.

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Kim Shields, Secretary Marv Holt, Chair