



MEETING MINUTES

Planning Commission

Tuesday, August 7, 2018

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

Chair Julie Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Ms. Julie Oyster, Dr. John Dubos and Mr. Jim Rauck. Mr. Mike Linder and Mr. Gary Leasure were not in attendance. Others present: Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Jennifer Stachler, Public Service Superintendent; Mr. Mike Boso, Chief Building Inspector; Ms. Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Lt. Jeff Lawless, Grove City Police; Lt. Bill Dolby, JTFD; Dalton Walker, Development Intern; and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present and asked for approval of the July 24, 2018 Planning Commission minutes. Dr. Dubos moved that the minutes be approved. Mr. Rauck seconded the motion, and the minutes were approved 3-0.

ITEM #1 – Silco Fire & Security - Lot Split

PID #201807180028

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 1.643 acres from a 4.553-acre property on the south side of Southwest Boulevard, adjacent and to the west of the current Silco site. The proposed 1.643-acre portion to be split will be combined with the Silco Fire & Security property allowing for a future expansion of that business. The remaining 2.912 acres in the northern portion of the property will be sold for future development.

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

Mr. Dave Findley, Silco Fire and Security, was present to speak to the item and answer any questions. There being no questions or discussion, Dr. Dubos moved to approve the Lot Split as submitted. Mr. Rauck seconded the motion and it was approved 3-0.

ITEM #2 – TOSOH Expansion – Development Plan Amendment

PID #201807030025

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan amendment for Tosoh, located at 3600 Gantz Road. The proposed facility will be approximately 29,000 square feet in size and will be used for clinical diagnostic products and for light manufacturing of liquid chromatography products which are used to separate components of solutions during laboratory reviews. The proposed building expansion will be one-story in height and will be finished in materials matching the existing building.

The proposed building expansion will be the site's fourth expansion and will be along the front/north portion of the building between the 2005 and 2014 additions. No other site changes are proposed as part of this expansion. An existing mound of excess soil from the previous expansion is located to the east of the building. Per a signed agreement in 2014, this mound of dirt was permitted to remain on the site to be utilized for the construction of future building pads. Staff is supportive of the mound remaining after the proposed expansion, provided that the mound is seeded for adequate erosion control.

Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.

Mr. Thomas Linzell, MA Architects, was present to speak to the item and answer any questions. There being no questions or discussion, Dr. Dubos moved to recommend approval of the Development Plan Amendment to City Council as submitted. Mr. Rauck seconded the motion and it was approved 3-0.

ITEM #3 – Shoot Point Blank – Development Plan

PID #201807050026

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for Shoot Point Blank located at the Turnberry Court terminus, approximately 390 feet north of Home Road. The proposed facility will be approximately 15,000 square feet in size and will be used as an indoor shooting range, weapons retail store and to provide courses such as for conceal carry permits. The site is currently zoned C-2 (Retail Commercial) and the proposed use of an indoor shooting range is a permitted use in this district. A special use permit for weapons sales on the site was approved by City Council on May 4, 2018.

The 2.1-acre site is proposed to be accessed from a 28-foot curb cut at the terminus of Turnberry Court. Two-way, 25-foot drive aisles are proposed throughout the site to access the building and each of the rows of parking. Sidewalks are proposed around the building and a separate five (5) foot sidewalk is proposed in the Turnberry Court right-of-way along the site's frontage, which will eventually be connected to the existing sidewalk on Home Road once the remaining sites are developed along Turnberry Court. The building is proposed in the northeastern corner of the site.

The proposed building will be 15,080 square feet in size and will be a maximum of 26 feet in height. The building will be finished primarily in brick masonry utilizing Spec Brik Concrete around the building's front or Design Block Split Fame CMU that will be painted and used around the remainder of the building. Windows are proposed around the building's front elevation and a portion of the south side of the building.

The GroveCity2050 Community Plan highlights the importance of quality development at the city's gateways. Staff is not supportive of the proposed façade, as this site is part of the city's northern gateway from I-270, and the proposed colors are not in character with other area developments which utilize primarily red brick with tan EIFS accent. Staff believes that the façade should utilize materials and color tones more in character with area developments. Other Shoot Point Blank facilities in the Midwest, including buildings in Carmel, Indiana and Mokena, Illinois, utilize consistent brick colors with additional architectural detail. While the applicant has indicated that concrete must be utilized around the building for safety, the building should be finished in masonry more in character with area developments as has been implemented at other Shoot Point Blank facilities in the region.

Exterior lighting fixtures on the site will be black, downcast LED fixtures. Staff is not supportive of the proposed fixtures as they do not match those utilized on nearby sites. More decorative fixtures, similar to those utilized at the Turnberry Retail site should be incorporated to provide consistency to area development and character.

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Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the six (6) stipulations as noted in the Staff Report.

Mr. Chris Neill, Primax Properties, LLC, was present to speak to the item and answer any questions. Mr. Neill stated that for a project such as this, it's very important for them to try to preserve the character; however, they

will be happy to work with the City to try and come closer to what is being requested. They would like people to be able to recognize the building as a “Shoot Point Blank”, but it will not be a problem to use other colors.

Mr. Neill asked if the hedgerow of evergreens, in what appears to be the right-of-way, could be thinned to allow for greater visibility from the interstate. Ms. Shields stated that those trees were within ODOT’s right-of-way, and the City would not have the jurisdiction to alter them.

Mr. Neill stated that they do not have any issues with the other stipulations.

Having no additional questions or discussion, Dr. Dubos moved to recommend approval of the Development Plan to City Council with the six (6) stipulations as noted in the Staff Report:

1. The proposed building shall utilize brick in natural tones similar to other area developments and shall include architectural features at the building’s entrance similar to the Carmel, Indiana Shoot Point Blank facility.
2. All shrubs planted around the site’s side and rear property lines shall be at least 18 inches in height and all shrubs planted around the building’s perimeter shall be at least 24 inches in height.
3. Six (6) additional trees shall be provided around the building and/or around the site.
4. All ends of parking rows shall contain at least one (1) 2-inch caliper tree.
5. The dumpster enclosure shall be finished in brick or masonry matching that utilized on the building and have stained 100% opaque wood gates.
6. Exterior lighting on the site shall be decorative, matching lighting fixtures utilized for the Turnberry Retail Center.

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

ITEM #4 – Danbury Grove City Assisted Living (Subarea I) – Development Plan

PID #201807060027

Ms. Spergel presented the Development Department’s findings. She stated that the applicant is requesting approval of a Development Plan for Beulah Park Subarea I for an 88,000 square foot assisted living facility that will provide both assisted living and memory care services. The proposed plan and assisted living use is in conformance with the approved Beulah Park zoning text.

The site of the proposed development was defined as “Mixed Use” on the GroveCity2050 Community Plan Development and Conservation Strategy Map, which shows areas of intended development. The proposed Beulah Park development will be mixed use with both single and multi-family residential proposed, as well as community park space and small scale commercial, office and industrial uses. The proposed assisted living use will add to the mixed-use environment of the area. The proposed development is also in alignment with the five Redevelopment Principles of the Beulah Park Conceptual Framework, including an emphasis on quality design and connectivity within the development and to the larger network.

The 10.23-acre site is proposed to have two points of access, both 24’ in width, with one (1) curb cut off of Street “F” and the second off of Street “I”, part of the Beulah Park public roadway network reviewed at the July 24, 2018 Planning Commission meeting. Drive aisles throughout the development are also proposed to be 24-feet wide and provide access around the north, south and east sides of the structure. A temporary fire apparatus turnaround area constructed of gravel aggregate is provided in the northern portion of the site to allow trucks to properly maneuver around the site. Per Code Section 1137.11, this area must be constructed with concrete or asphalt instead.

The proposed facility will have two (2) separate wings with a central community space. A memory garden and outdoor dining area are proposed along the rear/west portion of the building. This building, located in the western portion of the site, is the first phase of development for the subarea. A proposed second phase for a future

expansion of the facility, on the subarea's eastern portion, will be reviewed as part of a separate development plan. Sidewalks are proposed throughout the site and will be five (5) feet in width. The sidewalks will connect with the proposed sidewalks along Streets "F" and "I".

Plans show the location of a four (4) and six (6) foot chain-link fence. The applicant has indicated that the fencing is existing and will be removed during the demolition of the site with no new chain-link fencing proposed. Staff is not supportive of any chain-link fencing as it is not in character with the Beulah Park development.

A landscape plan was provided showing compliance with the Beulah Park zoning text and most requirements of the zoning code. A few items on the landscape plan need to be revised such as updating the minimum heights of some of the plantings, adding a note regarding the screening of service structures and revising information on the Tree Planting Typical.

The proposed facility will be within one (1) 88,432 square foot building that will be two-stories, with a maximum height of 40'6". The facility will have a total of 88 suites with a combination of efficiency, one-bedroom and two-bedroom options. A shared community space and offices will be located in the center of the building. The building will be finished primarily in vinyl siding accents on the first and second floors and vinyl shake siding accents on the second floor and first floor service wing. A stone water table is proposed around the entire building as well. All sides of the structure feature architectural elements and a variety of materials to break up the horizontal mass of the structure. Staff is supportive of the proposed building as it features four-sided architecture, as required in the Beulah Park zoning text, and will utilize similar materials and colors as has been approved with Subarea H (Beulah Park Apartments) for a cohesive development.

Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the six (6) stipulations as noted in the Staff Report.

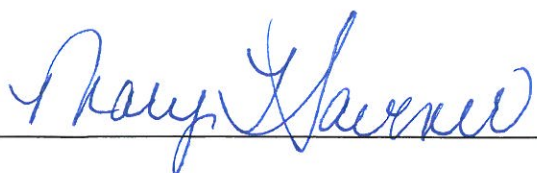
Mr. Tony Perez, Lemmon Development, was present to speak to the item and answer any questions. Mr. Rauck asked if a placard could be added to the fire apparatus turn-around lane to be marked as a "no-parking" area. Mr. Lemmon stated that this could definitely be added.

Having no further questions or discussion, Dr. Dubos moved to recommend approval of the Development Plan to City Council with the following six (6) stipulations as noted in the Staff Report, and adding a seventh stipulation that "no parking" signage shall be added around the 20-foot fire turn:

1. The 20' fire-turn around area shall be constructed of asphalt or concrete as required in Section 1137.11.
2. No chain-link fencing shall be permitted and any existing chain-link fencing on the site shall be removed.
3. A note shall be added to the plans stating that all service structures shall be screened per Section 1136.08.
4. The height of proposed shrubs around the building shall be updated to be 24 inches minimum at installation.
5. The Tree Planting Typical shall be updated to state that 50% of the burlap and wire cage are to be removed from the root ball of the tree.
6. Sign details shall be submitted to the City for review to ensure they are in character with other entrance features and signage within the Beulah Park development.
7. Signage stating "No Parking" shall be added around the 20-foot fire turn.

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

Having no additional items, Chair Oyster adjourned the meeting at 1:47 p.m.



Mary Havener, Secretary



Julie Oyster, Chair