MEETING MINUTES

Planning Commission

Tuesday, August 6, 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 and Mr. Jim Rauck. Mr. Mike Linder was not in attendance. 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; Tammy Green, Jackson Township Fire 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 July 16, 2019 Planning Commission minutes. Mr. Rauck moved that the minutes be approved. Mr. Titus seconded the motion, and the minutes were approved 4-0.

ITEM #1 – 1260, 1270, 1280 Stringtown Road – Rezoning (SF-1 to C2) PID #201906120028

Due to a conflict of interest, Mr. Rauck recused himself from all discussion of this item.

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Rezoning for three properties located at 1260, 1270, and 1280 Stringtown Road from SF-1 (Single Family Residential) to C-2 (Retail Commercial).

Rezonings have a first reading and a hearing before City Council with a 30-day effective period before going into effect. This site is currently vacant, and if the rezoning is approved, a development plan for uses permitted in the C-2 district can be submitted for review. However, the applicant has indicated that there are no plans at this point for the use of the properties or plans for development.

Two of the lots were formerly used as single-family residential, but the homes have been demolished and the site has been vacant for seven years. Staff believes the proposed rezoning is in conformance with the GroveCity2050 future land use map, which recommends the site is used as a Commercial Center, containing primarily commercial and office uses. The proposed C-2 district permits a variety of commercial uses including retail, restaurants, offices and services. This area is the last non-commercially zoned property within Grove City's jurisdiction on the north side of Stringtown Road, east of Parkway Centre.

The area is surrounded by a variety of other non-residential uses including the Stringtown Animal Hospital, Car Source Auto Sales, Manheim Ohio auto auction, and the OhioHealth Grove City Methodist Hospital.

Therefore, after review and consideration, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Ms. Kacie Waugh, Waugh Law Firm, was present to speak to the item and answer any questions.

There being no questions, Dr. Dubos moved that Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted. Mr. Titus seconded the motion and it was approved 3-0, with Mr. Rauck abstaining.

ITEM #2 – Silco Fire and Security – Development Plan Amendment **PID #201906260030**

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Development Plan Amendment for Silco Fire and Security located at 2345 Southwest Boulevard.

A Development Plan was approved in May 2019 for a building and parking lot expansion. The proposed layout of the site has been revised and the Development Plan Amendment is to relocate the parking lot expansion and reconfigure stormwater detention.

The expansion of the 10,000 square foot building addition has previously been approved and its footprint is not proposed to be changed. The amendment is for the reconfiguration and expansion of the new 71-space parking lot from the west side of the building to the front/north side, as well as the relocation of the entryway for the building expansion also from the west to the north side. The majority of the new expansion will be on the southern portion of the adjacent parcel to the west of the existing Silco facility, with the parking lot expansion to the north of the building expansion. As conditioned by the Board of Zoning Appeals for the variance for the building setback from the south property line, the combination of the two parcels has not yet occurred but will need to be finalized prior to issuance of building permits. A lot split, previously approved for the adjacent parcel, will no longer be pursued.

The site plan indicates an area to the west of the proposed parking lot for the location of a detention basin. As with the development plan approved earlier this year, staff is supportive of utilizing a dry basin to manage stormwater on this site, as it will not be visible from Southwest Boulevard, provided that it is designed to meet all applicable stormwater management requirements and is screened from adjacent properties to the west and south.

The site is adjacent to a variety of different uses including the Grove City Skate Park, multi-family residential, and warehouses within the Southpark Industrial Park. The proposed amendment addresses a previous concern from the Southampton Apartments regarding screening by placing the parking lot expansion further from the existing multi-family and will utilize additional landscaping and mounding to help screen all improvements on the site from the adjacent residential.

Therefore, after review and consideration, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the three stipulations outlined in the staff report.

Mr. Tony Cerny, Architectural Design Studios, was present to speak to the item. He stated that they do not have any objections with the stipulations noted in the Staff Report.

Ms. Tammy Green, Jackson Township Fire Department asked Mr. Cerny where the detail was on the site plans related to the curbing around the parking lot. Mr. Cerny pointed out the curbing on the plan sheets for Ms. Green; specifically, the one curb that was softened. Ms. Green also noted that a fire hydrant would be required on the west side of the parking lot. Mr. Rauck asked for clarification that the existing fire hydrant is directly in front of the building on the north side. Mr. Rauck asked Mr. Cerny if it was acceptable for them to add the additional fire hydrant. Mr. Cerny stated that he would need to discuss this with the owners. Ms. Shields clarified that this, along with other items, will be clarified during the final site engineering, when a detailed examination of the utilities and how the site functions is reviewed. This is something the applicant can address moving forward, in order to make sure that the site is adequately serviced.

There being no additional questions or discussion, Dr. Dubos moved that Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the three stipulations as noted in the Staff Report:

1. The lot combination of parcels 040-009220 and 040-007883 shall be finalized prior to submitting for building permits.
2. The dumpster enclosure shall be finished in brick or masonry that matches or is complementary to the building, as approved by the Development Director, and will have stained 100-percent-opaque wood gates.
3. The applicant shall work with the City's Service Superintendent during the review of the Site Improvement Plan to determine appropriate stormwater management on the site. Due to the context of the site and the proposed location of the basin not being visible from a public right-of-way, the use of a dry basin may be approved provided that it meets all applicable stormwater management requirements.

Mr. Titus seconded the motion and it was approved 4-0.

ITEM #3 – Bluegrass Park – Preliminary Development Plan **PID #201810310051**

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Preliminary Development Plan for a mixed-use development, Bluegrass Park, comprised of four different subareas on the former Buckeye Ranch Equestrian Center site. The potential uses for the site include office, medical office, a daycare center and retail along Hoover Road, and multi-family residential, senior living and assisted living in the interior subareas.

The Preliminary Development Plan is the first of a three-step review process for sites that are proposed to be zoned as a PUD. After the Preliminary Development Plan has been voted on by City Council, the Rezoning and

Final Development Plan can go before Planning Commission and City Council for consideration. The Rezoning has been submitted to be tentatively on the agenda for the September Planning Commission meeting.

The site is proposed to be accessed from two new public roadways off Hoover Road, with one along the north property line (Road #1) connecting with Hoover Road at its intersection with Birch Bark Trail and the second near the south property line (Road #2). The applicant and staff have been discussing the role of this site in regards to regional connectivity and how public roadways within this development relate to future roadways shown on the approved Thoroughfare Map. Staff is currently drafting an Area Plan that includes roadway improvements, including a new overpass over I-71 to create another east/west connection and open land on the west side of I-71 for future development across from the Mount Carmel medical campus. Staff is working with the applicant to ensure that any public roadways on this site are designed to integrate into area plans in order to maximize development potential in the area and create the most appropriate development based on the context of the area.

Four subareas are proposed as part of this development. Subarea 1 along Hoover road is proposed to have a 28,000-square-foot office building, and Subarea 4, also along Hoover Road, is proposed to have an office building or daycare center. A right-in/right-out access point is proposed in Subarea 4 onto Hoover Road. Staff is not supportive of this access point due to its close proximity with other existing and proposed access points and staff's desire to keep the number of curb cuts to a minimum on Hoover Road; however, access to the site will likely be amended as conversations progress regarding overall roadway realignment on the site and regional connectivity.

Subarea 2 is the largest portion of the site and is proposed to contain a maximum of 240 multi-family units, either apartments or senior independent living. The preliminary plans show 10 apartment buildings throughout the subarea with a clubhouse, pool and event center fronting on Hoover Road. In order to create a more unified development along Hoover Road, staff believes the apartment amenities should be placed more internally to allow space for another office sub-area along Hoover Road and to make the amenities more accessible for residents of the development. The subarea's main greenspace is proposed along the southern edge of the site and includes a dog park, community gardens, existing city bike path and a stormwater pond. Concerns have been raised that the pond may be too narrow for the City's stormwater standards and possible reconfiguration will likely be needed on the Final Development Plan, along with details to ensure the pond functions properly to manage stormwater on the site. Additionally, due to its prominent location along Hoover Road, the aesthetics of this pond will also be evaluated with the final development plan.

No site layout was provided for Sub-Area 3, which is proposed in the rear/westernmost portion of the site. The applicant has indicated that this area will have a 2.5-acre nature preserve to utilize some of the existing tree stand in the area. The preliminary zoning text states that a maximum of 160 market-rate apartments or 240 senior independent apartments could be proposed for the subarea. Details for this subarea will be reviewed during the rezoning and final development plan phases.

The GroveCity2050 Future Land Use and Character Map recommends this site be used as Mixed-Use Employment Center, which includes offices as the main primary use and commercial, institutional uses, and multi-family residential as secondary recommended uses. Staff believes that this site meets the recommendations of the Future Land Use and Character Map as well as providing a transition between the nearby Mount Carmel medical campus, nearby retail and medical office and residential areas.

Therefore, after review and consideration, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the preliminary development plan with the two stipulations that roadways be designed to integrate into the future roadway network as shown on the Thoroughfare Map and GroveCity2050 and an additional office building be added on Hoover Road in the place of the event center and clubhouse.

Mr. Don Plank, Plank Law Firm, was present to speak to the item. Mr. Plank reiterated that they are in the preliminary development plan process. These plans will be seen again when they come in with the rezoning and the final development plan. At this point, they are seeking approval of the basic layout of the four subareas, the uses that are permitted, the density of the uses and the general layout of the road. Mr. Plank demonstrated a picture of the site with the initial roadway system. He stated that the city is talking about getting a roadway across to I-71 and the only way to accomplish this would be to come through Buckeye Boys Ranch. He continued to demonstrate the area they are attempting to accommodate (the south portion of the site) and have a corridor to get to I-71. Everything in subarea 3 is very speculative at this time due to the roadway. They have also begun having discussions with the Kroger company related to leaving the land to the south open, combining the detention ponds and then that area could be part of the corridor. Mr. Plank continued to discuss his site and how the residential areas would be beneficial to the employees of Mount Carmel and surrounding offices.

Mr. Plank added that what they are trying to accomplish at the front of the site is to preserve the existing trees so that the frontage will remain basically the same as it is now. In subarea 4, they are also trying to add a daycare facility which would be a building elevation of about one-story. They are trying to keep the development in both subarea 2 and 4 at lower elevations. They would also like to add a coffee shop amenity to the front of the site, along Hoover Road, that would not only be available to the residents in this development, but also to the general public. One of the conditions they have discussed is to change the zoning text to incorporate the language "other uses as permitted by the Planning Commission".

Mr. Rauck stated that in preparing for this meeting, he drove this area through the Grove City Summit Apartments to the west of the development. He stated that he likes that there is a road leading from the apartments around to Kroger and out to the Quail Creek Boulevard entrance. He continued to state that he would like to be able to have a working session between the Planning Commission members and the developers to discuss the roadway options since this is such a key component to this development. Mr. Plank stated that he would be very agreeable to doing this. Ms. Shields stated that they could definitely arrange a work session – perhaps a joint session between Planning Commission and City Council to discuss the area planning initiatives. Currently, Staff is working on an area plan that incorporates the area south of Orders Road, north of Rt. 665, east of Rt. 62 and west of Hoover Road. This encompasses the Brown's Farm area and all of the SWACO property and is to address these particular issues. This would be a very appropriate time to take this to Planning Commission and City Council to have a work session to make sure everyone is in alignment as these developments move forward. Mr. Rauck reiterated that this is a good opportunity to work through all of the possibilities for this development. Mr. Plank stated that they have reached out to Kroger to take their detention ponds and make it a major detention pond, which will allow the possibility of the corridor to happen.

Mr. Rauck asked Staff what their recommendation is regarding this meeting and whether a stipulation should be added. Mr. Rauch stated that there are various ways in which this could be handled. Planning Commission could postpone or table the item to the next meeting. He asked Mr. Plank what their timeframe was. Mr. Plank stated that his preference would be to continue with the vote today, but this wouldn't preclude a discussion since they will still need to come back with their Zoning application. Mr. Rauch stated that while he understands Mr. Plank's concerns, there appears to be comfort level issues with Planning Commission in terms of thinking this site through. Mr. Plank stated that he would like to move forward; however, they could then hold off moving onto City Council.

Mr. Rauch asked Planning Commission if they would like to place an additional stipulation or if they would first like to see revised plans. Mr. Rauck stated that he would be more comfortable with tabling the item and having a work session before this application was brought back. Mr. Rauch stated that there would be an opportunity to hold a special Planning Commission meeting sometime before the next scheduled meeting. Mr. Plank pointed out that there has been a meeting scheduled for August 13 to sit down with the area neighbors.

At this time, Chair Oyster asked if anyone from the public would like to speak.

Ms. Tammy Green, Jackson Township Fire Department asked to speak to the item. She noted that the fire truck maneuverability plan shows that there were 17 areas where the truck would either hit the building, a car or the curb. The areas where this would occur were demonstrated to the Planning Commission. Also, one hydrant would need to be added along the southern portion of the site. Mr. Rauch stated that this was a preliminary development plan. These plans are not for construction purposes. They're more for the conceptual use of the site. In the Staff Report, it's outlined that there are several issues that will need to be addressed, and these items will be worked out with the developers as well as the Jackson Township Fire Department.

Ms. Tami Kelly, Clerk of Council for the City of Grove City, asked to speak to the item. She stated that once the Planning Commission makes a decision, by code, that decision will be forwarded to City Council and placed on the next available agenda. Council can postpone it from there; however, if they want this to come back to Planning Commission, it needs to be postponed at this level. Mr. Plank added that they will take off the buildings and parking spaces as part of the Preliminary Development Plan approval. They do not want to create a problem for the Fire Department. He also added that they will meet all of their standards.

Mr. Wayne Kintz, Quail Creek resident, asked to speak to the item. He asked what type of empirical data drove them to come up with the number that is being referred to related to the housing in that area. Mr. Jim Schrim, applicant and owner/president of Wills Creek Capital Management Services, asked to speak to the item. He stated that he's been involved in multi-family and medical offices for approximately 30 years. He explained that he was approached by the owners of the Buckeye Ranch to see if he was interested in the property and continued with how this project developed. In regards to the empirical data, he stated that they developed a small-scale micro-apartment project behind the Lennox shopping center near the OSU Campus. At that time, they saw a need for higher-quality housing for the OSU Medical Center and the James Expansion. They developed 196 small apartments – affordable workforce housing. The trend in healthcare employment is to have transient employment, where 20-30% of their staff rotate through on a six-month schedule.

He continued to state that when they looked at this area with Mount Carmel, they found that the housing stock was not meeting the criteria of what the consumer (the 25 – 40 year old) wanted. Other areas are too expensive and don't resonate with this consumer group. When they built Lennox Flats, they found that there were approximately 2,400 employees at the OSU Medical Center, and upon opening this development, they leased the project in 4 ½ months, and 80% of their tenants were affiliated with either Battelle or medical offices. Mount Carmel employs 1,600 people. Given the current environment, it's very difficult for Mount Carmel to recruit employees when there isn't housing that both resonates with the way they want to live and offers what they can afford. He feels that approximately 70% of their penetration of this project would be from Mount Carmel.

Mr. Schrim continued to state that they have been working with Staff for approximately 18 months and have gone through multiple iterations of connectivity.

He also mentioned that they are working with a daycare facility which would be a wonderful amenity for the residents in this development.

At this time, Chair Oyster asked the Planning Commission members how they would like to proceed.

Mr. Rauck stated that he would feel best if they would postpone this item and have a working session after the developers meet with Kroger. Mr. Plank stated that they do not have something set up with Kroger at this time and cautioned that this process does not move quickly. He is concerned that this would delay things even more. He said his preference would be to have another meeting in the next week. Ms. Shields stated that this might be possible unless Planning Commission has changes that they would like made. Mr. Rauck stated that he would just like an opportunity to discuss the area plan. He said he's fine with the general use; however, he would like to focus on the roadways.

Mr. Rauch stated that he doesn't feel Staff will be ready for a joint meeting with Planning Commission and City Council to discuss the long-range planning efforts, as they are just preliminary at this time. He suggested that it might be more beneficial to add a stipulation with the Planning Commission's general principles. Mr. Plank added that in terms of the corridor that they are referring to, there is quite a bit of open space and they would be able to make it work. The zoning text could be changed as applicable. There was further discussion as to the location of the corridor as it relates to this property. Ms. Shields stated that one of the primary reasons that they would do a southern alignment with Quail Creek Boulevard is that they're trying to direct traffic away from the residential area on Hoover to lessen the impact. She continued to state that they are improving Quail Creek Boulevard which turns into Borror Road, which is also having major improvements done. Staff felt that if there was any roadway which was designed to be a major thoroughfare, it would be Quail Creek Boulevard since there is already a signalized intersection there. She continued to state that the purpose of preliminary development plans is to have these discussions; however, she doesn't feel that they need to have all the answers in order to be comfortable proceeding with the plan. Ultimately, it will be the decision of Planning Commission on whether or not to move forward. Also, Staff's intent behind stipulation #1 was that the roadway issues be addressed as they proceed with the Rezoning and Final Development Plan. Mr. Rauch added that this was the whole point of studying the Southwest Area Plan, to determine what makes the most sense. Staff and Administration are still discussing the roadway alignments of the Southwest Area Plan to determine what the best/safest options are.

Mr. Plank stated that getting past the Preliminary Development Plan stage enables them to be able to continue their discussions with Kroger and the Buckeye Boys Ranch. His preference would be to get a vote tonight.

There being no further questions or discussion, Mr. Rauck moved to postpone this item to enable time to have a work session and do their due diligence in regards to the roadways before moving forward. Chair Oyster stated that if the other Planning Commission members are not in agreement, they would still need a second motion and then they could vote in the negative. The motion died due to lack of a second.

Dr. Dubos asked if it would be appropriate to make a new motion that they recommend approval to City Council with the stipulation that at some point they would need to have a work session.

Ms. Readler, Frost Brown Todd, stated that they cannot postpone the Council meeting. Once the item moves on from Planning commission, it must be placed on the next City Council agenda. However, a stipulation could be added that there would need to be a joint meeting or work session prior to scheduling the Rezoning or Final Development Plan hearing before Planning Commission.

Dr. Dubos moved to recommend approval of the Preliminary Development Plan to City Council with the two stipulations as noted in the Staff Report:

1. Roadways shall be designed to integrate into the future roadway network as generally shown on the approved Thoroughfare Map and within the GroveCity2050 Community Plan.
2. An additional office building shall be added on Hoover Road in place of the multi-family event center and clubhouse.

and adding a third stipulation:

3. A joint working session with both Planning Commission and City Council members shall occur prior to rezoning the property.

Mr. Titus seconded the motion and it was approved 3 – 1 with the following votes: Dr. Dubos – yes; Mr. Titus – yes; Mr. Rauck – no; Chair Oyster – yes.

Having no additional items, Chair Oyster adjourned the meeting at 2:25 p.m.

Mary T Havener

Mary Havener, Secretary

Julie Oyster

Julie Oyster, Chair