



# MEETING MINUTES

## Planning Commission

August 3, 2021 – City Council Chambers

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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: Mr. David Freja, Chair Julie Oyster, Mr. Jim Rauck and Mr. Larry Titus. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Kendra Spergel, Development Planner; Terry Barr, Development Planner; Hannah White, Development Assistant; Jennifer Readler, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Josh Reinke, Service Superintendent; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Kota Wharton, Building Division Assistant and Tami Kelly, City Council Clerk.

Chair Oyster noticed a quorum was present and asked for approval of the July 6, 2021 Planning Commission minutes. Mr. Freja moved to approve the minutes. Mr. Rauck seconded the motion, and the minutes were approved 4-0.

### New Items:

#### ITEM #1 – Pinnacle Quarry – Lot Split

PID #202107160051

Mr. Logan presented the Development Department's findings. He stated that the applicant was seeking approval to split 22.501 acres from a 71.372-acre tract of land located at the southwest corner of White Road and SR 104.

Mr. Logan explained that Planning Commission had previously approved a split for the parcel at the May 4, 2021 meeting; however the split was never recorded with Franklin County. Since time of initial approval, the development area has been adjusted to include Reserve G in Subarea B. The proposed split reflects the changes in area.

Mr. Logan went on to state that the proposed split would be created along the boundaries between Subareas A and B of the development, as outlined in the approved zoning text and Development Plan for the site, aside from the inclusion of the area shown as Reserve G on site plans. Staff is supportive of the proposed split, as it would separate the two subareas for the future development, and generally aligns with the approved layout as per the Development Plan.

Therefore, Staff recommended approval of the Lot Split, as submitted.

Jason Francis, MI Homes, was present to speak to the item, and explained that the Lot Split application was to fix an error made in the development process regarding the positioning of four lots.

Hearing no questions or discussion, Mr. Titus moved to approve the Lot Split, as submitted.

Mr. Frea seconded the motion, and the item was approved, 4-0.

## **ITEM #2 – Local Cantina Awnings – Certificate of Appropriateness**

**PID #202107120050**

Mr. Logan presented the Development Department's findings. He explained that the applicant was requesting a Certificate of Appropriateness to allow for the addition of awnings to the building at 3937 Broadway, located within the Historical Preservation Area (HPA).

Mr. Logan stated that an administrative Certificate of Appropriateness for the awnings was denied on June 9, 2021, as the proposed color is not an approved color found on the HPA color palette. The proposed Certificate of Appropriateness application is an appeal to the denial.

Mr. Logan went on to explain that a total of five awnings are proposed: two along the building's Broadway frontage and three along the Columbus Street frontage. The proposed awnings would be fitted to the frame of each window, project 24" from the face of the building and be the same color ("Tuscan Sunbrella") used in the building signage and umbrellas.

Mr. Logan explained that a Certificate of Appropriateness was approved by City Council in 2018 that permitted a deviation from the HPA color palette to permit the orange color found in the sign and umbrellas of Local Cantina. Since the proposed awnings would be the same color as the approved color of the sign and umbrellas, Staff believes them to be appropriate, and therefore recommends approval, as submitted.

Monica McFarland, American Awning and Sign, was present to speak to the item.

Mr. Frea and Chair Oyster prompted a discussion of the computer rendering depicted orange v. the swatch sample of the "Tuscan Sunbrella" orange, as the colors do look different. Ms. McFarland assured Planning Commission that the orange of the awnings would match the existing orange, explaining that the computer rendering altered the color. Planning Commission was able to verify the orange color by looking at the swatch sample.

Mr. Titus expressed his concern of using so much of a color outside of the HPA Color Palette and wished a color within the palette could have been used for the awnings instead. Ms. McFarland explained that the color choice was that of Local Cantina restaurant and was considered to be part of their branding.

Hearing no further questions or discussion, Mr. Frea moved to recommend approval of the Certificate of Appropriateness, as submitted.

Mr. Rauck seconded the motion, and the item was approved 3-1. Mr. Titus voted "No".

Mr. Logan presented the Development Department’s findings. He stated that the applicant was proposing to rezone 4.14 acres from C-2 (Retail Commercial) and PUD-C (Planned Unit Development-Commercial) to PUD-R (Planned Unit Development-Residential). A Preliminary Development Plan for a 76-unit, age restricted, senior-living facility was approved by City Council in June 2021. The rezoning process establishes the standards for the site to allow for future development.

Mr. Logan explained that permitted uses on the site include multi-family dwellings, which would be age restricted in accordance with the “Housing for Older Persons Exemption” of the Fair Housing Act, and that permitted uses are compatible with other surrounding residential uses in the area, including Lamplighter Senior Village to the south and Creative Housing XIII to the west. Architectural standards and screening requirements are among standards included in the zoning text to ensure cohesive development, in character with the area, as well as to provide an appropriate transition for future development, noting the adjacent OhioHealth Methodist Hospital campus.

Mr. Logan added that several deviations from Code are requested within the text, including reductions in the number of parking spaces and open space; however, because of the age restricted nature of the project and based on information the applicant provided on other similar projects developed by Columbus Metropolitan Housing Authority, Staff is supportive of granting the requested deviations.

Mr. Logan explained that the applicant conducted a traffic impact analysis to examine potential impacts to area roadways and intersections resulting from the proposed development, which found that the proposed development would not cause a signal to be warranted at the intersection of Lamplighter Drive and Buckeye Parkway. The analysis did, however, find that based on MORPC predicted annual traffic growth rates, a signal would be warranted by the year 2043 with or without the proposed project being developed. Staff anticipates that, by that point in time, Lamplighter Drive will be extended to connect to Stringtown Road as per the approved Thoroughfare Map to provide additional access and connectivity in the area.

Mr. Logan concluded by noting the zoning text establishes standards that would ensure the project be developed in a manner compatible with both the existing character as well as the future land use for the area outlined in the GroveCity2050 Community Plan. Therefore, Staff recommended approval for the Rezoning, as submitted.

Mike Wagner, Columbus Metropolitan Housing Authority, and Anup Janardhanan, Moody Nolan, were present to speak to the item.

Hearing no questions or comments, Mr. Titus moved to recommend approval of the Rezoning.

Mr. Rauck seconded the motion, and the item was approved 4-0.

Mr. Logan presented the Development Department’s findings, stating that the applicant was seeking approval of a Development Plan for an 11,200-square-foot addition to the existing Tosoh building at 3600 Gantz Road. The site was originally developed in 1991 and the facility has undergone four expansions since; in 1996, 2005, 2014, and 2018, making the proposed expansion the fifth.

Mr. Logan explained that the proposed addition would be located on the north side of the existing building between expansion #4 (completed in 2019) and Southpark Place. The addition would be one-story, measuring 11,200 square feet with a maximum height of 28 feet.

Mr. Logan stated that the exterior would be finished with horizontally oriented metal panels, matching the color bands, height and window band of the adjacent building façade, providing continuity and uniformity between the addition and existing building. Aside from minor utility line relocations to accommodate the building expansion, no other site improvements are proposed as part of the application.

Mr. Logan concluded by affirming the proposed expansion meets future land use recommendation in the GroveCity2050 Community Plan and would allow Tosoh to expand operations in Grove City. Therefore, Staff recommended approval for the Development Plan, as submitted.

Thomas Linzell, M+A Architects, was present to speak to the item.

Mr. Frea commended Tosoh as an anchor business in the city and their continual growth.

Mr. Rauck inquired about additional parking that may be needed in the future as the additions to the company continue, relaying concern regarding potential runoff in the area. Thomas answered that those concerns are being taken into consideration with plans for future studies exploring different options and solutions to potential issues.

Hearing no further questions from either Planning Commission or the public, Mr. Frea moved to recommend approval of the Development Plan, as submitted.

Mr. Rauck seconded the motion, and the item was approved, 4-0.

#### **ITEM #5 – Our Lady of Perpetual Help Modular Classroom – Certificate of Appropriateness      PID #202107200052**

Ms. Spergel presented the Development Department’s findings, stating that the applicant was requesting approval of a Certificate of Appropriateness for Our Lady of Perpetual Help Catholic School in order to install a modular classroom.

Ms. Spergel explained that the applicant had applied for an Administrative Certificate of Appropriateness with the Building Division but was denied in July due to the proposed modular classroom being a temporary structure (4–5-year timeframe), not being installed permanently. City Council can overturn a denied Administrative Certificate of Appropriateness with a Certificate of Appropriateness Appeal, being heard today.

Ms. Spergel stated that the proposed modular structure would contain two classrooms and two bathrooms to accommodate additional general classroom space, as well as school Intervention Specialists. The structure is proposed to be placed 20 feet west of the current gymnasium, partially on the grass and partially on the pavement, encompassing portions of three parallel parking spaces. An Americans with Disabilities Act (ADA) compliant ramp and staircase would be installed on the east side of the building to have entrance access opposite the parking lot, with the ramp connecting to the existing sidewalk. Considering the modular classroom would be adjacent to a drive aisle and parking spaces, six-inch bollards are proposed on the corners of the building. Staff believes bollards should be placed along the west side of the structure, no further than four feet apart on center, to provide adequate vehicle impact protection, and should be installed per Standard Drawing C-GC-81.

Ms. Spergel added that the modular building is proposed to have “sesame”-colored, vertical wood siding, in compliance with the HPA color palette. Staff is supportive of the building’s design, as it has been approved for other modular buildings on school properties and would be located approximately 500 feet east of Broadway, not visible from the roadway.

Therefore, Staff recommended approval, with the one stipulation regarding bollard installation noted in the staff report.

Kevin J. Radwanski, OLPH Facilities Director, and Julie Freeman, Principal of OLPH Catholic School, were present to speak to the item. Kevin explained that a long-range plan was in place to accommodate the growing number of students/staff, and that a Development Plan submission would be happening in the future. In the meantime, the proposed solution is the temporary modular classroom, with a current lease of 48 months.

Mr. Frea commented his appreciation of the growth and introduced the possibility of adding landscape planters to the design, as that feature has been approved for vehicle impact protection on recent projects. Mr. Radwanski was receptive to the idea, and Staff explained that although planters are not required in this situation, Planning Commission could introduce a stipulation amendment to include flexibility; planters or other vehicle impact resistant equivalents shall be installed. Mr. Radwanski welcomed the flexibility of an amended stipulation.

There being no further questions or discussion, Mr. Frea moved to amend staff’s recommended stipulation to allow impact resistant landscape planters to also be utilized in addition to bollards.

Mr. Rauck seconded the motion, and the amendment was approved, 4-0.

Mr. Frea moved to recommend approval of the Certificate of Appropriateness with the following stipulation:

1. All bollards shall be installed per the requirements of Grove City Standard Drawing C-GC-81, and additional bollards, or impact resistant equivalents, shall be added along the west side of the building, placed no further than four feet apart on center.

Mr. Rauck seconded the motion, and the item was approved 4-0.

#### **ITEM #6 – Burris Garage – Rezoning**

**PID# 202106020042**

Ms. Spergel presented the Development Department’s findings, stating that the applicant was requesting approval of a Rezoning for 3847 Broadway, from C-1 (Service Commercial) to PUD-R (Planned Unit Development-Residential). The purpose of the Rezoning is to permit different uses on the property and to construct a detached garage.

Ms. Spergel explained that City Council had approved a Preliminary Development Plan for a garage reconstruction at the July 6, 2021 meeting. The rezoning is the next step in the process, and if moved forward, would tentatively appear on the Aug. 16 and Sept. 20 City Council meeting agendas. The applicant would then submit a Certificate of Appropriateness due to the property’s location within the HPA.

Ms. Spergel stated that the property was zoned to C-1 in 1975 as part of the adoption of the current Zoning Code and has been used both residentially and commercially since. The submitted zoning text includes uses that would typically be permitted in C-1 or PSO (Professional Services) such as eating and drinking establishments, personal services, retail and offices, as well as single-family residential. The text outlines proposed materials for the garage, including HPA Color Palette approved colors, materials such as brick, stone, viny and Hardie Plank, and dimensional asphalt shingles.

Ms. Spergel explained that in order to accommodate the garage, deviations from code are requested, including the overall square footage of the garage, garage height, wall height, and rear setback. Staff is supportive of the deviations, as many of the surrounding properties have detached garages with varying sizes and setbacks, and the proposed regulations will not be out of character with the other existing structures.

Ms. Spergel concluded by stating that Staff is supportive of the proposed Rezoning, as it will permit the current and past usages of the site as both a single-family residence and commercial site, noting that the property is surrounded by a variety of zoning districts that allow a mixture of residential and commercial uses.

Therefore, Staff recommended approval of the Rezoning, as submitted.

Kacie D. Waugh, Waugh Law LLC, was present to speak to the item.

Mr. Frea spoke on the number of deviations included in the project and explained that his reason for voting “No” would be reflective of that amount, as it was with his vote of “No” for the Burris Garage-Preliminary Development Plan in June 2021.

Mr. Titus expressed his appreciation to the Burris family, as he felt the investment in the property was a benefit to the community and was a good fit of character in the area.

The representative added that the intent of the project was to replace an existing structure, add visual appeal to the property and fix an ongoing flooding issue.

There being no further questions or discussion, Mr. Titus moved to recommend approval of the Rezoning, as submitted.

Mr. Rauck seconded the motion, and the item was approved 3-1. Mr. Frea voted “No”.

#### **ITEM #7 – Beulah Park Subarea D and E – Final Development Plan**

**PID# 202106300048**

Ms. Spergel presented the Development Department’s findings, stating that the applicant was requesting approval of a Development Plan for Beulah Park Subarea D and the last portion of Subarea E, in the southwestern area of the site.

Ms. Spergel explained that the proposed Development Plan is a continuation of the review for the single-family home lots in Section 2 and examines items not approved as part of the Section 2 Development Plan, including individual lot landscaping and home elevations.

Ms. Spergel stated that a total of 86 single-family lots are included within the proposal: 16 within Subarea E and 70 within Subarea D. The homes designs match those that were approved in 2019 for the other portion of Subarea E. These include homes with four-sided architecture and front porches as required per the Beulah Park Zoning Text. Each of the homes are to have different design elements such as brick or stone accents, shutters, band boards, vertical siding, shake siding, differing roof designs, different window clusters, dormers, and other elements on each side of the homes. The majority of the home models will be two-story and all meet the 1,800-square-foot minimum required as per the Zoning Text.

Ms. Spergel referred to the five deviations from the Zoning Text and reiterated points throughout the Staff Report, stating that Staff is supportive of all proposed deviations as they would either be consistent with those previously approved in Subarea E or because they are resulting from lot widths approved in the Beulah Park Section 2 Development Plan. The site is the final portion of single-family residential in the Beulah Park development, adding to the mix of residential uses

currently available. The lots were designed to conform closer to the nearby residential areas, resulting in narrower lots, below the minimum widths in the City's established zoning districts, requiring a PUD-R zoning.

Ms. Spergel concluded by stating that Staff believes the proposed single-family homes would integrate well with the surrounding area and meet the intended character of the Beulah Park development, established in the approved Zoning Text.

Therefore, Staff recommended approval of the Development Plan, with the five deviations noted in the staff report.

Rebecca J. Mott, Plank Law Firm, was present to speak to the item and wished to share a handout of "Exhibit 2" from the submitted Supplemental Materials. She explained that many of the items were deviations approved previously for the other portion of Subarea E, in 2019; garage door opening widths, setback requirements and exposed concrete area stipulations.

The representative's intent was to include the bulleted list from "Exhibit 2" in the list of deviations so that it would be included in the ordinance for future clarification.

Staff offered Planning Commission the option of adopting "Exhibit 2" as the list of deviations, to which the representative agreed.

Mr. Titus inquired about the average home price of the proposed homes, to which the representative informed Planning Commission that the average price would be \$420,000.00.

Mr. Frea expressed that although his last vote of "No" was due to number of deviations from Code, he did not feel the deviations presented with Beulah Park Subarea D and E were of significant proportion.

Mr. Frea moved to amend the stipulations, by requesting replacement of staff's proposed stipulations with "Exhibit 2" of the Supplemental Materials, which outlines requested deviations from the Beulah Park Zoning Text as well as a clarification on requirements for four-sided architecture.

Mr. Titus seconded the motion, and the motion to amend the stipulations was approved, 4-0.

There being no further questions or discussion, Mr. Frea moved to recommend approval of the Development Plan, with the following stipulation:

1. Deviations from the approved Beulah Park Zoning Text shall be granted as outlined in "Exhibit 2" as well as the noted clarification on architectural requirements.

Mr. Rauck seconded the motion, and the item was approved 4-0.

#### **ITEM #8 – Beulah Park Section 2 - Plat**

**PID# 202106290047**

Ms. Spergel presented the Development Department's findings, stating that the applicant was requesting approval of a Plat for Beulah Park Section 2 in the southwest portion of the site. The Plat follows the approvals of the Beulah Park Section 2 Development Plan and Final Engineering Plans. If moved forward, the Plat would be heard before City Council on Aug. 16 and Sept. 7.

Ms. Spergel explained that four roadways are included as part of Section 2, including the extensions of Beulah Park Drive, Mystic Way and Park Street. One new roadway, Brody Drive, is proposed in Subarea D to loop on the south side of Park Street and would provide a secondary access point to the future Brookpark Middle School site. Each of the roadways match the layouts as approved on the Beulah Park Section 2 Development Plan.

Ms. Spergel stated that a total of 86 single-family residential lots are proposed within the two subareas. This includes the final 16 lots in Subarea E and 70 lots within Subarea D. Each lot meets the width and minimum size requirements as per the Beulah Park Zoning Text and Section 2 Development Plan. Two reserves are also proposed, both to be owned and maintained by the Beulah Park Homeowner's Association (HOA).

Therefore, Staff recommended approval of the Plat, as submitted.

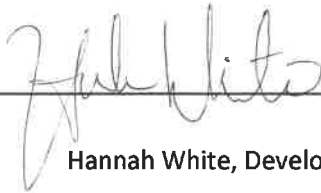
Rebecca J. Mott, Plank Law Firm, was present to speak to the item.

The average price of homes was discussed, and Ms. Mott informed Planning Commission that since this was the same area as the previously presented application, the home price would be the same: \$420,000.00.

There being no further questions or discussion, Mr. Titus moved to recommend approval of the Plat, as submitted.

Mr. Frea seconded the motion, and the item was approved 4-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:13 pm.



Hannah White, Development Assistant



Julie Oyster, Chair