MEETING MINUTES

Planning Commission

August 2, 2022 – City Council Chambers with Webex Component

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

Roll was taken, and the following members were present: Mr. Jim Rauck, Mr. David Frea, Mr. Michael Linder and Mr. Larry Titus. Chair Julie Oyster was absent. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Natalie Hall, Development Assistant; Jesse Shamp, Frost Brown Todd; Tami Kelly, Clerk of Council; Josh Reinecke, Service Superintendent and Laura Scott, Planning and Zoning Coordinator. Vice Chair David Frea asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Mr. Frea asked for approval of the July 5, 2022 Planning Commission meeting minutes. Mr. Titus moved to approve the minutes. Mr. Linder seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – Parkway Centre Outlot- Lot Split **PID # 202206220032**

Mr. Barr presented the Development Department's findings. He stated that the applicant is proposing to split a 1.58-acre parcel from a 5.256-acre parcel at 4108 Buckeye Parkway.

Mr. Barr explained that the zoning text for Parkway Centre South doesn't have a minimum lot size requirement, and the proposed lot is similar in size to other outlots in this area.

Mr. Barr concluded by stating that the Development Department Staff recommends Planning Commission approve the lot split as submitted.

Mr. Jason Hockstok with Continental Real Estate was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the lot split as submitted.

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

ITEM #2 – Danbury, Lot Split **PID #202206290037**

Mr. Logan presented the Development Department's findings. He stated that the applicant is proposing to split a 4.72-acre parcel from 9.67-acres of the Danbury site, and explained the split was requested to assist with financing and phasing. Mr. Logan stated that an access easement was provided to ensure there was still access to the drive aisle with this lot split.

Mr. Logan concluded by stating that the Development Department Staff recommends Planning Commission approve the lot split as submitted.

Mr. John Hartman, Lemmon Development, was present to speak on the item.

Mr. Rauck asked for clarification on the existing curb cut, and if it would have shared access between the two developments. Mr. Hartman confirmed that the sites would have shared access and that no additional curb cuts would be necessary.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to approve the lot split as submitted.

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

Item 3 – Autumn Grove Section 5, Plat **PID# 202205310029**

Mr. Barr presented the Development Department's findings. He stated that the proposed plat is for the final section of Autumn Grove, with 54 lots, a right of way, the extension of 4 existing roadways and three new roadways to connect Section 5 to the Autumn Grove subdivision.

Mr. Barr concluded by stating that the Development Department Staff recommends approval to City Council for the lot split as submitted.

Mr. Alex Rudolph, 202 North Cassidy, Columbus, was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Plat to City Council as submitted.

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

Item 4 – 4238 Broadway, Rezoning **PID# 202206230033**

Mr. Barr presented the Development Department's findings. He stated that the application is requesting a use approval to operate a tattoo shop located at 4238 Broadway. Mr. Barr explained that previously, the lot was zoned PSO in 1974 as part of a comprehensive rezoning of the City, and a parking lot was added in 2001 to the rear of the building to allow for more parking space. Mr. Barr stated that a use approval is required because the use is not permitted in any district per the code. Mr. Barr reviewed the proposed hours of operation and stated that the first floor of the building will be for business use, and the second floor of the building will be for residential use. Mr. Barr explained that the building space will allow for up to three tattoo artists, with the back of the building converted into a prep area. Mr. Barr went on to say that staff believes the proposed use meets all GroveCity2050 guidelines and is appropriate noting the variety of commercial uses in the surrounding area.

Mr. Barr concluded by stating that Staff recommends Planning Commission make a recommendation of approval to City Council for the use approval as submitted.

Ms. Annie Kitty, applicant, was present to speak on the item.

Mr. Frea asked Ms. Kitty to confirm there would be three artists. Annie responded yes, up to three artists with her being one of them.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Linder moved to recommend approval to City Council of the 4238 Broadway use approval as submitted.

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

Item 5 – 4238 Broadway, Development Plan **PID# 202206230034**

Mr. Barr presented the Development Department's findings. He stated the request is to allow for residential use on a Professional Services (PSO) zoned parcel at 4238 Broadway. He stated that residential uses within a PSO zoned district are allowed as long as no more than 50% of the building is being used for residential purposes and that the lot meets A-1 district standards excluding lot coverage. Mr. Barr explained the current site does not meet A-1 district standards in this case, and a variance is required. Mr. Barr explained that the applicant has indicated that a 36" hedge row will be added to the rear of the parking lot and will bring the property into compliance with the landscape requirements per code.

Mr. Barr concluded by stating that the Development Department Staff recommends approval to City Council for the Development Plan with the stipulation noted in the staff report noting the need for a variance from the A-1 district standards.

Ms. Annie Kitty, the applicant, was present to speak on the item.

Mr. Frea asked Ms. Kitty if she was aware of and okay with the stipulation provided. Ms. Kitty responded yes.

Hearing no questions or discussion from Planning Commission or the public, Mr. Linder moved to recommend approval of the development plan to City Council with one stipulation:

1. A variance shall be obtained from the Board of Zoning Appeals to section 1135.12(i), regarding A1 district standards.

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

Item 6 – Sharp Home, Development Plan **PID# 202206300040**

Mr. Logan presented the Development Department's findings and stated that the applicant is proposing a development plan to construct a new home on property zoned PUD-R. Mr. Logan explained that the proposed home is to be two stories high, approximately 1,998 square feet with an attached garage. Mr. Logan went on to say that the proposed development also meets GroveCity2050 Guiding Principles.

Mr. Logan concluded by stating that the Development Department Staff recommends approval to City Council for the development plan as submitted.

Mr. William Sharp, the applicant, was present to speak on the item.

Mr. Titus commented that Mr. Sharp did a great job with improvements to his plan and feels that the new drawing shows a lot more. Mr. Frea asked Mr. Sharp, the applicant if the lot will have a single address with a single set of utilities. Mr. Sharp responded yes.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the development plan to City Council as submitted.

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

Item 7 – Mid-Ohio Food Collective, Development Plan **PID# 202206290038**

Mr. Barr presented the Development Department's findings. He stated that the development plan is to allow for a new freezer addition at the Mid-Ohio Food Collective. The freezer is 14,750 square-foot paired with a 1,968 square-foot refrigerator room addition.

Mr. Barr explained that the building will be constructed of pre-engineered ribbed metal cladding in white to match the existing building. Mr. Barr stated that a new curb cut is proposed as well, which will require the removal and replacement of parking spaces. The improved area will include more parking spaces when replaced.

Mr. Barr concluded by stating that the Development Department Staff recommends approval to City Council for the Development Plan as submitted.

Mr. Daryl Rogers with Rogers Krajnak Architects was present to speak on the item.

Mr. Linder asked if the HVAC unit for the addition would be on the ground or roof, and how big it would be. Mr. Rogers noted that there will be rooftop units, and Mr. Linder asked for clarification on if the parapet would screen the unit. Mr. Rogers clarified that the units are mainly inside. There was discussion on the units that would be on the roof and the applicant noted that there would be no parapet. Mr. Rogers passed around a drawing to the Planning Commission to help illustrate the unit's location on the roof.

Mr. Frea commented that he is pleased to see the plan includes the additional curb cut. Mr. Rogers agreed and stated that this will improve overall safety as trucks and cars pull in and out of the area. Mr. Frea then asked about the proposed parking spots. Robert Camp with the Mid-Ohio Food Collective explained that parking would be available to less than 20 owned vehicles. Mr. Frea then thanked them for all of their hard work.

Mr. Barr added clarification that the rooftop mechanicals are required to be screened per the code and that a variance would be needed if they are not. Mr. Frea asked if this needs to be added as a stipulation. Mr. Shamp clarified that a stipulation requiring a variance is not needed because the variance would be required by Code. Mr. Rogers responded to this clarification asking if it would still be needed if the mechanicals were not visible from the road. Ms. Shields responded that Code requires that mechanicals be screened by raising the building parapet over the height of the mechanical, but that it would be useful in the variance request to show how visible the mechanicals would be from the right-of-way. Mr. Rogers said he will study the plan and decide if pursuing a variance of any kind will be necessary moving forward.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea motioned to recommend approval of the Mid-Ohio Food Collective Final Development Plan to City Council as submitted.

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

Item 8 – Builtrite Properties, Development Plan **PID# 202205240027**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a development plan for a 1,410-square-foot building at 5873 Haughn Road. He explained the requirement for all parking spaces on the lot per the revised code and stated that a variance would be needed to meet those requirements. He also went over the parking space requirement in industrial use areas per employee and says this will be reevaluated once the number of employees is known to see if the requirements of the code are met.

Mr. Logan reviewed the building design including the finish of the exterior, elevations, and color scheme. Mr. Logan also explained the proposed stormwater dry basin and run off which staff believes to be appropriate due to the uses of such basins in the surrounding area.

Mr. Logan concluded by stating that the Development Department Staff recommends approval to City Council for the development plan with the stipulations noted in the staff report.

Mr. Jim Norwood, Builtrite Properties LLC, was present to speak on the item.

Mr. Rauck asked the applicant if they have the ability to install overhead doors. Mr. Norwood responded yes, they have them framed out now, and they plan on installing them once the space is rented. Mr. Rauck said he recommends keeping an eye on the stormwater run-off in that area because he has seen water issues here before.

Mr. Linder asked the applicant about the distance between the proposed building and the northern property line. Mr. Norwood stated the distance is about 46 feet, so a box truck could fit in and out of there easily. Mr. Frea asked if the fire department was okay with this. Mr. Logan answered yes and confirmed that a fire apparatus maneuverability exhibit was required as part of the submission. Mr. Frea asked the applicant if he was aware of and okay with the stipulations provided. Mr. Norwood answered yes, and the only stipulation he would consider discussing is stipulation #2 regarding architectural elements such as windows. Mr. Norwood explained the lack of windows, in this case, is due to the possibility of a warehouse.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Builtrite Properties Development Plan to City Council with the following stipulations:

1. A variance to Section 1137.11 shall be obtained through the Board of Zoning Appeals to allow for the proposed gravel driveway and parking lot associated with the pole barn along the west side of the site.

2. Additional architectural elements shall be added to the east elevation of the primary building including increasing the height of the brick veneer and adding additional windows.

3. The dumpster enclosure shall be modified to comply with the requirements of Section 1136.08, including being fully enclosed and utilizing the same materials as the primary building with supplemental landscaping.

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

Item 9 – Beulah Park Subarea C Lennar Homes, Development Plan **PID# 202206280035**

Mr. Barr presented the Development Department's findings. He stated that the applicant is proposing 19 single-family homes located in Beulah Park Subarea C. Mr. Barr explained that in 2018, 215+/- acres were rezoned as PUD-R and PUD-C, along with a resolution allowing the development of Beulah Park Roadways. Lennar Homes is proposed six different home models with a total of 14 different elevations. Mr. Barr noted that all models meet the minimum square footage for homes Subarea C per the Beulah Park zoning text.

Mr. Barr concluded by stating that the Development Department Staff recommends approval to City Council for the development plan as submitted.

Ms. Rebecca Mott, Plank Law Firm, was present to speak on the item. She presented the commission with packets of materials including the elevations of the six different home types that will go into this area. Ms. Mott reviewed the application, noting that the proposed homes meet all standards for Subarea C including square footage, architectural standards, setbacks, and width of the garage façade, and that no deviations were being requested. She clarified that there will be about 15 types of elevations that can be chosen by a buyer, all from the Venture Series by Lennar, noting that they are adaptations of the Craftsman, Cottage and Farmstead prototypes as dictated by the Zoning Text. Mr. Mott further stated that no two homes of the same front elevation will be located adjacent to or across from each other or diagonal from each other.

Mr. Frea asked for clarification on lots that were ~~night~~ not highlighted as a part of this development plan. Ms. Mott responded that Lennar Homes have only purchased certain lots and there are some lots in between that are not part of this request. Mr. Rauck asked if those remaining lots are buildable lots, to which Ms. Mott confirmed that they are buildable lots but are not included in this application.

Ms. Shields asked Ms. Mott to clarify what she passed out to the commission for those who are unable to see. Ms. Mott responded that they are the materials submitted with the development plan – architectural elevations that have a higher resolution and the landscape plan.

Mr. Frea noted that a project narrative was distributed to the commission at the beginning of the meeting and asked for clarification on that. Ms. Mott explained that this document had always been part of the project but had been revised from the time of the staff report.

Ed Ritterbeck, 3716 Beulah Park Drive, expressed his concern that allowing developers such as Lennar Homes to come into Beulah and build homes damages the integrity and value of the area. He feels as if there will only be a few custom builds surrounded by sections of homes that look similar. Mr. Frea asked Mr. Ritterbeck if he had the opportunity to review the home models being proposed with this application. Mr. Ritterbeck responded that he had not but that his concern remains that these will not appear to be custom homes.

Ms. Mott asked to clarify some items related to the concerns raised. She noted that the lots along the open space, fronting on Beulah Park Drive and Beulah Way have different standards and are meant to be more custom lots. The proposed lots act as a transition from the commercial area in Beulah Park Subarea A to the custom homes along the open space.

Mr. Pat Kelley, Falco, Smith & Kelley, Ltd, noted that this application complies with the zoning text for Beulah Park. He also noted that these homes are reviewed internally the same as the park-fronting homes, though not required by the zoning. Mr. Kelley also noted that area property values have increased and that he believes the proposed homes are consistent with the original intent of the subarea by offering a diversity in housing plans.

Mr. Frea asked Mr. Kelley to clarify that this plan reflects the same number of lots as set out in the originals Beulah Park Layout. Pat Kelly responded yes, no requests for variances are being made.

Hearing no questions or discussion from Planning Commission or the public, Mr. Linder moved to recommend approval of the development plan to City Council as submitted.

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

Item 10 – Beulah Park Subarea C Epcon Communities Development Plan PID# 202206290036

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting a development plan for 11 single-family homes in Beulah Park Subarea C. Mr. Barr explained that Epcon Communities is proposing to build two styles of homes along Rose Lane with a neutral color palette and brick patterns. He added that 5 out of the 11 proposed homes will be 1,750 square feet, which does not meet the minimum size requirement of 2,000 square feet as required by the zoning text. Mr. Barr explained a deviation is being requested from the zoning text to allow 1750-square-foot homes, under the required 2,000-square-foot minimum.

Mr. Barr concluded by stating that the Development Department Staff recommends approval to City Council for the lot split with the noted deviation to the square footage minimum.

Mr. Joel Rhoades with Epcon Communities was present to speak on the item. He explained that Epcon has been building in Beulah with a variety of different styles and sizes and is excited for the opportunity to build here again. He discussed Epcon's target, active adult home buyer that prefers single-floor living and the success they have had in the existing Courtyards at Beulah subarea. Mr. Rhoades also noted that the lots under review are the same size as the lots in the Courtyards at Beulah, at 52 feet in width and 120 feet deep. Noting this, Epcon does want to differentiate these lots from those in the Courtyards which is why they have presented different colors and materials and limited the product to their two larger models. There would also be options for basements and a bonus room upstairs, and all homes will have two-car garages.

Mr. Rauck asked staff if the lot's width is consistent with what was originally presented. Mr. Barr confirmed, and Ms. Shields further clarified that the lots have already been platted and no amendments are being proposed with this application. The proposed application is only to review the building architecture of the homes on the lots.

Mr. Frea stated that he is not supportive of the deviation to make the size of the homes smaller, in response to wanting to meet the need for lifting the standards in Beulah Park. Mr. Rhoades says he would not be able to move forward with the development without this deviation.

Mr. Rauck asked about the community amenities, and if they are shared with this portion of the community. Mr. Rhoades responded yes, it is all within the same HOA.

Ed Ritterbeck, 3716 Beulah Park Drive, expressed that he was not in favor of this request or for allowing smaller homes to be built in the Subarea. He also noted concerns regarding the HOA fees being taken away from the larger Beulah Park HOA and directed to the separate Courtyards at Beulah Association.

Mr. Frea made a motion to strike staff's recommended deviation, which allows homes of 1,750 square feet to be built in Beulah Park subarea C. Mr. Rauck seconded the motion, but the motion did not pass with a vote of 1-3. Mr. Rauck – no, Mr. Frea – yes, Mr. Linder – no, Mr. Titus – no.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the development plan to City Council with the following deviation:

1. A deviation shall be granted to Section V(C(2(c(iv))) of the Beulah Park Zoning Text to allow for five homes located on the proposed lots to be 1,750 square feet.

Mr. Linder seconded the motion, and the item was approved 3-1. Mr. Rauck – yes, Mr. Frea – no, Mr. Linder – yes, Mr. Titus – yes.

Item 11 – Hickory Creek, Rezoning (SF-1 to PUD-R) **PID# 202207010042**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting a rezoning of 35.25 acres from Single-Family Residential (SF-1 to Planned Unit Development- Residential (PUD-R). He clarified that the site had been previously rezoned to PUD-R in 2015 and a residential subdivision had been approved. However, the subdivision was not built, and the plan and zoning have expired. Mr. Logan also noted that the preliminary development plan for this project was approved by City Council in May 2022, and that if the final development plan will follow after the zoning.

Mr. Logan stated that the rezoning would allow for 81 homes in the area, and that the GroveCity2050 plan recommends this space be used for low-intensity suburban living (single-family housing). He noted the two proposed subareas with Subarea A comprised of the lots along the east property line and 80-foot-wide lots, and Subarea B being the remainder of the site with lots between 57 and 60 feet in width. The number of units and density is identical to what was approved previously in 2015.

Mr. Logan continued by stating that the homes are required to incorporate two architectural elements and homes of the same design may not be built adjacent to one another. Mr. Logan also went over the landscaping standards for the proposed development, in addition to multi-use paths that provide connectivity to and from the development.

Mr. Logan concluded by stating that the Development Department Staff recommends approval to City Council for the rezoning with the following stipulation:

1. Plan sheets and exhibits showing site layout including roadway, lot, and trail configuration, are included for illustrative purposes. The final design of the site shall be approved with the Development Plan.

Mr. Jim Hilz, Pulte Homes, was present to speak on the item. He added that he is proposing an "empty-nester" product for this community rather than a single family which was approved in 2015. He highlighted that the trail network was modified since the preliminary plan which slightly altered some of the lot widths for some lots, and reiterated the 80-foot-wide lots along the east property line backing to the adjacent subdivision for transition. He added that Pulte Homes will be contributing to future improvements to Orders Road and a waterline extension.

Mr. Hilz noted that Pulte has worked with staff to relocate the entrance to the development to the west based on feedback received during the preliminary plan, and that they met with area homeowners in April and there was a good dialogue. From the meeting, Pulte has addressed the concerns expressed, mainly around the product and drainage on the site.

Mr. Titus asked about the average price of these homes. Mr. Hilz was not able to provide a base or average price on these homes at this time.

Mr. Frea asked about the connectivity of the paths in and out of the neighborhood in relation to Orders Road. Ms. Shields responded that the illustrative plan submitted with the application shows the trail connecting at the current terminus of the trail on Orders Road at Century Village, but also emphasized that this particular application is to discuss the zoning of the property, not the placement of buildings, lots or trails.

Mr. Linder noted his support of the zoning but is not supportive of straight roads and requested the consider traffic calming with the development plan. Mr. Hilz responded that they are proposing traffic calming where the road crosses the stream and that they believe relocating the entrance will help with traffic calming and to prevent cut-through traffic.

Hearing no questions or discussion from Planning Commission or the public, Mr. Linder moved to recommend approval of the rezoning to City Council as submitted.

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

Item #12 - Hickory Creek Final Development Plan **PID# 202207010043**

Vice Chair Frea motioned to table item #12, Hickory Creek Final Development Plan, to be postponed to the next regularly scheduled planning commission meeting as requested by the applicant.

Mr. Linder seconded this motion, and the postponement was approved 4-0.

There being no additional discussion, Vice Chair David Frea adjourned the meeting at 2:55 pm.

Natalie Hall

Natalie Hall, Development Assistant

David Frea

David Frea, Vice Chair