MEETING MINUTES

Planning Commission

July 6, 2021 – City Council Chambers

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 Frea, 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; Hannah White, Development Assistant; Steven Smith, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Laura Scott, Planning and Zoning Coordinator; and Tami Kelly, City Council Clerk.

Chair Oyster noticed a quorum was present and asked for approval of the June 8, 2021 Planning Commission minutes. Mr. Titus moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – The Courtyards at Beulah Park (Lot 68) – Lot Split **PID #202106010041**

Mr. Logan presented the Development Department's findings. He stated that the applicant was seeking approval to split 0.041 acres from a 0.215-acre tract of land at 3672 Furlong Drive.

Mr. Logan illustrated that following a Planning Commission approval, the applicant can work with Franklin County to finalize the split and combine the new lot with Reserve A.

Mr. Logan explained that materials indicate the purpose of the split to allow for a path connection between Furlong Drive and Reserve "A", which was created by the Courtyards at Beulah Park Plat in February of 2020. The 0.041 acres of land created by the split would be combined with Reserve "A" and would be owned and maintained by the Courtyards at Beulah Park Homeowner's Association. The remaining 0.174-acre lot, Lot 68 on the Courtyard at Beulah Park, is still of adequate dimension to allow a structure to be built in compliance with the approved zoning text for Beulah Park and approved Development Plan for the Courtyards at Beulah Park.

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

Mr. Bryan Dougherty, Epcon Communities, was present to speak to the item. Mr. Dougherty explained that as the result of a developer oversight, access to the neighborhood amenities parcel (Reserve A) was currently blocked. A Lot Split approval would grant access to the amenities parcel.

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

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

ITEM #2 – **Fairy Tails Pet Salon – Special Use Permit** **PID #202106010040**

Mr. Logan presented the Development Department's findings. He explained that the applicant was requesting a Special Use Permit to operate a dog grooming business at 3903 Broadway. If approved, the applicant can work with the Building Division to obtain any necessary permits for interior work to accommodate the business.

Mr. Logan stated that the business currently operates from a shared building with Dogs Rule!, on Hoover Road, and is looking to relocate to the Broadway property to grow the business. Proposed hours of operation are Monday-Friday from 9:00 am to 5:00 pm. The applicant indicated that 11-20 dogs would be dropped off per day, with no more than nine dogs on site during peak times. The business would not offer boarding or keep pets on site overnight.

Mr. Logan went on to explain that materials indicate customers would use the existing driveway off White Place to drop off and pick up pets, while both employees and customers would utilize on-street parking adjacent to the building. The applicant has indicated that staff would use on-street parking further down the street to allow closer parking for clients. To prevent noise impacts to adjacent properties, the windows and doors of the building would remain closed. Materials also state that a waste station would be located to the rear of the facility, with a rake, scoop and sealed trash can. Additionally, the yard would be maintained daily to ensure that any other pet waste is properly disposed of.

Mr. Logan concluded by adding that the applicant has indicated an intention to install two 2" caliper trees on site, which would be sized appropriately and comply with Chapter 1136.09 of code, bringing the property to compliance with the Landscape Chapter of City Code.

Mr. Logan stated that the proposed use meets all Special Use Permit criteria outlined in City Code and meets the applicable guiding principles of the GroveCity2050 plan, and therefore recommended approval to City Council.

Olivia Pittman, Owner of Fairy Tails Pet Salon, LLC, was present to speak to the item.

Mr. Frea inquired about the previous uses of the property and Staff explained that there had been a variety of commercial tenants including a doctor's office, a real estate office and a logistics office.

Hearing no further questions or discussion, Mr. Frea moved to recommend approval of the Special Use Permit, as submitted.

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

ITEM #3 – NCL Outdoor Patio/Seating Area – Special Use Permit **PID #202106020043**

Ms. Spergel presented the Development Department's findings. She stated that the applicant was requesting approval of a Special Use Permit to install an outdoor seating area at Novocaine Lounge (NCL) at 3425 Grant Avenue, on the west side of Broadway in the Town Center Area.

Ms. Spergel explained that City Council approved a Development Plan for the property in 2019 to install a building addition along the site's Grant Avenue frontage. The Special Use Permit would be needed to install and utilize the outdoor seating area and if approved, would go before City Council for final approval.

Ms. Spergel stated that the proposed outdoor seating area is to be located on the west side of the building, encompassing three of the existing parking spaces and would be 420 square feet in size. Impacted parking spaces are located on the applicant's property and are privately owned, not part of the City's adjacent public parking lots. Furthermore, the property is zoned at Central Business District (CBD) which does not have a parking requirement, due to availability of on-street parking and off-street parking lots. The existing sidewalk along the west side of the building and ADA parking space to the north are to remain unaffected by the installation of the seating area. Guests would enter the seating area from the sidewalk.

Ms. Spergel went on to illustrate a seven-foot wood privacy fence, with decorative lattice along the top, that would enclose the seating area. Section 1137.05 notes a maximum height of six feet for privacy fences, and to remain in compliance with Code, the height of the proposed fencing should be reduced to six feet.

A pergola with a black canvas top is proposed over the seating area, and brick pavers are proposed to replace the asphalt within the area. The proposed furniture would include decorative dark wicker chairs and wood or metal tables. Due to the outdoor seating area being adjacent to vehicular areas on three sides, the applicant is proposing to install six planters and bollards on those sides, as per the City's standards. The bollards would be topped with a decorative cap matching those utilized throughout the Town Center.

Ms. Spergel added that the proposed outdoor seating area is adjacent to an industrially zoned property (IND-1) to the west, which is currently used residentially. Materials indicate that noise and light would be mitigated by using string lights only, keeping the seating area enclosed, and by limiting the amount of seating to 20. Hours of operation would be Tuesday-Saturday from 4:00 pm to 11:00 pm.

Ms. Spergel concluded by stating that Staff was supportive of the proposed outdoor seating area as it utilizes different architectural design elements that help to transition from the modern appearance of the building to the small-town aesthetic of the immediate area. Furthermore, the designed site is located off Grant Avenue, not the main Town Center roadway.

Therefore, Staff recommended approval to City Council, with the one stipulation noted.

Mr. Jimmy Hensley, Lounge Manager of Novocaine Lounge, was present to speak to the item.

Mr. Frea questioned access to the outdoor seating area and how entrance would be monitored inside and outside business hours, as the entrance to the area was from an open sidewalk along the building. Mr. Hensley explained that capacity would be monitored during business hours and that doors to the outdoor seating area would be closed and locked outside of business hours.

Mr. Frea then asked if the proposed bollards were crash-protection bollards. Staff informed Mr. Frea that the bollards proposed met specifications set by the City; installed into the ground and spaced no more than four feet apart.

Hearing no further questions, Mr. Titus moved to recommend approval of the Special Use Permit, with the one stipulation:

1. The height of the fencing shall be reduced to six feet.

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

ITEM #4 –Farmstead Phase 3 - Plat **PID #202105280037**

Ms. Spergel presented the Development Department's findings, stating that the applicant was requesting approval of a Plat for Farmstead Phase 3, located to the west of Jackson Pike and on the north and south sides of Hawthorne Parkway, encompassing three different subareas on 27.26 acres.

Ms. Spergel explained the Plat follows approved rezoning, Development Plan, and final engineering plans, and is the last step prior to selling lots for development.

Ms. Spergel went on to illustrate that the Plat consists of 56 lots, including 15 more lots to Subarea A and 16 lots for Subarea B (estate lots), both located on the north side of Hawthorne Parkway, as well as 25 new lots for Subarea C (cottage/patio homes) on the south side of Hawthorne Parkway. Each of the proposed lots meet the minimum width and square footage requirements as per the approved Farmstead Zoning Text and the Development Plan.

Ms. Spergel stated that three roadways are proposed to be extended: Lavender Field in Subarea A, Willow Aster Glen in Subarea B, and Windcliff Drive in Subarea C. Each of roadways meet the requirements per the approved Farmstead Zoning Text, Development Plan, and final engineering plans. Two reserves are proposed encompassing a total of 13.207 acres. Reserve I (3.849 acres) is proposed to run between Subareas C and H on the south side of the development, and Reserve J (9.358 acres) is proposed to the west of Subarea B. Both are proposed to be owned and maintained by the Farmstead Homeowner's Association for the purposes of open space.

Therefore, Staff recommended approval to City Council, as submitted.

Mr. Michael Ward, Project Manager/Surveyor, Civil & Environmental Consultants, was present to speak to the item.

A discussion of future bike paths in the area was initiated by Mr. Rauck. Mr. Ward informed Planning Commission that bike paths were not a part of Phase 3. Staff informed Planning Commission that reserved easements for bike paths in the area were already in place.

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

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

ITEM #5 – Farmstead Phase 4 - Plat **PID #202105280038**

Ms. Spergel presented the Development Department's findings, stating that the applicant was requesting approval of a Plat for Farmstead Phase 4 located both north and south of Hawthorne Parkway on 12.610 acres.

Ms. Spergel explained that a total of 46 single-family lots are proposed as part of Phase 4, including 25 lots in Subarea A and 21 lots in Subarea C (cottage/patio homes). Each of the proposed lots meet the minimum lot size and width requirements per the Farmstead Zoning Text and match the layouts approved through the Development Plan and final engineering plan stages.

Ms. Spergel stated that three of the roadways are proposed to be extended; Honey Farm Way, Lavender Field, and Windcliff Drive. One new roadway, Birch Run, is proposed and will connect Honey Farm Way to Lavender Field. Each of the roadways match the requirements per the Farmstead Zoning Text, Development Plan, and final engineering plans.

Ms. Spergel concluded by stating that two reserves are proposed, totaling 1.497 acres. Reserve K will be 1.214 acres and located between Subareas A and B and will be used for open space. Reserve H will be 0.283 acres and is proposed to run along Jackson Pike, creating both a buffer between the homes and roadway, and a shared use path easement for the multi-use path along the state route. Both reserves are to be owned and maintained by the Farmstead Homeowner's Association.

Therefore, Staff recommended approval to City Council, as submitted.

Mr. Michael J. Ward, Project Manager/Surveyor, Civil & Environmental Consultants, was present to speak to the item.

There being questions or discussion, Mr. Titus moved to recommend approval of the Plat.

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

ITEM #6 – Trail View Run Phase 3A - Plat **PID# 202106020044**

Ms. Spergel presented the Development Department's findings, stating that the applicant was requesting approval of a Plat for Trail View Run Phase 3A on 7.772 acres of the site and is the final Plat for the development.

Ms. Spergel went on to state that the Plat follows rezoning, Development Plans, final engineering plans, and Plats for Phases 1, 2, and 3B. If approved, roadways and lots of the site will be finalized.

Ms. Spergel explained that a total of 27 single-family lots are proposed. Each of the lots are within Subarea A, which contains the larger single-family lots of the site. Each of the proposed lots meet zoning requirement text and layout as per the approved Development Plan and final engineering plans. Two roadways are included as part of Phase 3A; Wynnewood Drive is proposed to be extended and would complete a connection with two stubbed portions of the roadway to the north and south, and a new roadway, Winhall Court, would be approximately 171 feet long and end in a cul-de-sac bulb. Each of the roadways meet the requirements per the Zoning Text, Development Plan, and final engineering plans.

Therefore, Staff recommended approval to City Council as submitted.

The applicant or representative was not present to speak to the item; however, given that Staff's recommendation was for approval with no stipulations, Planning Commission proceeded with the request.

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

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

There being no additional discussion, Chair Oyster adjourned the meeting at 1:52 pm.

Hannah White, Development Assistant

Julie Oyster

Julie Oyster, Chair