



MEETING MINUTES

Planning Commission

July 5, 2023 – Grove City Library, Meeting Room A

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, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant; Josie Stiver, Development Intern; Jesse Shamp, Frost Brown Todd; Matt Dicken, Public Service Superintendent; Kjersti Wendlandt, Public Service Intern, and Scott Shaffer, EMH&T.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Chair Oyster asked for approval of the June 6, 2023, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 5-0.

Chair Oyster noted that the applicant for Item #3 - Beulah Crossing (Rezoning) has requested that the item be postponed. Mr. Titus moved to postpone the application and Mr. Farnsworth seconded the motion. The motion was approved 5-0.

New Items:

ITEM #1 – All Fluffed Up Pet Salon – Special Use Permit

PID # 202305300019

Mr. Barr presented the Development Department's findings. He stated this application is for a Special Use Permit for a dog grooming business at 3379 McDowell Road, located on the north end of a multi-tenant building. The proposed business will operate from 8 am to 7 pm by appointment only and will have two employees with space for additional employees as the business grows. The tenant space will have extra drywall added to reduce the sound impact along with a pet waste station and baggies outside. Additionally, the applicant has indicated that staff will clean up after any waste created by the dogs when indoors and empty the waste station as needed and ensure the grass area outside is clean.

Mr. Barr noted that all applicable special use permit requirements and the GroveCity2050 principles have been met with the application, and the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Ms. Michelle Creager, All Fluffed Up Pet Salon LLC, 1052 Beehive Grove., Grove City, OH, was present to speak on the item. She indicated that she has been a groomer for 15 years and is excited to open this business in Grove City.

Mr. Farnsworth asked for clarification on the kennels and if overnight stays will take place at the business. He then asked if a Special Use Permit is required for the kennels. Ms. Creager responded that the kennels are to keep dogs safe while waiting to be picked up and no overnight boarding will take place. Ms. Shields noted that overnight boarding would require a special use permit but not if kennels are used just to hold dogs waiting for pick-up after appointments.

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

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

ITEM #2 – 3472 Grant Ave. — Final Development Plan

PID # 202306020021

Mr. Barr presented the Development Department's findings. He stated this proposal is for a development plan for a 1,200-square-foot building at 3472 Grant Avenue. The preliminary development plan for the project was recommended for approval by the Planning Commission but denied by City Council in April. The PUD rezoning was recommended for approval by Planning Commission in June and is currently awaiting action from City Council.

The proposed 1,200-square-foot building is located at the rear of the property and will replace an existing 330-square-foot garage. The proposed building setbacks are 3 feet from the alleyway, 52 feet from the west and east property lines, and 117 feet from Grant Avenue, all of which meet the setback standards in the proposed zoning text. The proposed building will be 40' x 30' and have a maximum height of 23 feet. The building will have light grey Dutch-Lap siding along with two garage doors that are proposed to be white or light grey. The proposed garage doors will have windows in the top section. The windows on the garage will be single-hung white windows comprised of low E-argon glass. A 6-foot white vinyl fence is proposed to be installed along the west property line in the location of the existing fence, adjacent to existing residential properties. In addition to the fence, supplemental landscaping is shown on plans in the form of Emerald Arborvitae which are already installed, and October Glory Maple trees. The proposed October Glory Maples will meet the standards in Section 1136 for new building landscaping which requires 3 trees based on the building perimeter. A total of 7 trees are proposed.

Mr. Barr noted that staff believes all applicable PUD standards and GroveCity2050 principles have been met, and after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan as submitted.

Mr. Chris Zelich, The Laser Foundry LLC, 3466 Grant Ave., Grove City, OH, spoke on the item. He mentioned that the arborvitae are located along the entire west property line and will be growing over the next few years to supplement the fence used for screening.

Mr. Rauck asked for clarification on the one-way alleyway regarding access for the overhead doors. To which Mr. Zelich said it runs from east to west and won't be an issue for the doors.

Mr. Frea mentioned liking the proposed fence and trees and how they don't close in the property along the alleyway but still provide screening. He then mentioned the elevation and amount of light provided by the proposed windows. He mentioned adding windows or faux windows to the north and west side to increase aesthetics.

Mr. Zelich mentioned that the windows were not proposed on the first floor due to theft concerns, but he is ok with adding faux windows to the west and north elevations.

Mr. Farnsworth asked if the site is the old Smitty's body shop and Mr. Zelich mentions it is the old body shop site and has been commercial since 1960.

Mr. Frea moved to add a stipulation to their recommendation to Council for the Final Development Plan.

1. Two additional real or faux windows shall be added to the first floor of the north and west elevations.

Mr. Rauck seconded the motion, and the motion was approved 5-0.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval of the Final Development Plan with the following stipulation to City Council:

1. Two additional real or faux windows shall be added to the first floor of the north and west elevations.

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

ITEM #4 – Harris Farm – Rezoning

PID # 202306010020

Mr. Logan presented the Development Department's findings. He stated this application is to rezone 96.30 acres at the northwest corner of London Groveport Road and Borror Road from SF-1 (Single Family) to PUD-R (Planned Unit Development – Residential) with a zoning text. City Council approved a Preliminary Development Plan for the site in December of 2022. The text proposes changes to the development from what was shown in the Preliminary Development Plan, including the reintroduction of single-family townhomes into Subarea D, and a reduction in the maximum of units permitted within the development from 323 to 271. A zoning text for the site is included with the application to set the standards for the site's development.

Mr. Logan continued stating that the GroveCity2050 Future Land Use Map designates this site as Suburban Living (Medium-High Intensity), which is characterized as areas composed primarily of multi-family housing, taking a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. Primary uses outlined in this designation include single-family residential and single-family residential attached townhomes, both of which are proposed in the zoning text. Staff is supportive of the proposed land use and development standards, outlined in the text, as they exhibit the general character and development patterns for the area identified in the GroveCity2050 Community Plan.

Mr. Logan stated the proposed text permits free-standing single-family homes, single-family attached ranch homes, and single-family attached townhomes within four subareas. A maximum of 271 units between all subareas, for a gross density of 2.81 dwelling units per acre. The gross density of the proposed development is lower than the density of both the approved preliminary development plan (3.51 du/ac) and other area developments with the same future land use designation, including the Landings at Quail Creek (5.26 du/ac) and the Ravine at Quail Creek (5.57 du/ac).

Mr. Logan continued, stating Subarea A is proposed to contain free-standing single-family homes on private streets, and a total of 107 homes are permitted. Subarea B is proposed to be a mix of free-standing single-family homes and attached

single-family homes, accessed off private streets. A total of 36 free-standing single-family homes and 36 attached 4-unit ranch-style homes are permitted per the text. Subarea C intends to preserve, enhance, and highlight the existing Harris Home with the addition of 3 estate lots, a pond, and open space. A total of four free-standing custom single-family homes are permitted in this subarea, and homes are to be a minimum of 2,000 square feet. Subarea D is proposed to contain attached townhome units in 4-to-6-unit buildings. A total of 88 townhome units are proposed, fronting public streets or open spaces, and each townhome unit is proposed to be a minimum of 1,400 square feet. Homes in Subarea D are designed to front on London Groveport Road and Borror Road, and as such, no mounding is required per the text. However, landscaping will still be installed, as shown in the Final Development Plan.

Mr. Logan stated that the text establishes architectural standards for the site, including requirements for building materials, and architectural elements to ensure high-quality design throughout the development, including requiring homes to integrate different architectural elements and materials, and façade diversity requirements in subareas A and B. The text includes provisions that sidewalks be installed along the south side of the Hawthorne Parkway extension, as well as along one side of all private streets. Additionally, the text states that asphalt multi-use paths at least 8 feet in width will be located along all public roadways and throughout the reserve areas. The final routing and location of these pathways will be shown and approved as part of the Final Development Plan.

Mr. Logan continued stating that the applicant conducted a traffic impact study along with this application to assess the impact of the development on area roadways and the improvements required to service the development. Warranted roadway improvements include a turn lane at the proposed intersection of London Groveport Road and the Hawthorne Parkway extension and turn lanes at the intersection of London Groveport Road and Borror Road. It should be noted that the improvements to the intersection of London Groveport Road and Borror Road were warranted under 'No Build' conditions, indicating that the improvements were based on background traffic growth, while the improvements at London Groveport Road and Hawthorne Parkway are based on trips generated by the proposed development.

Mr. Logan concluded stating that the proposed rezoning meets all applicable GroveCity2050 Guiding Principles and is in line with land use objectives outlined in the Community Plan, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Mr. Joe Ciminello, Ciminello Land Company, 567 Lazelle Rd., Westerville, OH., 43081, spoke on the item. He stated that he feels the plan has evolved from the Preliminary Development Plan for a better development, including the routing of Hawthorne Parkway through the site, addressing some concerns from the Preliminary Development Plan. The preliminary development plan had homes backing up to London Groveport Road and Borror Road, and the revised layout allows townhomes to front on public roadways. He stated that Epcon communities will be able to introduce four products into Subareas A and B, including units with between one to three-car garages.

Ms. Jodi Burroughs, 6042 Winnebago street spoke on the item. She stated she wanted to reiterate ongoing concerns related to the project. While not against development of the property, she hopes ongoing conversations result in the best quality development plan for all who live in the area. She stated her concern was related to comparisons to other developments in the area such as the Landings at Quail Creek, as she feels it is mixed housing more like the Plum Run Development. She likes that the density has decreased but would like to see it decrease further. She believes infrastructure and traffic are still issues and does not like that lot sizes are less than 70 feet in width. She is concerned that the text only requires sidewalks along one side of public roadways and thinks they should be added to both.

Mr. Rick Gibson, 6210 Borror Road, stated his concerns. He asked if the townhomes would be rented or owned, as he does not want rentals across from his house. The auxiliary exit from Subarea D onto Borror Road is across from his house and

does not like this location due to concerns with headlights shining at his house. He stated traffic is a concern and was concerned about the potential for Borror Road widening. The intersection at Borror Road and London Groveport is already bad, and he liked the cul-de-sac originally proposed on the Preliminary Development Plan.

Mr. Ciminello stated that the access road onto Borror was situated on the property line between Mr. Gibson and his neighbor to allow appropriate spacing between their driveways, and he would be willing to plant trees or hedges to block the access drive from view of these neighbors and minimize headlight glare. He stated if a better place for this drive could be found, he would be willing to relocate the driveway on the Final Development Plan. He clarified that parking for the townhomes would be in the rear of the units, not along Borror Road, and along Borror Road you would see trees, porches, and sidewalks. He clarified that one side of Hawthorne Parkway would have a sidewalk, and the other side would have an 8-foot leisure path. As far as traffic improvements are concerned, Mr. Ciminello stated he has been working with City Administration. Since London Groveport Road and Borror Road are not in Grove City's jurisdiction, coordination is needed for improvements. He stated he is working on creating a tax increment financing district to pay for infrastructure on Hawthorne Parkway and improvements on London Groveport Road, which would be funded by the future tax dollars generated by the development. He stated the Epcon homes would likely sell for over \$500,000 with townhomes between \$300,000 and \$400,000.

Mr. Logan clarified that the traffic study included with the application was reviewed by the City's engineering consultant, the Ohio Department of Transportation (ODOT) and the Franklin County Engineer Office for coordination due to different jurisdictions, and that the Franklin County Engineers office did not request any improvements be made to Borror Road.

Mr. Chris Hines, 6152 Borror Road spoke stating he is concerned that the plan shown was very different from the preliminary development plan. He stated that he did not think the townhomes fit in with the existing neighborhood across from Borror Road. He is concerned with the access road onto Borror Road, and the potential transient nature of the townhomes. He is concerned that visitors may park along Borror Road and does not like that the cul-de-sac was removed.

Mr. Nathan Herdman, 6194 Borror Road, stated he shares the same concerns about traffic as others. Whether improvements were recommended or not, the Borror Road intersection is dangerous. He shares Mr. Gibson's concerns about the entrance onto Borror Road, as it would have an impact on his property as well.

Mr. Jim Trytek, 6095 Borror Road, stated he lives immediately north of the development, and would have frontage with the development. He asked Mr. Ciminello questions about the screening treatment and mounding that would be included in the development. Mr. Ciminello stated that this would be addressed during the Final Development Plan.

Ms. Kimberly Shields, Community Development Manager, clarified that ownership in terms of renter or owner-occupied housing is not something that zoning regulates. Instead, the built character and density are being looked at with this application. Items such as the specific site design and access point locations would be addressed with the final development plan. The density and architectural standards would be set with this application in the zoning text, and the final development plan would need to reflect the standards set here.

Mr. Mike Mason, 2392 London Groveport Road, stated the entire east side of his property abuts this development. He asked about existing trees and whether they would be removed or not. Mr. Ciminello responded that the text states trees would be preserved where they could be, but the plan is to replace them as necessary.

Mr. Mason asked Mr. Ciminello if he could review the housing types by subarea. Mr. Jesse Schamp, Frost Brown Todd, clarified that this application does not set specific building types or floorplans and that nothing shown on the illustrative plan is binding. Mr. Ciminello responded to Mr. Mason about the intent for each subarea, as stated in the zoning text.

Mr. Mason asked if the new Hawthorne Parkway and London Groveport Road intersection would have a traffic light. Mr. Ciminello responded that there would be one installed if warranted by the state, but at the very least there would be left hand turn lanes.

Mr. Mason asked that he be informed of future hearings related to the project. Ms. Shields stated that adjacent properties would be notified of the zoning hearing for City Council by the City's Clerk of Council.

Mr. Rick Gibson asked if Planning Commission was the body who approved if the townhomes would front on Borrer Road today. Ms. Shields stated that the zoning text does not specify the orientation of the townhomes and that the final orientation and layout would be approved with the Final Development Plan. Mr. Titus stated during the preliminary development plan that homes backing up to London Groveport Road were a concern, and the townhomes facing public roads remove this concern. Mr. Gibson stated he likes the townhomes facing roadways, rather than homes backing up to them, and would like to see this orientation remain.

Mr. Frea stated he likes the reduction in the number of units but finds the density to be misleading. He believes this development should be compared to Indian Trails in terms of density. He likes that Subarea A has been switched to Single-family but does not like the townhomes in Subarea D as he feels that they are not compatible with Indian trails. He suggested that Mr. Ciminello introduce additional estate lots into Subarea B and believes too much multi-family is included in the plan, which is not acceptable. Additionally, he finds the removal of the Borrer Road cul-de-sac as well as infrastructure to be a concern. He does not believe that infrastructure has been adequately addressed, and that he would not be voting in favor of this application.

Mr. Ciminello asked Mr. Frea what he would consider to be estate lots in terms of value. Mr. Frea stated that he would like to see something more similar to Pinnacle. Mr. Ciminello stated that the estate lots at Pinnacle sell for around \$700,000. The lots in this development would sell in the \$600,000 range which makes them comparable in terms of value and quality of neighborhood. He stated that the installation of the cul-de-sac is still a possibility, and fixing the existing issues is not the responsibility of the development. However, the development would provide funds that could be used to improve the development. He stated that in terms of density, this development is a transition and is in line with the City's Comprehensive plan in terms of land use, and it is important to remember that this development is not next to Indian Trails and is next to London Groveport Road and would act as a transition between single-family homes and London Groveport Road.

Mr. Farnsworth asked Mr. Ciminello how many estate lots still remain at Pinnacle. Mr. Ciminello stated that six or seven estate lots are still undeveloped, after 20 years, but all other products have sold out.

Mr. Rauck asked if the entrance for Subarea D onto Borrer Road could be shifted onto Hawthorne Parkway, then making the Borrer entrance be emergency access only. Mr. Ciminello stated that it is intended to be full access but could be switched to emergency access if the commission wanted, but it might be an issue if Borrer Road becomes a cul-de-sac.

Mr. Rauck stated that he thinks the Borror Road intersection is still a problem, and although it has been studied, he believes it warrants the same level of examination as the London Groveport and State Route 104 intersection. He does not like the idea of a cul-de-sac at Borror Road but would like to see a roundabout installed at this intersection similar to the Lockbourne Road and 317 intersections in Hamilton Township. He asked at what point in time it was appropriate to leverage funds from the TIF for improvements.

Ms. Shields responded stating that more discussions are needed with Franklin County and ODOT about the intersection, as the pre-build conditions warrant improvements regardless of the development. Comparing this intersection to the London Groveport and Jackson Pike intersection is difficult, as they have different traffic counts and contexts.

Mr. Ciminello stated that a key point is that it will be up to the government entities to determine the appropriate improvements, but this development will provide leverage for improvements. The development is proposing what it is mandated to do per the traffic study.

Mr. Rauck asked Mr. Ciminello for clarification he would be okay with the access onto Borror Road from Subarea D being emergency access only. Mr. Ciminello responded that he would be. Mr. Rauck asked about adding a stipulation stating such. Ms. Shields stated that there is nothing in the text that states this access point must be full access, and adding a stipulation would essentially be creating a new standard in the zoning text which can get tricky in terms of documentation between Planning Commission and City Council. However, this can be changed during the Final Development Plan.

Mr. Frea stated that he appreciates the alignment of the Hawthorne Parkway extension shown on the illustrative plan as it lends itself nicely to London Groveport Road since there are no homes against the roadway. He commended Mr. Ciminello for bringing a potential TIF to the area to fund improvements.

Ms. Shields clarified that with respect to the improvements warranted for the intersection, the traffic study found that the traffic generated by this development warranted the improvements to Hawthorne Parkway and London Groveport Road. In terms of how we treat the intersection of Borror Road and London Groveport Road, noting that the traffic study showed warranted improvements at No Build conditions, a decision will still need to be made.

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

Mr. Titus seconded the motion, and the item was approved 4-1, Mr. Frea- no.

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



Terry Ellis, Development Assistant



Chair Julie Oyster