



MEETING MINUTES

Planning Commission

June 8, 2021 – Hybrid Meeting (Webex and In-Person)

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: Kim Shields, Community Development Manager; Dash Logan, Development Planner; Kendra Spergel, Development Planner; Hannah White, Development Assistant; Jennifer Readler, Frost Brown Todd; William Vedra, Director of Public Safety; Kevin Koesters, Public Service Deputy Director; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Lt. Eric Scott, Grove City Police Department; Tammy Green, Jackson Township Fire; Tami Kelly, City Council Clerk; and Nick Mill, EMH&T.

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

Chair Oyster asked for approval of the May 25, 2021 Special Training Planning Commission minutes. Mr. Titus moved to approve the minutes. Mr. Freja seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – 2390 Hoover Homes Community Lot Split

PID #202105040032

Ms. Spergel presented the Development Department's findings. She stated that the applicant was requesting approval of a Lot Split at 2390 Hoover Road, north of the Hoover and Home Roads intersection, including a split of 0.55 acres from a 4.56-acre tract of land. She explained that the site was rezoned from SF-1 (Single-Family Residential) to SF-2 (Single-Family Residential) in 2015 to allow for the potential future creation of up to seven separate single-family lots.

Ms. Spergel illustrated that following a Planning Commission approval, the applicant can work with the Building Division, Service Department, and City of Columbus to procure utilities, drainage/stormwater management, and building plans.

Ms. Spergel explained that the proposed 0.55-acre lot would be split from approximately the center of the site. She stated that the proposed lot (Lot 4) met the minimum requirements for SF-2 properties being more than 15,000 square feet in size and 100 feet in width. She added that the site did not currently have access to utilities, that the applicant indicated intent to have public water and septic on the lots, and that review of the proposed utilities would occur with Franklin

County Public Health, the city of Columbus, and Grove City Service Department following the Lot Split approval process. Building Permits cannot be issued for the potential future homes until utilities for the site have been approved.

Before concluding, Ms. Spergel drew attention to points of concern that had been submitted to the City, by adjacent property owners, regarding the drainage on the property, utilities on the site (both past issues and how the future lots will be served) and driveway locations on future lots on the site.

Ms. Spergel stated that Staff recommended approval of the Lot Split, as submitted.

Mr. Lawrence Gohring, Hoover Homes Community was present via Webex to speak to the item.

Discussion took place regarding the points of concern brought forth by the neighboring property owners. Mr. Gohring stated that he was aware of the concerns and was currently working with engineers to establish future utility connectivity and to address drainage and grading issues. It was established that Mr. Gohring and the City would work together as the development of the property continued to address these concerns.

It was reiterated that the application before Planning Commission was for a single Lot Split (Lot 4 of the design), and that the purpose behind moving forward with the single Lot Split was to establish a "Model Home" to guide further development of the surrounding lots.

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

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

ITEM #2 – Beulah Park Subarea G – Lot Split

PID #202105050033

Ms. Spergel presented the Development Department's findings. She explained that the applicant was requesting approval of a Lot Split of 0.428 acres from a 12.721-acre tract of land as well as 1.119 acres from a 13.148-acre tract of land in Subarea G and park space in Beulah Park. She explained that the proposed split is for an extension of Beulah Park Drive that was approved as part of the Beulah Park Phase 2 Development Plan approved in November 2020. The Lot Split would be the next step in continuing to subdivide Phase 2 of Beulah Park.

Ms. Spergel stated that the 1.119-acre split is currently part of Park Space P2, and the 0.428-acre split is part of Subarea G, a future townhome development. She went on to say the proposed splits match the layout for Beulah Park Drive's extension as approved on the Beulah Park Phase 2 Roadways Development Plan and Subarea G Development Plan.

Ms. Spergel concluded by stating that Staff was supportive of the proposed splits, as they are in line with previously approved plans and are a next step in the extension of the roadway and development of Subarea G, and recommended approval as submitted.

Ms. Rebecca Mott, Plank Law Firm, was present via Webex to speak to the item.

Mr. Rauck asked about the possibility of more updated aerial view. Staff explained that updated imagery is available every 6 months, typically in the Spring and Fall, via a city subscription. Mrs. Shields offered the possibility of using a city-owned drone to gather imagery in the interim.

Hearing no further questions or discussion, Mr. Titus moved to recommend approval of the Lot Split, as submitted.

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

ITEM #3 – 2064 Presley Drive - Rezoning

PID #202105280039

Ms. Spergel presented the Development Department's findings. She stated that the applicant was requesting approval of Rezoning 2064 Presley Drive, a property adjacent to the Briarwood Hills subdivision, from SD-3 (Recreational Facilities) to R-1 (Single-Family Residential).

Ms. Spergel explained that in 1989 Planning Commission approved a Lot Split of 0.271 acres from a SD-3 zoned property to develop a single-family home, which was constructed in 1992. However, the property was never rezoned to a residential district and the proposed zoning is to bring the property into compliance with Zoning Code.

Ms. Spergel stated that the 0.271-acre portion meets the lot size and building setback requirements of the R-1 district, and that nearby properties in Briarwood Hills are also zoned as R-1, keeping this property in character with the area.

Ms. Spergel referenced GroveCity2050, explaining that the Land Use and Character Map recommend the property be used for Suburban Living, Low Intensity which lists Single-Family Residential as the primary recommended use.

Ms. Spergel concluded by stating that Staff was supportive of the proposed Rezoning, as it meets the zoning standards for the R-1 district and the recommended land use from GroveCity2050, as well as matches the character of the surrounding area, and therefore recommended approval to City Council as submitted.

Shannon Guinther, Property Owner, was present to speak to the item, and explained that her house is on the market, buyers are interested, and the zoning issue was an obstacle in finalizing the sale of the home.

Mr. Rauck expressed concern over the issue and inquired as to how the incorrect zoning came to be in the first place. Staff explained that extensive examination was done in the review process and no supporting documentation from the original application regarding the property in 1989 was located. It was reiterated that the City absolved the cost of the current Rezoning application to correct the issue.

Hearing no further questions, Mr. Frea moved to recommend approval of the Rezoning, as submitted.

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

ITEM #4 – Farmstead Subarea H Phase 2 – Plat

PID #202104090030

Ms. Spergel presented the Development Department's findings, stating that the applicant was requesting approval of a Plat for Farmstead Subarea H Phase 2 on 4.947 acres approximately one half-mile north of London-Groveport Road and 340 feet south of Hawthorne Parkway.

Ms. Spergel explained the Plat is the final step prior to officially splitting off lots and beginning construction of the individual homes, following the approval of the Rezoning in 2019 and Development Plan in 2020.

Ms. Spergel went on to explain that the Plat consists of 23 single-family home lots, each meeting the minimum lot size requirements of 50-foot width and 6,000 square feet as per the Subarea H Development Text. Two reserves are proposed within the section; Reserves H-D (0.076 acres) and H-E (0.403 acres), totaling 0.479 acres of the site. Both reserves are to

be owned and maintained by the Farmstead Homeowner's Association (HOA) and contain a shared use path easement for the City's maintenance of the shared paths along Jackson Pike and Honey Farm Way frontages. Honey Farm Way is proposed to be extended an additional 260 feet south, and Beehive Grove is proposed to extend east off Honey Farm Way.

Ms. Spergel concluded by saying that each roadway meets the requirements per the Subarea H Development Text, and therefore Staff recommended approval to City Council as submitted.

Mr. Michael J. Ward, Civil & Environmental Consultants, was present via Webex to speak to the item.

Mr. Frea initiated a discussion of site access to Jackson Pike, and Staff reiterated that no further access from the proposed site to Jackson Pike would be established.

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 – 4302-4318 Broadway – Special Use Permit

PID #202105180035

Ms. Spergel presented the Development Department's findings, stating that the applicant was requesting approval of a Special Use Permit for outdoor seating for the Whitehorse Saloon located at 4318 Broadway, approximately 100 feet north of Paul Street, and part of a multi-tenant commercial building that includes other businesses such as the Soap City laundromat.

Ms. Spergel explained that the proposed seating area is part of a larger improvement project to the site including building façade and parking lot updates. While most site improvements will be addressed with the Building Division the outdoor seating addition requires a Special Use Permit approval through City Council.

Ms. Spergel stated that materials indicate the proposed seating area to be approximately 900 square feet in area and located on the south side of the building, in a portion of the current parking lot, taking the place of five parking spaces. Plans show circulation on the site would be one-way with directional arrows and the drive-aisle adjacent to the outdoor seating area, approximately 18 feet in width, allowing for adequate vehicular access.

Ms. Spergel explained that while the proposed seating area would be taking the place of five parking spaces, Staff is supportive of the proposed location as there would still be 32 available parking spaces on the property, and other business tenants have varying hours from the Whitehorse Saloon. The proposed outdoor seating area would be open until 10 p.m. Sunday-Thursday and 12 a.m. Friday-Saturday.

Ms. Spergel went on to state that the proposed outdoor seating area is to be enclosed with a 3-foot decorative, black metal fence, and bollard-rated concrete planters for vehicle force protection. She explained that while Staff typically requests bollards in addition to fencing and decorative planters to provide physical and visual separation between seating areas and vehicular areas, Staff believes the proposed concrete bollard-rated planters would provide the same level of protection as traditional bollards. Decorative, black metal tables and chairs, as well as umbrellas with black metal frames and beige shades are proposed within the seating area.

Ms. Spergel concluded by stating that Staff believed the proposed outdoor seating area is in character with the area that is mostly commercial in nature. The property is zoned as C-2 (Retail Commercial) which permits a variety of uses including restaurants and taverns, many of which around the community have been permitted outdoor seating areas. Furthermore, other taverns and eating establishments along Broadway have been permitted outdoor seating areas including Mona's Eats & Treats, Hopyard 62, and the Grove City Brewing Co., and therefore, Staff recommended approval to City Council as submitted.

Mr. Matthew Gleim, Sodeia Development, was present to speak to the item.

A discussion of potential noise impact was held, regarding the proximity of the proposed outdoor seating area and residential areas to the east. Mr. Gleim expressed willingness to address this matter by explaining limited hours of operation and the possibility of reexamining the hours and use at a future date.

There being no further questions or discussion, Mr. Rauck moved to recommend approval of the Special Use Permit, with one stipulation:

1. The Special Use Permit shall be good for one (1) year to reevaluate potential impacts to adjacent residential properties.

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

ITEM #6 – Burris Garage – Preliminary Development Plan

PID# 202103040017

Ms. Spergel presented the Development Department's findings, stating that the applicant was requesting approval of a Preliminary Development Plan for 3847 Broadway, located approximately 40 feet south of Burr Oak Drive, to eventually rezone the property from C-1 (Service Commercial) to PUD-R (Planned Unit Development-Residential).

Ms. Spergel explained that the Preliminary Development Plan is the first step in the PUD review process. Following the approval of the application, the Rezoning is anticipated to be heard at the July 6, 2021 Planning Commission meeting. Lastly, a Certificate of Appropriateness application will be heard due to the property's location within the Historical Preservation Area (HPA).

Ms. Spergel went on to state that the applicant was requesting approval of the Preliminary Development Plan to construct a detached garage. The property is used residentially and currently contains a single-family home and existing detached garage; however, the property is zoned as C-1, not permitting residential uses. The property would need to be rezoned to a Residential district to be in compliance with Code and to construct the residential garage.

Ms. Spergel explained that the proposed garage would be 1,440 square feet in size and contain two stories, each floor proposed to be 720 square feet in size (24'x30'). The first story is proposed to be a two-car garage while the second story would bring total height of the garage to 21'5" at the highest point. Materials suggest that the space could be used as an accessory unit; however, conversations with the applicant indicate the space will only be used for storage.

Ms. Spergel went on to state the garage is proposed to replace the existing detached garage on the site and will be constructed in the same area. The proposed garage exceeds the maximum permitted size of 900 square feet, the maximum permitted height of 13 feet, and setback less than 25 feet. However, Staff is supportive of the garage's layout as it is similar to other garages in the HPA and Town Center Area.

Ms. Spergel stated that a Preliminary Zoning Text was submitted for review with this application. A more in-depth review of the text and the proposed Development Standards will occur with the Rezoning application, at which time the Text will be officially approved or disapproved to regulate the development of the site.

Ms. Spergel illustrated construction materials, explaining that the garage would be primarily finished in hardie plank, gray in color (similar to that of "Gunpowder" on the HPA Color Palette), with white trim. Each of the (2) garage doors will be decorative in design with windows along the top. The roof will have dimensional fiberglass shingles in dark gray. Windows are proposed on three sides of the garage to add additional architectural interest, and would have white frames.

Ms. Spergel concluded by stating that Staff was supportive of the proposed detached garage on the site and believes it meets the character of the surrounding area in both materials and design, and therefore, recommended approval to City Council with a stipulation regarding storage.

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

Mr. Frea wished to gain clarification on the future Rezoning. Staff explained that characteristics (setback requirements and building dimensions) of the proposed garage adhere closer to Code specification of a PUD-R zoning instead of a C-2 zoning, while also taking into consideration the current use of the home (as a residence) on the property.

Mr. Frea expressed concern over the future rezoning, adding that similar properties the area seemed to be moving towards mostly commercial, and that he would be voting against the approval.

Ms. Waugh explained that the home is currently being used as a residential and the purpose behind a garage rebuild is to give tenants storage space, as the current garage floods with every rain, and that to rebuild appropriately the Rezoning would have to take place.

There being no further questions or discussion, Mr. Titus moved to recommend approval of the Preliminary Development Plan, with the one stipulation noted:

1. The second floor of the proposed detached garage shall be used for storage only.

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

ITEM #7 – Grove City Automotive Repair & Tire Shop – Special Use Permit

PID #202103300019

The applicant for Item #7 and Item #8 was experiencing technical difficulties and the items were moved to the end of the agenda.

ITEM #9 – Burger King Grove City – Lot Split

PID #202104010026

Mr. Logan presented the Development Department's findings, stating that the applicant was seeking approval to split 1.61 acres from the 29.79-acre Meijer parcel, creating a new outlot on London-Groveport Road.

Mr. Logan stated that if approved by Planning Commission, the applicant could finalize the Lot Split with Franklin County.

Mr. Logan explained that the split would create a new outlot on London-Groveport Road in front of Meijer, and that a Development Plan for a Burger King restaurant on the parcel has been received. The created lot would be accessed off a shared private drive aisle to the rear of the parcel, connecting to the neighboring Taco Bell and Meijer Parcels. The lot created by the split would not have direct access to London-Groveport Road.

Therefore, Mr. Logan recommended approval to City Council of the Lot Split, as submitted.

Danielle Bohannon, Technical Group, LLC, was present to speak to item.

There being no question or discussion from the public or Planning Commission, Mr. Titus moved to recommend approval of the Lot Split, as submitted.

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

ITEM #10 – Burger King Grove City – Special Use Permit

PID #202104010027

Mr. Logan presented the Development Department's findings, stating that the applicant was seeking approval of a Special Use Permit for a drive-thru at a proposed Burger King Restaurant on London-Groveport Road. A Special Use Permit is required to operate a drive-thru in the C-2 district and that a Development Plan has been submitted for concurrent review.

Mr. Logan explained that the proposed drive-thru would operate from 6:00 p.m. to 12:00 a.m., seven days a week. The site would be accessed from the rear of the parcel, off a private access drive, and have no direct access to London-Groveport Road. The proposed drive-thru is located off the drive aisle leading to the parking area, with an additional access drive proposed on the east side of the development to provide access to the dumpster enclosure and bypass lane.

Mr. Logan went on to illustrate the two drive-thru lanes, each with an order kiosk, that merge into one lane before heading north along the east side of the building, where the payment and order pickup windows are located. The pickup lane continues north before wrapping around the front of the building and connecting to parking area where customers can then exit the site.

Mr. Logan stated that materials indicate an accommodation of 13 vehicles between the entrance and pickup window, and that 10 vehicles are expected during peak hours, with a wait time of less than three minutes total. A bypass lane is provided adjacent to the pickup lane, which will allow for vehicles to exit the drive-thru line if necessary. Pavement markings reading "Do Not Enter" and directional signage reading "Exit Only" would be included at the exit of the drive-thru to ensure that vehicles do not enter the drive-thru from the wrong direction.

Mr. Logan concluded by noting that the proposed drive-thru meets all review criteria for the Special Use Permit, and is appropriate given the vehicular nature of the surrounding area, and meets the guiding principles outlined by GroveCity2050. Therefore, Staff recommended approval to City Council as submitted.

Danielle Bohannon, Technical Group, LLC, was present to speak to item.

Mr. Frea expressed concern over stacking of vehicles. Staff and Ms. Bohannon explained that drive-thru layout of the proposed site allows more vehicles than neighboring drive-thru restaurants, and that Staff was comfortable with the proposed drive-thru stacking.

There being no further discussion, Mr. Titus moved to recommend approval of the Special Use Permit, as submitted.

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

ITEM #11 – Burger King Grove City – Development Plan

PID #202104010028

Mr. Logan presented the Development Department's findings, stating that the applicant was seeking approval of a Development Plan for a Burger King restaurant on London-Groveport Road. A special Use Permit was submitted for concurrent review with the Development Plan. If the Development Plan is approved by City Council, the applicant could begin final engineering review through the Service Department.

Mr. Logan explained that the site would be accessed from the rear off a private access drive, and no curb cuts onto London-Groveport Road are proposed. The restaurant would be located centrally on the property, with most improvements to the west of the building. Drive aisles for vehicular access are shown around the building, with a parking area to the west of the structure and the drive-thru on the south and east sides.

Mr. Logan stated that the proposed building would be 2,991 square feet and measure 24 feet in height at the tallest point. The building would be finished primarily in brick, with masonry accents. A red LED light band is proposed along the parapet of the building. Staff does not believe that the proposed lighting band is appropriate or in character with area development, noting that other commercial buildings in the area do not have similar features.

Mr. Logan concluded by noting that the proposed development is permitted by the zoning of the site, would utilize high quality materials, is in character with other area developments, and is in line with the future land use and character outlined in GroveCity2050. Therefore, Staff recommended approval to City Council for the Development plan with the two stipulations as noted in the staff report.

Ms. Daniella Bohannon, Technical Group, LLC, was present to speak to the item, and expressed intention of adherence to the stipulations.

There being no questions or discussion from the public or Planning Commission, Mr. Rauck moved to recommend approval of the Development Plan, with the two stipulations:

1. The LED lighting band along the building parapet shall be removed from plans, and
2. A tree shall be added to the landscape peninsula at the south end of the western row of parking spaces.

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

ITEM #12 – Seasons Grove – Preliminary Development Plan

PID #202011040056

Mr. Logan presented the Development Department's findings, stating that the applicant was seeking approval of a Preliminary Development Plan for a senior living community located on Lamplighter Drive. The purpose of the Preliminary Development Plan is to conceptual and to assess if the proposed use of a site and the basic layout are appropriate for the area, with more in-depth reviews occurring with later rezoning and final development plan applications.

Mr. Logan explained that the proposed plan is for a age-restricted, senior living facility on the north side of Lamplighter Drive, on a 4.14-acre site, across from Lamplighter Senior Village. The facility would contain 70, one-bedroom and six, two-bedroom units for a total of 76 units in a three-story building. The site would be accessed off Lamplighter Drive, from two curb cuts, connecting to the main drive aisle through the site. Parking would be in front of the facility, while open space and a basin for stormwater retention would be located to the rear of the building.

Mr. Logan stated that, per code, the development would require 3.67 acres of open space and measured from submitted plan sheets, plans appear to include approximately 1.4 acres. The applicant has indicated their agreement to contributing monetary payment in lieu of open space to offset the required open space per Code. The applicant has also expressed agreement to performing a traffic study during the Rezoning application to assess any potential impacts from this proposal.

Mr. Logan explained that the proposed building is three stories, 50' at roof peak and 32' at eaves, with an overall gross area of 84,038 square feet. Each wing of the building would have a different appearance, with 48% of the elevations visible from Lamplighter Drive finished in brick or stone.

Mr. Logan concluded by noting that the proposed use of multi-family residential development is in line with the future land use designation of "Mixed Neighborhood" identified in the GroveCity2050 Community Plan for the site, which includes multi-family residential as a primary use. Therefore, Staff made a recommendation of approval to City Council for the Preliminary Development Plan, as submitted.

Mr. Anup Janardhanan and Mr. Brian Sell, both with Moody Nolan, were present to speak to the item.

Mr. Frea wished to clarify details of the open space behind the proposed building, specifically the pond. Mr. Walsh, Korda Engineering, explained that the pond included in the plan sheets was indeed a wet pond that would hold water throughout the entire year.

Mr. Rauck asked about access to the site, expressing concern over the need for a possible turnaround for larger vehicles. Mr. Walsh explained that access drives were designed with that in mind and all drive dimensions are large enough to eliminate the need for a vehicle turnaround.

Chair Oyster commented on the façade of the east elevation looking industrial or institutional, and asked that future plans incorporate different elements.

There being no further discussion, Mr. Frea moved to recommend approval of the Preliminary Development Plan, as submitted.

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

ITEM #13 – Western Grove City MOB – Development Plan

PID #202105070034

Mr. Logan presented the Development Department's findings, stating that the applicant was seeking approval of a Development Plan for an Ohio Health medical office building in Subarea A of Beulah Park. The zoning of the site was established in 2018 by Ordinance C-24-18; the Rezoning for Beulah Park. Since the zoning for the site is set, only a Development Plan is required. Subarea A of Beulah Park permits medical and medial-related activities.

Mr. Logan explained that the proposed building would be located on a 2.9-acre lot, fronting along Southwest Boulevard and Columbus Street. Two access points are proposed; a full-access curb cut onto Columbus Street and a right-in-right-out access point onto Southwest Boulevard. The Beulah Park Zoning Text allows only one right-in-right-out access point onto Southwest Boulevard for the portion of Subarea A, east of Columbus Street. Therefore, any future development on the parcel to the east would need to have an access through the proposed Ohio Health site. An easement would need to be in place so that future development to the east has access.

Mr. Logan added that materials indicate the looping drive aisle to the east of the building would be used for curbside care, which may include testing, provider consults, and vaccine administration. Staff review of the submitted details determine that the proposed curbside care differs from a drive-thru and does not warrant additional approvals.

Mr. Logan stated that bioretention basins are permitted for stormwater management in residential, commercial, and industrial developments, with specific standards for installation noted to ensure proper functionality.

Mr. Logan explained that the proposed building is one-story, measuring 12,000 square feet and would be 21' in height at the tallest point. The building would be primarily finished in brick and stone, and materials indicate that the location of rooftop mechanicals has not yet been finalized, but that to minimize the mass of the building, the walls of the parapet would not be raised above the height of any mechanicals. Instead, the applicant proposed adding screening around rooftop units where needed. Staff is supportive of the requested deviation, as the metal panels would screen mechanicals from view while blending into the massing and architectural style of the building.

Mr. Logan concluded by noting that the proposed use fits with the desired character of the area, and would provide additional employment opportunities, while providing residents with additional medical services. The proposed development is in line with GroveCity2050, and therefore, Staff recommended approval to City Council with the two stipulations noted in the Staff Report.

Mr. Todd Sloan, Daimler, was present to speak to the item, and added that request for the access connection was not something they would be agreeable to at this time. He noted that this easement was not requested from the owner of the property to the east when they purchased the property and that the property to the east has full access to Columbus Street to the south. Mr. Sloan further noted that there is a floodway along the east property line which is why the access drive was located further to the west.

Chair Oyster invited Staff to elaborate on the access proposal in question. Mrs. Shields explained that the zoning text for Beulah Park restricts access to Subarea A east of Columbus Street to one right-in/right-out point of access to Southwest. In recent conversations with the Beulah Park developer, it was requested that we entertain the potential to grant access to the site to the east. Taking into consideration the unknown factors of future development to the east, a stipulation was added by Staff to introduce the possibility of an access drive. Mrs. Shields added that the stipulation could be reworded to reserve an easement for the future installation of the access and not place the responsibility on Ohio Health for its installation. Mr. Sloan noted that Ohio Health has certain sensitivities given the nature of their use and not knowing what could be developed on the site to the east, they are not comfortable with the request.

Further discussion was held regarding Ohio Health's desire to restrict thru-traffic, seeing as the proposed development would be medical in nature with an element of curbside care. Difficulties and expenses relating to an access through floodplain were brought forth by Mr. Sloan, as well as Ohio Health's intention to gain City approval as quickly as possible to stay on track for a breaking ground in Fall 2021.

Mr. Rauck questioned how the access relates to the floodway and if the right-in/right-out could be shifted to span the property line between the Ohio Health site and the site to the east. Mrs. Shields acknowledged that the floodplain was

currently being studied and that further details relating to a requested access drive would become available in the future and added that cooperation throughout the development process regarding the matter was something Staff would be agreeable to, to ensure that the city is being respectful of Ohio Health's concerns while also ensure safe access to future development.

Mr. Rauck further questioned access to the site to the east and how the site would be accessed with future development. Mrs. Shields noted that access for that site would be further reviewed when a development plan is submitted for that parcel and would need to be appropriate given the improvements to Southwest Boulevard.

There being no further discussion, Mr. Frea moved to recommend an amendment of the first stipulation recommended by staff to state:

1. The developer shall work with the City to consider providing access to the adjacent site to the east for future development.

Mr. Rauck seconded the motion, and the amendment to stipulation 1 was approved, 4-0.

Mr. Frea moved to recommend approval of the Final Development Plan, with the following stipulations:

1. The developer shall work with the City to consider providing access to the adjacent site to the east for future development.
2. The gates on the dumpster enclosure shall be increased in height to match the height of the enclosure and screen the interior CMU from view.

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

ITEM #7 – Grove City Automotive Repair & Tire Shop – Special Use Permit

PID #202103300019

Mr. Logan presented the Development Department's findings, stating that the applicant was seeking approval of a Special Use Permit to operate a tire repair business at 3184 Southwest Boulevard.

Mr. Logan stated that the site is zoned C-2 (Commercial) which permits automotive services upon approval of a Special Use Permit. A Special Use Permit for a tire shop at this location was denied by City Council in 2016, due to concerns over disposal of tires, noise impacts, and potential truck traffic from transportation of vehicles. Materials provided indicated that previous concerns have been addressed.

Mr. Logan explained that proposed hours of operation are 10 a.m. – 5 p.m., Monday through Saturday, with an anticipated average of 20-30 vehicles serviced per day, and all repairs conducted inside the garage. There will be no overnight parking or storage of vehicles and it is anticipated that all customers will drive their own vehicles onto the site for repairs. To ensure proper disposal of tires the business plans to enlist a disposal service to take discarded tires to licensed facility. While there is currently no dumpster or enclosure on site, materials state that a single dumpster would be shared between the tire shop and the drive-thru convenience store proposed in the other half of the building.

Mr. Logan went on to reference City Code, chapter 1136; due to a change in use of an existing building, a property shall be required to comply with the landscaping provisions of City Code. Materials indicate that landscaping will be installed on site, based on an exhibit provided by the City, illustrating Code requirements for the site. As part of this cod, irrigation is required on 75% to 100% of the entire property; however, the applicant has requested a deviation to the requirement

due to the high cost of installation, noting that the building and parking lot are existing. Materials indicate a watering schedule would be established for landscape care.

Mr. Logan concluded by noting that materials provided by the applicant address the previous concerns of use, including tire disposal, noise, and truck traffic, and that the proposed use can meet the standards outlined in the City Code and GroveCity2050. Therefore, after review and consideration, Staff recommended approval to City Council for the Special Use Permit with the deviation and two stipulations noted.

Mr. Gary Gillett, Gillett Law Offices, LLC, was present to speak to the item.

Mr. Rauck wished to clarify with applicant the separation of drive aisles to the two separate proposed operations within the shared building. Mr. Gillett affirmed that there was a total wall inside the building between the uses and separate drive aisles for access.

Mr. Frea expressed that he did not believe the proposed use to meet standards of character within the area.

Mr. Rauck asked if an oil separator was included within the site and Mr. Logan informed Planning Commission that conversations regarding auto repair standards were had with the applicant. The applicant is no longer asking for an auto repair facility and is seeking Special Use Permit approval for a tire shop alone, eliminating the need for an oil separator.

There being no further questions or discussion, Mr. Titus moved to recommend approval of the Special Use Permit, with the deviation and two stipulations noted:

1. A deviation shall be granted from the irrigation requirements of Section 1136.09, which requires irrigation on 75%-100% of the entire property.
2. All property maintenance violations on site shall be addressed.
3. All aspects of the use shall be conducted indoors, with no display or sales, vehicle service or repair work, or overnight storage of vehicles or other materials permitted outside of the structure.

Mr. Rauck seconded the motion, but the motion was not approved with the following vote: Chair Oyster- Yes; Mr. Rauck- Yes; Mr. Frea-No; Mr. Titus-No.

ITEM #8 – Grove City Express Drive-Thru – Special Use Permit

PID #202103300020

Mr. Logan presented the Development Department's findings, stating that the applicant was seeking approval of a Special Use Permit to operate a drive-thru convenience store at 3188 Southwest Boulevard.

Mr. Logan explained that the proposed location had previously been used for a similar drive-thru convenience store that ceased operations in 2017, after failing to obtain a Special Use Permit. Drive-thrus are permitted in C-2 district with a Special Use Permit.

Mr. Logan explained that the proposed facility would operate from 10:00 a.m. to 10:00 p.m., seven days a week. Customers would enter the property from the existing curb cut on Southwest Boulevard and enter the business from the garage door on the west side of the building, exiting to the north and turning to exit the property from the existing curb

cut on Farm Bank Way. Signage on site is currently in disrepair and should be replaced to ensure clear, one-way traffic flow is maintained.

Mr. Logan went on to state that the inside of the building can accommodate three vehicles before any stacking would occur in the parking lot, and that the anticipated wait time for vehicles is between 2-3 minutes, with approximately 50-70 vehicles expected daily. Materials indicate no outdoor storage of materials or outdoor sales. A dumpster would be added on site and shared between the two proposed businesses on site, which must comply with regulations outlined in code.

Mr. Logan stated that like the previous application, materials indicate that landscaping will be installed on site, based on an exhibit provided by the City, illustrating code requirements for the site.

Mr. Logan concluded by noting that provided materials indicate the applicant's compliance with Code requirements and that the proposed use can meet the standards outlined in City Code and GroveCity2050. Therefore, Staff recommends approval to City Council for the Special Use Permit with the one deviation and four stipulations as noted.

Mr. Gary Gillett, Gillett Law Offices, LLC, was present via Webex to speak to the item.

Mr. Titus wished to know why the Special Use Permit was denied in the past. Mr. Logan informed Planning Commission that the Special Use Permit was ultimately denied due to the property owner's failure to address property violations and absence from the hearing before City Council.

Current property violations were discussed, including an exit sign in disrepair, a broken outdoor light with exposed wires, and grass/weed overgrowth. Stipulations included with Item #8 address those violations.

Mr. Frea and Chair Oyster expressed belief that the proposed use does not meet standards of character for the area.

There being no further questions or discussion, Mr. Titus moved to recommend approval of the Special Use Permit with the one deviation and four stipulations as noted.

1. A deviation shall be granted from the irrigation requirements of Section 1136.09, to allow for no irrigation to be installed on the site,
2. All property maintenance violations on site shall be addressed,
3. A sign permit shall be required through the Building Division for any new signage on the site, to ensure compliance with Chapter 1145 of City Code,
4. No outdoor display or sales shall be permitted on site, and
5. The dumpster enclosure shall comply with Chapter 1136.08 of City Code.

Mr. Rauck seconded the motion, but the motion was not approved with the following vote: Mr. Rauck - Yes; Mr. Titus - Yes; Chair Oyster - No; Mr. Frea - No.

There being no additional discussion, Chair Oyster adjourned the meeting at 3:14 pm.



Hannah White, Development Assistant



Julie Oyster, Chair