MEETING MINUTES

Planning Commission

July 5, 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, Chair Oyster and Mr. Larry Titus. Mr. Mike Linder was absent. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Kendra Spergel, Development Planner; Jesse Shamp, Frost Brown Todd; Tami Kelly, Clerk of Council; Roby Schottke, Council Member; R. Ike Stage, Mayor; Kevin Koesters, Public Service Deputy Director; Josh Reinecke, Service Superintendent; Mike Boso, Chief Building Inspector; Jacob Reed, Service Department Intern; Laura Scott, Planning and Zoning Coordinator; Christopher Hite, Jackson Township Fire Department and Tammy Castle, Jackson Township Fire Department. Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Mr. Frea asked for approval of the June 7 Planning Commission meeting minutes. Chair Oyster abstained from voting due to her absence at the last meeting. Mr. Frea moved to approve the minutes. Mr. Titus seconded the motion, and both sets of minutes were approved 3-0.

New Items:

ITEM #1 – Builtrite Properties LLC Rezoning **PID # 202205240026**

Mr. Logan presented the Development Department's findings. He stated that the applicant was requesting to rezone 5.55 acres at 5873 Haughn Road from RA (Rural-Agricultural) to IND-1 (Light Industrial). Mr. Logan explained that the parcel was annexed into Grove City at the June 6 City Council Meeting as RA land use, and the future IND-1 land use aligns with the GroveCity2050 future Development Plan. He states that the GoveCity2050 Plan designates this area as a Tech Flex, comprised of a range of research offices and light industrial uses.

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

Mr. Jim Norwood, Builtrite Properties LLC, 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 rezoning to City Council as submitted.

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

ITEM #2 – Primrose School, Special Use Permit **PID #202206010030**

Mr. Logan presented the Development Department's findings. He stated the applicant is proposing a special use permit for a new Primrose School Daycare Center on Farm Bank Way. He explains that the site is zoned PUD-I, and the zoning text permits a wide range of uses including professional services, commercial and educational. Code permits special use permits in PUD-I districts, so the proposed use can be permitted with a special use permit. Materials state that there are no designated parking spaces for pickup and dropoff, with an estimated 232 children and 22 employees in attendance during peak hours. He explained that the site plan shows three proposed outdoor play areas that will be enclosed with a six-foot-tall faux wrought iron fence with no outdoor Illumination.

Mr. Logan noted that the proposed application met all the criteria for the special use permit and is consistent with the GroveCity2050 guiding principles and concluded by stating that Development Department Staff recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Stephen Butler, ALT Architecture, was present to speak on the item. He made a correction, stating there are four outdoor playground areas instead of three, noting there is a small playground for infants on the other side of the building.

Mr. Frea asked for clarity on the parking on the north side of the lot and access off the roadway and stated his concern about traffic during drop off and pick up given the estimated number of children. Mr. Butler stated they have several locations, where this is the typical amount of parking. Stacking issues is rare, and there are vans that pick up students as well, making fewer parents' cars at pickup and drop off. Mr. Frea then asked if this number of students and employees are compliant with code for a development of this size. Mr. Logan responded that since this item is for the use approval, that would be a examined during review of the Development Plan which is the following step after the use approval.

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

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

Item 3 – PetSuites, Development Plan **PID#202205310029**

Mr. Rauck, the current owner of the property, abstained from the item by leaving the room.

Mr. Barr presented the Development Departments' findings. He stated that the applicant is requesting approval of the development plan of an 11,000 square foot dog and cat kennel located at 1280 Stringtown Road.

Mr. Barr stated that the proposed building is located east of the Stringtown Road animal hospital, and it will have an "L-shaped outdoor area. The site will be accessible from one full access curb cut located in the middle of the site. The applicant indicated the two existing curb cuts on the lot will be removed once the new access is installed. Mr. Barr explained that a sidewalk across the Stringtown Road frontage will be required to connect with the sidewalk to the west of the site.

Mr. Barr stated the exterior will be made up of concrete masonry units, metal, aluminum, and glass with the primary colors being gray, black, light brown and green for accent pieces. The outdoor areas will be enclosed with a vinyl fence. Mr. Barr explained that all signs will need to be applied for separately through the Building Division as well. He added that the proposed building and site will include a variety of trees, shrubs and landscaping that meet code, along with a bioretention basin on the eastern property line. He finished by stating the proposed development meets all GroveCity2050 standards as well.

Mr. Barr concluded by stating that Staff recommends Planning Commission make a recommendation of approval to City Council for the development plan with the stipulation noted in the staff report regarding the sidewalk.

Mr. Matt Nolan, Bunnell Hill Development, was present to speak on the item.

Mr. Frea asked about the 7- foot vinyl fence on the western portion of the site. Mr. Nolan confirmed that this area is fenced in, but it is not designed to be used as the main area. He said he preferred the 7- foot fencing so the dogs are less able to see out and hear, and it will help reduce the noise going out as well. Mr. Frea then asked about security, and the applicant confirmed that dogs would have two separate doors/gates they would have to go through to get out.

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

1. A sidewalk shall be installed along the entirety of the property's Stringtown Road frontage.

Mr. Titus seconded the motion, and the item was approved 3-0.

Item 4 – South-Western Career Academy Addition, Development Plan PID# 202206060031

Mr. Barr presented the Development Departments' findings. He stated that the application is for a development plan for an addition to the South-Western Career Academy located at 4750 Big Run South Road. This 112-acre site was annexed from Jackson Township. In 2002, and includes Central Crossing Highschool, Holt Crossing Intermediate, and the South-Western Career Academy. The application is for a 13,000-square-foot addition for two new classrooms and conference space.

The proposed addition will be located on the northern side of the building where there is currently a greenhouse and open space. The site has access from both Holt and Big Run South Roads. The proposed addition requires 9 trees, but the applicant has indicated that 9 trees cannot be placed adjacent to the building. The trees are proposed to be planted along the interior access roads on the site. Mr. Barr stated that the staff believes this is an appropriate change, the trees will provide an aesthetic befit to the site. Mr. Barr finished by saying the proposed site will have concrete and aluminum wall panels to match the existing style of the building with light brown and orange for consistency. He stated the proposed development also meets GroveCity2050 standards.

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

Mr. Titus asked what the addition will be used for. The applicant responded it will be used for lab space for HVAC and nursing, conference rooms and classrooms.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval to City Council of the South-Western Career Academy Development Plan 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 1:49 pm.

Natalie Hall

Natalie Hall, Development Assistant

Julie Oyster

Julie Oyster, Chair