



MEETING MINUTES

Planning Commission

Tuesday, June 5, 2018

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

Chair Julie Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Ms. Julie Oyster, Mr. Gary Leasure; Mr. Jim Rauck and Dr. John Dubos. Mr. Mike Linder was absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Bill Vedra, Deputy City Administrator; Mike Boso, Chief Building Official; Jennifer Stachler, Public Service Superintendent; Tami Kelly, Clerk of Council; Lt. Jeff Lawless, Grove City Police; Tammy Green, JTFD; Terrence Barr, Zoning Intern; Dalton Walker, Development Intern; and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present and asked for approval of the May 8, 2018 Planning Commission minutes. Dr. Dubos moved that the minutes be approved. Mr. Leasure seconded the motion and the minutes were approved 4-0.

ITEM #1 – Pinnacle 402-403 – Lot Split

PID #201805250019

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 0.084 acres from a 0.42-acre property on the north side of Bell Classic Drive, approximately 250 feet west of SR 104. The proposed 0.084-acre portion to be split is currently part of lot 402 of Pinnacle Club Section 3 and will be combined with lot 403, located adjacent and to the east. After the proposed lot split, both reconfigured lots will meet the size requirements of Subarea A2 of the Pinnacle subdivision, which require a minimum frontage of 90 feet at the building line.

After review and consideration, Staff recommends Planning Commission approve the Lot Split as submitted.

Mr. Anthony Ciminello, Ciminello's Inc., was present to speak to the item and answer any questions. Mr. Leasure asked Mr. Ciminello if the holes on Lot 403 would be filled in. Mr. Ciminello responded that they are considering using that area as a walk-out basement; however, if they do not use it in that way, the holes will be filled in.

There be no further questions, Dr. Dubos moved that the Lot Split be approved as submitted. Mr. Leasure seconded the motion and it was unanimously approved.

ITEM #2 – 1519 Borrar Road – Rezoning (PUD-R to SF-2)

PID #201805020015

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to rezone a 2.035-acre parcel at 1519 Borrar Road, located on the south side of Borrar Road, approximately 1,530

feet east of Buckeye Parkway, from PUD-R to SF-2 in order to split the lot into three lots and construct a single-family home on each. This property was previously reviewed for a rezoning to SF-1 at the April 3 meeting, at which time the Planning Commission recommended approval; however, the application to rezone the property to SF-1 was withdrawn at the May 21, 2018 City Council meeting. The property recently transferred owners and the current property owners have submitted a new application to rezone the property to SF-2.

The property was zoned as PUD-R in 1976 without a zoning text upon its annexation into the City, and per Table 1135.14-III, standards for single-family PUD-R developments are "as approved by Council and shown on the development plan." The property is not large enough to accommodate a subdivision to create the standards as intended in Table 1135.14-III, but could accommodate three single-family lots under the SF-2 requirements. Staff does not believe it is appropriate or the intent of Table 1135.14-III to review development plans for individual homes.

Staff also believes that the proposed SF-2 zoning is appropriate for the area and will result in the site being developed with similar standards as other properties along Borror Road. The GroveCity2050 Community Plan recommends the future land use for this property be Edge Living, and the proposed zoning meets the single-family primary use requirement of this classification.

After review and consideration, Staff recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Mr. Brandon Gazarek, 2995 Orders Road, was present to speak to the item and answer any questions. Mr. Leasure asked Mr. Gazarek if he was part of the funding for Borror Road. Mr. Gazarek responded that he was not. Ms. Shields stated that this property would have frontage on the portion of Borror Road that will be improved as part of the OPWC application; however, they are still working on the plans to determine if there would need to be any type of right-of-way acquisition. Mr. Gazarek asked Staff if he could be updated on this road-improvement project. Staff stated that they would keep him informed.

There being no additional discussion, Mr. Leasure moved to recommend approval of the Rezoning to City Council as submitted. Mr. Rauck seconded the motion and it was unanimously approved.

ITEM #3 – Kentucky Fried Chicken – Special Use Permit (Drive-Thru)

PID #201805020018

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting a Special Use Permit for a drive-thru for a proposed KFC restaurant development at the southeast corner of the intersection of London Groveport Road and Rings Road, on Meijer's Outlot C. The proposed drive-thru operation will be located on the east and south sides of the building, having one lane for stacking vehicles and a second bypass lane located on the east side of the building. Each lane will be 12 feet in width and permit one-way traffic only around the rear and side of the building, with the remainder of the site having two-way traffic. One pick-up window is proposed on the east side of the building.

A stacking exhibit has been provided that shows the capacity to stack eight vehicles in the drive-thru lane without inhibiting circulation around the site. According to submitted materials, each vehicle is anticipated to spend five minutes in the lane between ordering and receiving an order.

Menu boards will be located on the south and east sides of the building along the proposed drive-thru lane and will be set in landscaping beds.

Hours of operation will be each day from 10:30 a.m. until midnight. The nearest residential area is approximately 120 feet from the site, with the nearest residential building being approximately 430 feet from the site and on the

north side of London-Groveport Road. The proposed menu boards and speakers will be located on the south and east sides of the building on the opposite side of the building from the nearby residential areas. Staff believes the proposed drive-thru fits the character of the area as other developments have or have recently been approved for drive-thrus, including the adjacent Taco Bell and Shoppes at 665, which are nearby.

After review and consideration, Staff recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Ms. Julie Shirk, GPD Group, was present to speak to the item. Mr. Leasure asked if the exit from the drive-thru would go onto London-Groveport Road. Ms. Shirk stated that cars would be exiting onto an access drive.

There being no additional questions or discussion, Mr. Leasure moved to recommend approval of the Special Use Permit to City Council as submitted. Mr. Rauck seconded the motion and it was unanimously approved.

ITEM #4 – Kentucky Fried Chicken – Development Plan

PID #201805020017

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to develop an approximately 2,300 square foot Kentucky Fried Chicken restaurant located on the south side of London-Groveport Road, approximately 1,000 feet east of South Meadows Drive on one of the Meijer outlots. A KFC/Taco Bell was previously approved on this site in 2009 but was not constructed, and the site is currently vacant. According to the GroveCity2050 Community Plan, the recommended future land use for this site is Commercial Core. The proposed KFC meets the recommendation of the plan and meets the requirements of the C-2 zoning district.

The 1.7-acre site is proposed to be accessed from an extension of the private access drive to the east on Taco Bell's property. This drive will be extended west across the southern portion of the site from Taco Bell's property to the existing Meijer access drive to the west. This drive will be 24 feet in width, matching the existing drive.

The proposed restaurant will be located in the eastern portion of the site with drive aisles for vehicular access around the building. The proposed dumpster enclosure will be located on the southern portion of the site. A two-way drive aisle is proposed on the western side of the building and will facilitate vehicular traffic movement including the proposed parking on the site. The remainder of the site will circulate with one-way traffic to accommodate the drive-thru to the south and east of the building. One-way access drives are proposed with an additional bypass lane next to the drive-thru lane to the east of the building.

A number of sidewalks are proposed to provide connectivity internally as well as to the public walk along SR665. Three crosswalks are proposed on the site to connect the sidewalks across drive aisles; however, plan sheets are not consistent in terms of their treatment. Staff is supportive of the use of stamped brick crosswalks as has been approved on recent projects including the nearby Shoppes at 665.

A total of 26 parking spaces are proposed on the site, including two ADA accessible spaces. Per the parking requirement for restaurants, the site is required to have at least 22 parking spaces, and the proposed KFC will be meeting the requirement.

The submitted landscape plan meets the requirements of Chapter 1136; however, plans state that the site will be seeded. Due to the prominence of the site from London-Groveport Road at its intersection with Rings Road, Staff recommends sod be utilized in place of seed on the site.

Lighting on site meets the minimum requirements and will be downcast LED lights that will be white in color matching lighting utilized on other area developments including Taco Bell and Meijer.

The proposed building will be approximately 2,300 square feet with one story totaling 21'4" in height. The building will be finished primarily in EIFS. Brick will be utilized on the front of the building extending from grade to the roofline in the center of the front with remaining brick in the front portion of the building going to the top of the windows, with a brick water table utilized on the remainder of the building.

The dumpster enclosure will be finished in the same brick as the building with a grey cap that matches the building. The gates will be finished in stained wood and will be 100% opaque.

A trex fence is proposed at the rear of the building to enclose the building's utilities. While Staff is supportive of enclosing utilities on the site, the enclosure should appear as an extension of the building, utilizing the same materials as the primary structure.

Menu board sign designs were also submitted which show a single panel menu board and a second three-panel menu board. The base of each will be aluminum and gray in color. Staff is not supportive of the proposed aluminum base and recommends that all menu boards utilize brick bases.

After review and consideration, Staff recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the four stipulations as noted in the Staff Report.

Ms. Julie Shirk, GPD Group, was present to speak to the item and answer any questions. She stated that they have addressed all four stipulations and have updated plans reflecting those changes. Mr. Leasure asked if the property would need to be raised due to the floodplain. Ms. Shirk stated that irrigation reports were completed and they do not anticipate any problems; however, if any arise, they would take care of them.

Being no additional questions or discussion, Dr. Dubos moved to recommend approval of the Development Plan to City Council with the four stipulations as noted in the Staff Report.

1. All crosswalks on the site shall utilize stamped brick. The yellow-striped crosswalk detail shall be removed from Sheet C-502.
2. The site shall be grassed with sod.
3. The utility area to the rear of the building shall be finished in brick and/or EIFS matching materials utilized on the primary building.
4. Menu boards shall have brick bases that match that used on the primary structure.

Mr. Rauck seconded the motion, and it was unanimously approved.

ITEM #5 – Grove City MOB (HPLEX) – Lot Split

PID #201805250020

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 0.977 acres from a 62.68-acre property on the southeast side of North Meads Drive, approximately 1,700 feet west of Hoover Road. The proposed 0.977-acre portion to be split is currently located on the Grove City Mount Carmel Hospital property and will be split and combined with the Grove City Medical Office Building property which is located adjacent and to the northwest of the portion being split. The Grove City Medical Office Building is currently under construction and has applied for a development plan amendment to expand the parking lot further to the southeast. The proposed Lot Split will accommodate the proposed parking lot expansion for the medical office building and place it on the same parcel as the rest of the development.

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

Mr. Jeff Bellinkski, HPLEX Solutions and Mr. Chris Fleming, Korda Engineering, were present to speak to the item. Mr. Rauck asked if the current retention pond would be reshaped to maintain the same volume of retention flow. Mr. Chris Flemming, Korda Engineering, stated that it would.

There being no further questions or discussion, Mr. Leasure moved to recommend approval of the Lot Split as submitted. Dr. Dubos seconded the motion and it was unanimously approved.

ITEM #6 – Grove City MOB (HPLEX) – Development Plan Amendment

PID #201805020016

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing a Development Plan Amendment to expand the parking lot, relocate the oxygen tank and reconfigure the detention pond for the HPLEX medical office building currently under construction on the east side of North Meadows Drive, on the Mount Carmel Grove City site just south of the hospital site and relocated Grant Run. The original Development Plan for the medical office building was approved in May 2017 and no changes to the building are proposed with this application. The proposed parking lot expansion would infringe onto the Mount Carmel property to the southeast, therefore the applicant has requested a Lot Split to reconfigure property boundaries.

The 3.4-acre site was originally proposed to be accessed from one curb cut off the private shared access drive, which was previously stubbed after the entrance to the HPLEX development. The plans have been amended to fully extend the shared access drive to the southeast to connect from North Meadows Drive to Mount Carmel Lane. A second curb cut from this access drive has been proposed to the site, now giving the site two access points.

The proposed parking lot expansion will be in the southeast portion of the site and will be six feet from the side/south property line, which is below the required 10-foot minimum side setback. Staff is supportive of granting a deviation to this setback as it will maintain the existing approved parking setback from this side property line, which was created when the lot was split after the original development plan had been approved.

The stormwater pond on the southeast of the site is proposed to be reconfigured to accommodate the proposed parking lot expansion. The pond will remain in the same general location as was previously approved, but will be reshaped and smaller than the previous pond. Staff has concerns about the design of the stormwater basin which is to serve as a regional basin for development in the area. These issues include pond design, landscaping and setbacks. Additionally, Staff has concerns with proposed grading on the site and recommends that safety measures be taken to install a guardrail to buffer the future parking lot, fencing be installed along the bike path next to steep slopes and the 6 foot ditch be infilled along the shared access drive at the time of construction for each.

The proposed parking lot expansion will bring the site into further conformance with parking requirements while maintaining previously approved deviations.

The dumpster enclosure has been relocated further southeast on the site from where it was approved previously. It is proposed to have brick walls with metal coping along the top and have metal gates. Staff is not supportive of the metal gates and believes that the dumpster enclosure gates should have stained 100% opaque wood gates as was approved on the original development plan for the project.

The oxygen tank was previously approved to be in the grassed area on the south side of the building. The proposed amendment relocates the enclosure to a pull-off off the proposed 24-foot private shared access drive connecting North Meadows Drive and Mount Carmel Lane, allowing vehicles to access the tank, while not blocking

the access drive. The oxygen tank enclosure is proposed to also have brick walls with metal coping and metal gates. The applicant has indicated that having wood gates on the enclosure poses a safety hazard. Because the metal gates address a safety issue for the oxygen tank enclosure, staff is supportive of utilizing the metal gates for this enclosure; however, the gates shall be a color that matches the metal coping utilized on the approved building.

Additionally, the oxygen tank enclosure is proposed to have supplemental landscaping on two of the sides, with no screening on the rear/north side, adjacent to the parking lot drive aisle. Staff is not supportive of having no screening on the rear/north side but believes that it should be landscaped as the other two sides have been. This will likely result in shifting the adjacent drive aisle and potentially reducing the number of parking spaces on the site to accommodate this shift; however, staff believes that the installation of landscaping along the enclosure justifies these modifications.

After review and consideration, Staff recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the seven stipulations and deviations as noted in the Staff Report.

Mr. Jeff Bellinkski, HPLEX and Mr. Chris Fleming, Korda Engineering, were present to speak to the item. Mr. Rauck noted that the retention pond appears smaller and inquired as to whether the outlet would remain the same. Mr. Fleming stated that it was being modified to accommodate the pond being smaller. The release rates will be similar to what they were before. Ms. Shields added that the functionality of the pond would be adequate for this development.

Mr. Leasure asked if the oxygen tank would conform with the ones used by Mount Carmel. Mr. Bellinkski stated that they would and added that they have been consulting with the same supplier that Mount Carmel uses.

Being no further questions or discussion, Mr. Leasure moved to recommend approval of the Development Plan Amendment to City Council with the seven (7) deviations and stipulations as noted in the Staff Report.

1. A deviation shall be granted to permit a reduced side parking lot setback of 6 feet along the south/side property line to maintain the previously approved parking setback from this property line.
2. Supplemental landscaping shall be installed on all sides of the oxygen tank enclosure with minimum 36" plantings spaced a maximum of 5' apart as per Section 1136.08.
3. Areas impacted by this proposed amendment shall be grassed with sod in place of seed.
4. Design deficiencies regarding the stormwater pond shall be addressed prior to approval of construction plans.
5. The applicant shall work with the Development Department to determine appropriate plantings and other design elements for the proposed reconfigured pond.
6. The dumpster enclosure gates shall be stained wood that is 100% opaque to match the enclosure details on the previously approved development plan for the site.
7. The metal gates utilized on the oxygen tank enclosure shall be the same color as the metal coping utilized on the building's exterior.

Dr. Dubos seconded the motion, and it was unanimously approved.

ITEM #7 – Farmstead – Preliminary Development Plan

PID #201712270044

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a Preliminary Development Plan for a new residential development on approximately 200 acres of land on the west side of Jackson Pike and north of London Groveport Road. The development will contain 415 single-family homes

and 120-attached single-family homes. The site is proposed to be designed to incorporate different single-family home types, passive and active open spaces and area reserved for an elementary school.

Future land use plans show this area as transitioning from densities similar to those in Indian Trails subdivision to lower densities and more rural character with open space preserve as you head east to 104. Staff believes the site plan will be in general conformance for this area.

The proposed development will extend Hawthorne Parkway from the existing stub in Indian Trails subdivision east to 104. Existing street, Windcliff Drive will also extend through the development to connect with Hawthorne which acts as the primary connector through the development. In addition to the roadway connectivity, the proposed development will also create important connections in the City's trail network, with a trail proposed to connect Indian Trails Park through the site to 104, with the ultimate goal to get residents safely to the Scioto Grove Metro Park. Proposed roadways and trail connections are in line with the Transportation Improvement Map in the GroveCity2050 Community Plan. There are nine subarea proposed with proposed single-family lot widths ranging from 50 feet for the cottage-style homes in Subarea C to 80 feet for the Manor homes in Subarea B. Additionally, a 10-acre subarea is also proposed for a future school.

A number of home models have been submitted showing the general character of homes to be built in the development. While these are only preliminary, staff believes they exhibit an appropriate level of architectural detail and are appropriate for the area.

In general, Staff believes the proposed development is in conformance with the intended use and character of the area, noting that more detailed reviews of specific standards and design will be conducted with the rezoning and final development plan applications. Therefore, Staff recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.

Mr. Jason Wisniewski, Grand Communities Ltd., was present to speak to the item and answer any questions.

Mr. Wisniewski gave a brief presentation of the type of community that Grand Communities is proposing.

Mr. Leasure asked for a price range of the homes they are proposing. Mr. Wisniewski stated that the 60 ft. homes would range from the mid-\$200,000 - \$400,000 and the 80 ft. homes would be between \$400,000 - \$500,000.

Mr. Rauck asked about subarea "H" and what the intent was for that area. Mr. Wisniewski stated that they were keeping their options open for other possible developers. Mr. Rauck asked the approximate acreage. Mr. Wisniewski stated that it was approximately 17 acres.

Mr. Rauck asked about the extension of Hawthorne Parkway onto 104 and whether there had been any discussion with ODOT related to the intersection. Mr. Wisniewski stated that a traffic study was completed and submitted to Staff a few days prior to the meeting. Mr. Shields stated that the City is attempting to acquire as much right-of-way as possible along the roadway to have more control over the roadway design, primarily related to the safety and character of the roadway, and given the amount of added traffic and the future school on the site, the City would like it to be a signalized intersection. The City hasn't had an opportunity to completely review the traffic study; however, since this is just a preliminary plan, there is a good amount of time to figure out what will be most appropriate.

Mr. Rauck asked if the City had any future design plans for Hawthorne Parkway further east across Jackson Pike. Ms. Shields responded that most of the land east of Jackson Pike is a wetland area and that future roadway plans do not show a road extending east at that location.

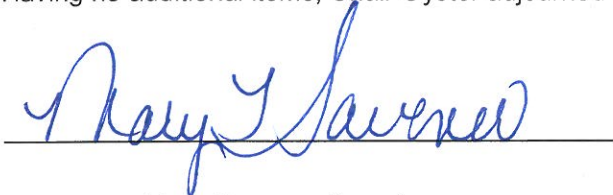
Mr. Larry Snashall, 6324 Windcliff Drive, asked to speak to the item. Mr. Snashall asked if any traffic studies were done that reflected the impact this development would have on Windcliff Drive. He's concerned that a large amount of traffic will loop down his street to get to London-Groveport Road. Ms. Shields stated that the type of development they are proposing to connect at Windcliff Drive should be less impactful because of the age-targeted style housing. Traffic studies show that those developments typically generate less traffic. Also when you look at the general street configuration, the road extension may ultimately be more of a benefit to Indian Trails because it will provide a better connection up to Hawthorne and out to 104. Mr. Snashall asked if the traffic study showed the percentage of cars that were projected to use Windcliff Drive. Ms. Shields stated that the study mainly focused on Rt. 665, Buckeye Parkway and SR 104.

Mr. Leasure asked if the traffic study showed a need for a traffic signal at the intersection of Hawthorne Parkway and 104. Ms. Shields stated that she didn't believe the traffic study showed that a traffic signal was warranted; however, from a safety perspective and given that they are trying to safely get people north to the Metro Park, Staff would like to see a signalized intersection. Mr. Wisniewski stated that the study did state that a traffic signal would not be warranted at that intersection. Mr. Rauch added that the City's engineers will be reviewing the traffic study and will be reporting back as to whether or not they agree with the traffic study's findings. As the process progresses, there will be more discussion on this topic.

Mr. Leasure asked Ms. Green, JTFD, if the Fire Department would be able to maneuver their fire trucks throughout this development. Ms. Green stated that they have not yet received a plan that shows the ladder maneuverability around the property.

There being no further questions or discussion, Dr. Dubos moved to recommend approval of the Preliminary Development to City Council as submitted. Mr. Leasure seconded the motion and it was unanimously approved.

Having no additional items, Chair Oyster adjourned the meeting at 2:30 p.m.



Mary Havener, Secretary



Julie Oyster, Chair