CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **June 2, 2015**

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

Chair Leasure began the meeting with a moment of silence and the Pledge of Allegiance. The following members were present: Mr. Gary Leasure, Chair, Mr. Mike Linder, Vice-Chair, Mr. Chuck Boso, Ms. Julie Oyster and Mr. Roby Schottke. Others present: Kyle Rauch, Development Director; Kim Shields, Planning/GIS Specialist; Jennifer Readler, Frost Brown Todd; Tammy Green, Jackson Township Fire Inspector; Jeff Pearson, Grove City Police; Erik Meininger, EMH&T; Mike Boso, Chief Building Official; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning and Zoning Officer; Tami Kelly, Clerk of Council; Mary Havener, Development Assistant; and Michele Boni, Development Intern.

Chair Leasure noted a quorum was present. The minutes from the April 7, 2015 regular meeting and the April 22, 2015 Special meeting were unanimously approved.

ITEM #1 – Broadway and Park Apartments – Development Plan **(PID #201504270021)**

Chair Leasure noted that representatives from Broadway and Park Apartments requested a postponement to gather additional information. He requested a motion from the committee. Mr. Linder motioned to postpone until the next Planning Commission meeting. Mr. Schottke seconded the motion and it was unanimously approved.

ITEM #2 – Mount Carmel Grove City Medical Center – Development Plan **(PID #201504270022)**

Chair Leasure announced the Mount Carmel Medical Center plan. Mr. Schottke asked to speak before the plan was discussed. He noted that due to the volume of material that was presented to the Planning Commission, he moved that the presentation and voting be postponed for one week to allow for adequate time to review all materials. Ms. Oyster seconded the motion. Mr. Schottke asked Mr. Rauch if this would delay the plan from going to City Council as scheduled. Mr. Rauch stated that it would delay going to Council as their next meeting is to be held on the June 15 and materials are required ten (10 days) in advance. Ms. Oyster recommended the Planning Commission move forward with the presentation and discussion and any additional questions could be addressed at a future meeting. Representatives from Mount Carmel expressed their concern in delaying the project due to time constraints with upcoming meetings with their architects and other consultants.

Mr. Boso stated that he would like to proceed in hearing Mount Carmel's presentation at this meeting. Chair Leasure asked the Mount Carmel representatives to speak to the item.

Ms. Shields presented the Development Department's findings. The applicant is proposing to construct Phase II to the existing Mount Carmel medical campus on North Meadows Drive. The proposed development will include a 210 bed hospital/medical center, new medical office building, and two parking garages. Approximately 40 acres will be disturbed with the proposed development. In addition to the existing drives on the site, the new facilities will be accessed from a proposed extension of Blue Grass Lane connecting Hoover Road to North Meadows Drive. Trails and sidewalks are proposed throughout the development including an 8' multi-use path which is proposed in the open space south of Blue Grass Lane, connecting the Hoover Road trail to the North Meadows Drive trail. A number of parking lots, driveways and internal roadways do not meet the setback requirements. Deviations have been requested to reduce the parking lot setback to 1' along the extended Blue Grass Lane. Staff would be supportive of the requested deviation provided landscape screening be installed between the parking lot and Blue Grass Lane.

A deviation is also requested to allow a reduced drive setback of 30' from 45' next to residential lots. Currently plans show mounding and screening according to Code requirements adjacent to residential lots fronting Hoover Road. Staff recommends the height of the mounding be increased to 8' with additional landscaping and a fence installed.

The proposed buildings on the site range in height from 30' to approximately 120'. A variance was granted in 2012 to allow buildings on the site to exceed the permitted height of 35', but not to exceed 175' in height. The proposed buildings on the site are within these parameters. The hospital will be seven (7) stories tall, will feature an aluminum curtainwall system and precast concrete wall panels. The medical office building will be five (5) stories in height and finished in a brick veneer to match the existing medical office building and precast concrete wall panels.

Although a number of deviations are being requested, staff feels the development has been best designed to fit the site and will benefit the community. Therefore, Staff is making a recommendation to the Planning Committee to approve the development plan with the six (6) deviations and stipulations as noted in the staff report.

Mr. Chris Lagana presented on behalf of Mount Carmel. He stated that the proposal being presented is designed to get the best use of the property. Representatives from Mount Carmel have had multiple meetings with nearby residents going back as far as Phase 1, to keep them informed. It is the intention of Mount Carmel to build a facility that will keep in harmony with the surrounding setting and disturb only the area necessary. Mount Carmel stated that they have had great success in serving the community with their Phase 1 project.

Subsequent to this project, Mt. Carmel relocated Grant Run to allow for the necessary area to be developed.

Mr. Dave Brown, Navigant Consulting Group, owner representative, asked to speak to staff's noted deviations and stipulations.

1. Parking spaces in parking garages shall be permitted to deviate from the required square footage to be a minimum of 9'x18'.

   This parking size is only in the parking garage. It's not in any of the surface lot parking. This is fairly typical size throughout the Columbus area.

2. The landscape island in the southern parking lot shall be permitted to deviate from the requirements of Chapter 1136 to be striped in lieu of a landscape island, as shown on sheet L-1.1.

   The island is only one (1) island in all of the parking area which is to allow Mount Carmel to maneuver a large piece of mobile equipment called a PET-CT, which comes on a large trailer which will need to back into a specific spot. The only way Mount Carmel will be able to do this is to eliminate this one island.

3. A 1' parking setback shall be permitted along north Blue Grass Lane, with the installation of landscaping between the parking lot and roadway per Chapter 1136 subject to the review and approval of the Urban Forester.

   Blue Grass Lane is a diagonal street that runs through the middle of the site and there is not an opportunity for development along that road other than Mount Carmel. The south side is along Buckeye Ranch and is protected. There would not be any future infringement on any future neighbors since there won't be any.

4. A 30' parking setback shall be permitted in lieu of a 45' setback next to residential lots on the east side, with the installation of an 8' mound with decorative fencing and landscape screening exceeding that required in Exhibit B-2 of chapter 1136 subject to the approval of the Urban Forester.

   Mount Carmel is not running their roads parallel to the lots or cutting into that space; it's just three (3) pitch points. Mount Carmel recognizes that they will need to work with Staff to provide appropriate mounding, fencing and landscaping to cover it.

5. Parking lots shall be permitted to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula as shown on landscape plan.

   In the majority they have complied. There have just been a couple of areas where they have exceeded.

6. All rooftop mechanicals shall be screened from all off site views through the extension of the parapet walls or placement mechanical screens as illustrated on sheets AD1.01 – AD1.04.

   Mr. Brown stated that they would comply. The real test will be when they get everything up, but they are doing their best to make sure that everything will be screened appropriately and if not, they will take corrective action.

Mr. Linder asked if Mount Carmel has met with nearby residents to discuss the new development. Mr. Lagana stated that they have not. However, with the proper amount of mounding and landscaping, the hospital should be adequately screened.

Mr. Schottke asked if the nearby neighbors had been notified of the 30' setback changes and the mounding. Mr. Lagana stated that they have not. There was a meeting held at the Mount Carmel facility on North Meadows Drive which was fairly well attended. At that time, the residents were given contact information to Mount Carmel's public relations officer if they had any further questions or concerns.

Mr. Schottke asked the City if it was planning on putting a light at the intersection of Blue Grass Lane and Hoover Road. Mr. Rauch stated that based on a traffic study that was performed, it was not deemed necessary. Mr. Schottke also asked if the 1 foot setback on Blue Grass Lane would be enough to allow for plants to be able to grow. Mr. Rauch stated that there is a 1 foot setback and there would be 15' of landscaping – plenty to allow plants to grow.

Mr. Schottke referenced Plan E 0.2., plumbing and equipment details. Based on the plans, he asked if there was any way to screen the storage tank and if the color could be changed from white. Mr. Brown responded that the tank will be recessed 20' and there will be a guardrail and landscape screening. It does need to remain white. In reference to E 0.1, Mr. Schottke inquired as to whether the transformers would be screened. Mr. Rauch stated that Code requires those to be screened. Mr. Schottke asked about the diesel generator. Mr. Brown stated that it would be screened as well.

Chair Leasure noted that in his opinion, Mount Carmel has done an outstanding job in relocating the creek. Mr. Verner stated that it should be able to remain undisturbed.

Ms. Oyster inquired as to what type of fencing would be used around the mounding by the residential areas. Mr. Verner stated that their plan is to work with the City on this and find something that meets their needs and budget but use a material that will be aesthetically pleasing. Ms. Oyster asked about the walking path that connects N. Meadows and Bluegrass Lane and if that is some type of bridge or overpass. Mr. Verner stated that is was a water pass-thru to allow water to run underneath, but there would be guardrails on either side of the path.

Chairman Leasure asked about the timeframe. Mr. Lagana stated that they have submitted engineering plans to the City along with this submission. Their goal is to begin earthwork in July with excavation and digging of foundations to be able to begin building this fall, with a goal of occupancy to be in summer/fall of 2018.

Mr. Linder asked when heading north on Hoover Rd. to Bluegrass Lane, if the roadway would be restriped to have a turn lane. Mr. Rauch stated that there would be.

Ms. Oyster asked if the concrete office building would be different colors or all one color. Mr. Brown stated that the brick base would be precast to match the buff color so it would look like one facility. Mr. Lagana stated there would be brick in the façade to give it some contrast. Mr. Brown stated that there will be two different textures that will add to the aesthetics and there is a subtle tint to the glass.

Chairman Leasure asked the Fire Department if they had any comments. Ms. Green stated that there are three (3) lanes that are less than 20' which is a concern. Mr. Verner stated that Mount Carmel will do a complete layout of the equipment they are concerned about to make sure they fit on the roads and will adjust accordingly.

Captain Pearson stated they had no concerns.

Mr. Schottke asked if this was a preliminary or final development plan. Mr. Rauch stated this was a final development plan which, upon approval, would be put before City Council.

Roll was called to approve the original motion to postpone voting on Mount Carmel's final development plan; Chairman Leasure – yes, Mr. Schottke – yes, Ms. Oyster – yes, Mr. Linder – no, Mr. Boso – no. The motion passed 3-2.

Mr. Boso moved that the Planning Commission hold a special meeting on Thursday, June 4, 2015 at 1:30 p.m., Mr. Linder seconded and the vote was unanimously approved.

ITEM #3 – The Village at Gantz Meadows – Method of Rezoning (SF-1 – PUD-R) (PID #201504270023)

The applicant is proposing to rezone 9.051 acres of land north of Home Road from SF-1 to PUD-R to develop The Village at Gantz Meadows – a multi-family housing development. The preliminary development plan for the proposed development was approved by City Council on April 20th of this year. The applicant has submitted a zoning text for the development to create a development compatible with existing surrounding developments by requiring similar architectural standards as the Village at Gantz Park to the west as well as connectivity to Gantz Park to the south across Home Road. Staff is recommended that Planning Commission make a recommendation of approval for the rezoning as submitted.

Ms. Tangeman, Vorys, Sater, Seynmour and Pease was present to speak to the item. She stated that she would be happy to address any questions or concerns.

Being no discussion, Ms. Oyster motioned to recommend the approval of the Rezoning to City Council as presented. Mr. Schottke seconded and the motion was unanimously approved.

ITEM #4 – London Place – Development Plan **(PID #201504270025)**

The applicant is proposing to construct a multi-tenant commercial structure at the northwest corner of London-Groveport Road and Summit Way (outlot C of the Grove City Summit Apartments). The proposed structure will have two drive-thru tenants on opposite sides of the structure as well as an outdoor seating area. Three special use permits have been submitted for these features and will be reviewed at the next regular Planning Commission meeting.

The site will be accessed from an existing curb cut on Summit Way. An additional point of access is proposed from the parking lot of The Village at the Groves to the west. The proposed development does not meet parking setbacks on the north or south property boundaries. Staff is supportive of the deviation along the southern property boundary as is does match up with the parking alignment for the Village of the Groves to the west. Staff is also supportive of the deviation of the parking setback to the north given the landscaping proposed in this area and the fact that there are not residential structures adjacent to the parking lot in that area.

The proposed building will be approximately 8,100 square feet in area, finished in a combination of brick veneer and EIFS. It will vary in height from the various tenant spaces with a maximum height of 24'8".

Although the proposed development is seeking a number of deviations from their approved zoning text for the site, the standards were stricter than those standards required in code and the site in use are in general conformance with the text for the site. Staff made a recommendation of approval to City Council for the development plan with the five (5) deviations and stipulations as noted in the Staff Report.

Mr. Tom Warner, Advanced Civil Design, was present to speak on behalf of the proposed development. He stated that they met with Kyle preliminarily to discuss the project and later to discuss some of the issues such as setbacks identified by staff. He stated that they are supportive of staff's recommendations.

Ms. Oyster asked Mr. Warner to walk the Committee through the traffic flow plan for the drive-thru's. Mr. Warner pointed out the visual of the traffic flow pointing out that they have access easements on Summit Way and that it would basically be a counter clockwise movement on the site. Vehicles will be stacked along the west side of the building with one-directional flow. They will have some stacking in the front for the drive-thru on the east side. He stated that the owners of this property are the same as the owners of the Village at the Groves and they have prepared cross-access easements for traffic, so traffic coming in will have cross access into their property. The rear lane in the back will be two-way operational.

Mr. Linder stated that he was not supportive of the design. He stated he did not mind stacking in the rear of the structure, but does not want to see the stacking interfere with pedestrians on the site. Mr. Boso also stated that he was not in support of granting two special use permits for the two drive thru areas.

Mr. Schottke asked about fencing around the outdoor patio area. Mr. Phil Moorehead, Faris Planning and Design, stated that there is a planter box and there will be a fence around the area. Ms. Shields stated that is something that will be examined when the Special Use Permit is put before the Planning Committee. Mr. Schottke suggested that additional planter boxes could be added along with the fence.

Mr. Schottke asked if the City had any requirements for using bollards. Ms. Shields stated that any time there is an outdoor seating area adjacent to a vehicular area, bollards would be required. Again, this is an issue that will be looked at more closing when the Special Use Permit is reviewed.

Mr. Schottke stated that the apartments on the north side are fairly close and according to the plans, parking was going to be decreased from 30' to 20'. He asked the reasoning behind this. Mr. Warner stated in order to get the head-in parking for the space planned, both restaurant and retail, this was necessary and they are at code compliance. It was also stated that the existing curb-cut from Summit Way into the site couldn't be changed.

Mr. Schottke asked about signage. Mr. Warner stated that the owners are not receptive of a big sign. They choose to use only the tenant signs that are on the building.

Tammy Green, Jackson Township Fire Department, stated that the fire hydrant was required to be on an 8" line rather than a 6" line.

Being no additional discussion, Mr. Boso motioned to recommend the approval of the Development Plan to City Council with the following deviations and stipulations:

1. The 20' rear parking lot setback shall be permitted to deviate from the approved zoning text, requiring 30'
2. The 15' front parking lot setback shall be permitted to deviate from the approved zoning text, requiring 20'.
3. Three special use permits (two for each drive-thru and one for outdoor seating) shall be approved prior to site improvement plan approval.
4. The cross access easement shall be recorded with Franklin County prior to site improvement plan approval.
5. The sanitary sewer easement over the Rite Rug property shall be recorded with Franklin County prior to site improvement plan approval.

Mr. Linder seconded and the motion was unanimously approved.

ITEM #5 – London Place – Lot Split **(PID #201504270026)**

The applicant is proposing to split 0.083 acres of land owned by The Village of the Groves, LLC located on the north side of London-Groveport Road. The area to be split will be combined with the lot to the east to create a one and a half acre site for the development of London Place. The proposed split is in conformance with the proposed development plan for the site, in order to create an appropriate landscape setback between the existing parking lot in The Village of Groves and the proposed parking lot for London Place.

Staff recommended Planning Commission approve of the lot split as submitted.

Mr. Tom Warner, Advanced Civil Design, presented. He stated that the property owner to the west is the same as the retail developer. When the Village at the Grove property was purchased, the east side of the property wasn't perpendicular to the right of way, so this is an opportunity to square off the property. This rectangular piece will help create a more rectangular lot.

Being no additional discussion, Mr. Linder motioned to approve the Lot Split as submitted. Mr. Boso seconded and the motion was unanimously approved.

ITEM #6 – Tigerpoly Manufacturing – Development Plan **(PID #201505080029)**

The applicant is proposing to expand the existing Tigerpoly Manufacturing facility at 6231 Enterprise Parkway. The proposed expansion will add an additional 74,000 square feet to the south side of the facility.

The existing drive aisle will be shifted south of the proposed expansion to access the parking area west of the structure. The proposed building expansion, parking areas, and drives meet all building and parking setbacks and are located outside of the floodplain.

Although a number of deviations are proposed for the development for their building height and mechanical screenings, Staff feels they are appropriate in order to match the existing facility. Staff recommended that Planning Commission make a recommendation of approval to City Council for the Development Plan with the three (3) deviations and stipulations as noted on the Staff Report.

Mr. Robert Beiter, Crossing Waters Engineering, was present to speak on behalf of the Development Plan. He stated that Tigerpoly Manufacturing would like to expand their existing facility to increase productivity, storage area and bring in more funding for the City of Grove City. He stated that they are proposing to expand to the south, matching height and width of the existing facility. Because Enterprise Parkway had been vacated numerous years ago, the remaining drive that encompasses the facility is now a private drive. In order to expand the facility, Tigerpoly plans on realigning a new private drive around the proposed addition. It will be composed of heavy duty pavement. He stated that there is an 8" city-owned water line that runs through the addition that is planned to be rerouted around the building and an easement should be granted to the City for installation and maintenance.

He stated that Tigerpoly plans on using the existing pond for Stormwater which should meet all requirements. He stated that they will be adding an additional 19 spaces in the parking lot and 26 trees to the landscaping.

Mr. Boso requested that Mr. Todd Rogers of Tigerpoly Manufacturing give a brief description of his facility. Mr. Rogers stated that Tigerpoly currently employs 351 full-time associates. This expansion is for additional new business they have acquired which will require separate areas for storage and five (5) new bays to enable easier truck access. Mr. Rogers stated that Tigerpoly Manufacturing has been in business since 1988 and this is their fifth expansion.

Mr. Linder asked if there were plans to connect Enterprise Drive to Seeds Road. Mr. Rogers stated that is a possibility in the future.

Mr. Schottke asked if the property to the south is fairly wet. Mr. Rogers stated it isn't. There is a large mound that has a drainage swale behind it, approximately 24' wide by 12' deep. Mr. Schottke asked if Tigerpoly anticipates future development to the south. Mr. Rogers stated that would not be likely and would be more likely to the east.

Being no additional discussion, Mr. Boso motioned to recommend the approval of the Development Plan to City Council with the following deviations and stipulations:

1. The building height shall be permitted to exceed the permitted height (35') by 1' for a total permitted height of 36'.

2. Rooftop mechanical units shall be permitted to remain unscreened in order to match the existing structure.

3. A photometric plan shall be submitted showing that the relocated drive and proposed parking lot meet the required 0.5 footcandle minimum.

Ms. Oyster seconded and the motion was unanimously approved.

Having no further business, Chairman Leasure adjourned the meeting at 2:40 p.m.

Mary T. Havener

Mary Havener, Secretary

Gary Leasure, Chairman