

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 23, 20233

Special Meeting

The special meeting of Council was called to order by President Berry at 5:35 p.m. in the Lower Level, City Hall – 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke Mark Sigrist Ted Berry Randy Holt Christine Houk

1. President Berry explained that the meeting this evening is a continuation of reviewing the proposal from the Development Department to make changes to the City's Zoning Code. He turned the meeting over to Kyle Rauch, Dir. of Development, and Kim Shields, who continued with Title III of the Zoning Code and presented their changes.

Ms. Shields shared a handout to help navigate the proposed process. She also passed out a list of districts to show what the new names of the classifications would be and how they compare to the existing code. She picked back up on the multi-family conversation from the previous evening. She explained that Classifications R-3 & R-4 are specific multi-family for those existing areas, built 30+ years ago, that do not meet the density of today. *Mayor Stage* stated that "R" is confusing and suggested labeling the multi-family different. *Mr. Holt* asked if GC2050 identified areas for multi-family. Ms. Shields said yes. She explained that PUD is used now to set standards and adjust the current code. *Mr. Rauch* said that in the future, most could go into a straight zoning, except for unique developments. *Mr. Frea* suggested having multi-family go through the PUD zoning for now and add a new classification later. *Ms. Houk* said she would like to see more uniform language so outsiders could understand the classifications also. She asked what the Dev. Dept. recommends for multi-family. Ms. Shields said a density number makes people nervous. She said if we get the setbacks right and the height right, it would dictate the number of units for a parcel and should bring a better quality development. *Ms. Houk* voiced concern over density in locations where infrastructure is not in place to support such a higher density. *Mayor Stage* commented that we can only control what is in our boundaries. Developers will choose Columbus over other municipalities in order to get high density. He said he prefers standards, but this is the reality to keep in mind.

Moving on, Mr. Berry referenced the Rural Residential classification and commented that other communities have Conservation classifications, where nothing but trails, walking paths can be built. He would like to see this added. He then suggested that we get more specific with some of the commercial classifications, calling out gas stations and fast food. Ms. Shields said that conditional use approval would be needed for some of these. Mr. Berry said that is why Council needs to continue to have approval. He then asked where industrial is and believes there should be a manufacturing classification. He is concerned that a "user" in a building allowed by Hoover Park turns out to be industrial. Ms. Shields said there are many exceptions to weed out specific users.

Mr. Schottke also shared concerns over industrial. He said we currently have different zoning classifications that the proposal rolls into one classification. He believes we will get some type of business associated with the Battery Plant going in south of the City. He wonders how and where that would be permitted. Mr. Rauch stated that they have tried to safeguard the community by eliminating noxious uses.

Discussion took place over condominium uses and approval coming to Council. Ms. Houk asked if there could be an appeal to Council. It was stated that it could be written either way.

Mr. Berry stated that he liked the residential zoning classifications. Other members complimented them on the format and the pictures that were added as examples.

Ms. Shields said she could make a more digestible list of users for each classification and will draft a multi-family district.

Mr. Rauch asked if there was any appetite for an appeal process. Mr. Berry and Mr. Schottke said they liked the existing process.

Ms. Shields moved on to the Town Center District. She said this proposal suggests a Form Based Code, which is different than the way we look at zoning now. She explained that it is all about the form and building architecture instead of the use of the building. It is very detailed to accommodate this type of development. It shows the desired character in the Town Center and took them through the diagram.

Mr. Berry said a lot of detail needs to be flushed out and residents need to understand this change.

Mayor Stage asked about the boundaries for this area. Mr. Rauch said they used the Town Center Plan. The Historical Preservation Area goes further.

Ms. Houk asked about signage. Ms. Shields said they took pictures of every sign in the district and used them to determine what they wanted in the new proposal.

TITLE III – Additional Zoning Regulations.

Ms. Shields covered this at a high level. Some of the items are parking; signage; special uses that do not require conditional uses; alternative energy. She said they added bicycle parking requirements. Electric Vehicle Charging Stations currently permits them but there are no requirements. This proposal adds standards and requires that placement be approved.

Council discussed having a standard to require electric vehicle stations at hotels, fast food restaurants, etc. Mr. Berry suggested a focus on interchange areas. Ms. Shields said she would draft a standard to review it with Council.

Ms. Shields noted that the signage proposed would increase the allotment for multi-user buildings; those further back from the road; etc. She said landscaping generally stays the same. The one change of note is the buffer required next to residential changes by use. *Mr. Berry* said we need to know what the level of overall tree canopy is; what we want and weave that into the Landscape Code.

Mr. Schottke said retention ponds get some pushback and asked if anything changes in the Code. Mayor Stage said the plan was to take the current standard and imbed it into the Landscape Code. Ms. Shields said the standards stay the same, it will just be in a different location.

Discussion took place over irrigation and requiring it to be used, not just installed. It was suggested that increasing the tree canopy may help and the use of native plants, which take less water, could allow for less irrigation.

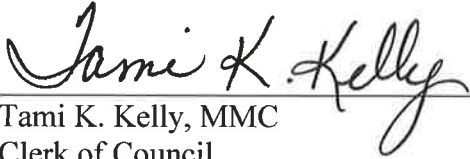
Ms. Shields touched on the addition of Alternative Energy. She said solar panels would be allowed for roof mounted units in all classifications. She said Wind could be added later. Mr. Berry noted

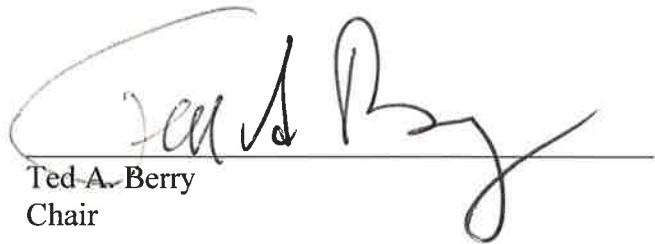
that now the electricity contract requires the use of alternative energy, it is not financially feasible for residents to buy solar panels. Mr. Schottke noted that there is a current home that installed ground mounted solar panels and it looks terrible. If allowed, they should be required to be screened from all visible ways. It was agreed to review the previous ordinance drafted last year and add standards to the Code now.

Ms. Shields moved to "appearance standards" and explained that this was written based on recent PUD Texts. Mr. Schottke asked if subdivision standards could be covered at a different meeting. He asked for examples of how a preliminary development would go through the proposed process.

It was agreed to set up an additional meeting or two to finish this review.

Adjourned at 7:08 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair

Appearance Standards

- Non-Residential
 - Promotes high design standards (materials, design elements, architectural details)
 - Does not apply to building in the Town Center or civic / institutional buildings
- Residential
 - Applies to alteration to existing houses and new builds
 - Design elements for finish building materials (masonry, brick, cement siding)
 - Four-sided architecture (water tables, porches, sunrooms, other architectural features consistent with the house design)
 - Does not apply to Planned Unit Development (PUD) with specific standards approved by Council or houses with the Town Center District



Balanced Family Academy

Discussion:

- Vinyl standards seen as excessive by BIA. Limits color selection and increases housing cost.
- Garage door % frontage difficult for many developers to achieve.
- Side load garage requirement necessitates wider lots.

Alternative Energy

- Solar
 - Roof-mounted permitted in all districts
 - Ground-mounted permitted in TF, O/I, ID, NC, and CC
 - Screened from ROW with fencing and/or landscaping
 - Located in rear or side yard, complying with accessory structure setbacks
- Wind
 - Small wind energy conversion systems (producing less than 100 KW) permitted in CC, CF, O/I, ID, TF, and PD
 - Only one per lot and only generates energy for building on site
 - 100' maximum height (from ground to tip of blade when in line with base)
 - Setback same distance from ground to center of turbine or standard side/rear setback (whichever is greater)
 - Noise limited to no more than 10 decibels above original ambient sound level

- Large-scale solar
- Permitted solar versus conditional solar – based on district, type
- Geothermal

Discussion:

Objective LU6. Be a regional leader in sustainable development.

LU 6.1 Incorporate sustainability best practices into the zoning code. Some "sustainability" characteristics are achieved through subdivision and site design to create a connected, walkable street network and locate buildings closer to streets and transit. Other sustainability attributes such as green infrastructure and building materials should be defined and encouraged in the zoning code. Green infrastructure may include on-site energy generation (solar and wind) or stormwater management through green roofs, rain gardens and permeable pavement.



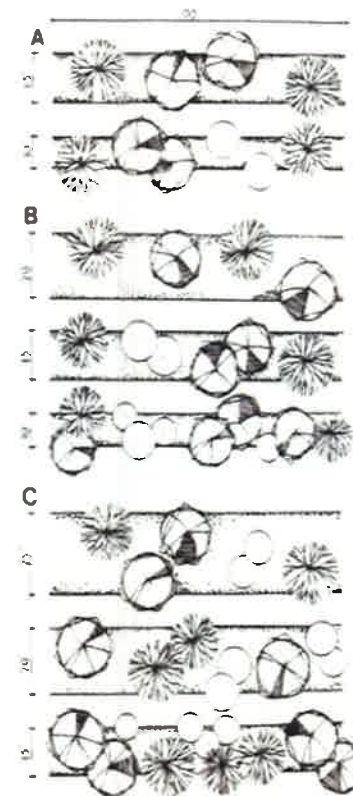
Landscaping

- More contextual screening requirements (bufferyard)
- Stormwater pond plantings requirements moved from policy to Code
- Most standards match current



TABLE III QUANTITY OF PLANT MATERIAL

Buffer-yard	Width	Deciduous Trees	Deciduous Shrubs	Evergreens
A	15'	2	2	2
	10'	2	2	2
B	20'	2	2	2
	15'	2	2	2
	10'	2	4	4
C	25'	2	2	2
	20'	2	4	2
	15'	3	4	4
D	30'	2	2	2
	25'	2	2	4
	20'	3	4	4
	10'	3	4	4
E	30'	2	2	2
	25'	3	4	4
	20'	3	4	4
	15'	3	4	4



(1) Required minimum plant units per 100'

Discussion / Updates:

- Amend tree replacement policy based on recent case law
- Determine most appropriate way to introduce native plant requirements
- Concerns voiced over irrigation requirements and entrance feature requirements (size and irrigation)



Native Plants - Clintonville

Source: Google Street View

Parking

- Requirements based more specifically to uses (also generally reduced from current requirements)
- Parking space dimensions, based on type of parking (parallel, ninety degree, etc.)
- Bicycle parking requirements for new non-residential development (locations, dimensions, and number of bicycle spaces)

T 6.6 Require that bicycle parking facilities (bike racks or shelters) are included on new development plans where appropriate. Include requirements for bike parking facilities within the suggested update to the City's zoning code.

Discussion:

- EV charging spaces (few communities have regulations)

Signs

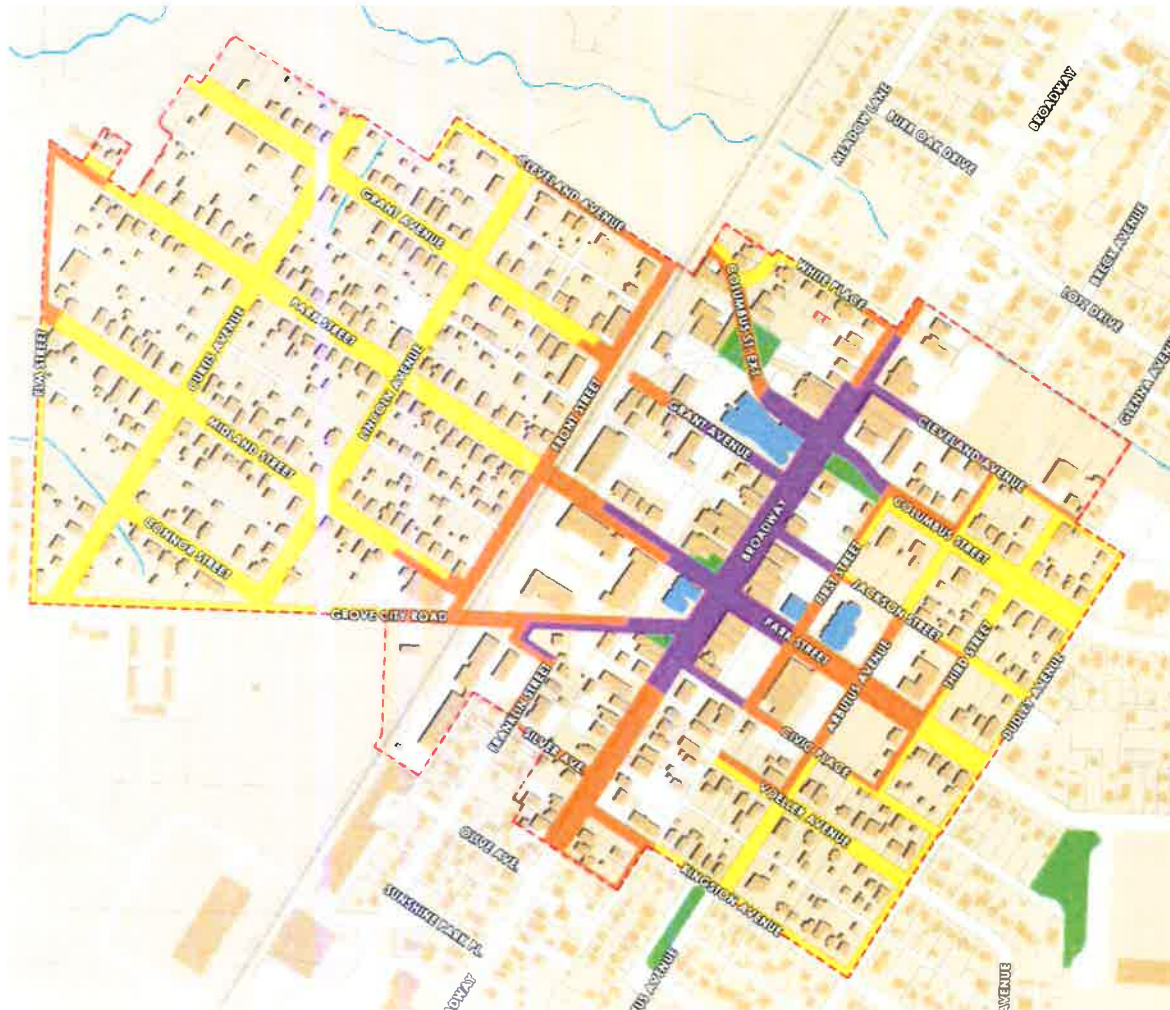
- More contextual for type of building: single-tenant versus multi-tenant
- New regulations allow for more consistency for wall sign distribution for **multi-tenant buildings**
- Increased allowances for signs setback further from frontage & for multi-story, multi-tenant buildings



Title III – Additional Zoning Requirements

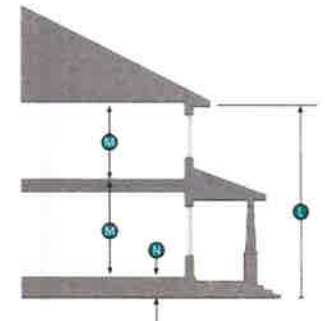
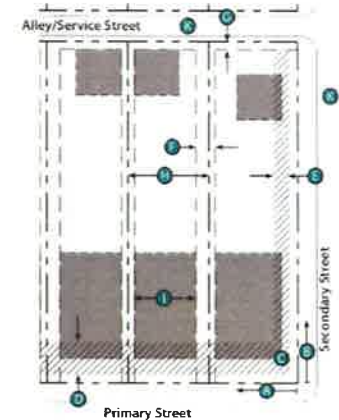
- **PURPOSE:** Establishes specific regulations for all development including signage, landscaping, and parking as well as residential and non-residential appearance standards.
- **GOAL:** Update development standards to reflect those preferred on recent developments and recommended in recent planning initiatives (GroveCity2050, Sustainability Plan).
- **INCLUDES:** Parking, Landscaping, Signage, Appearance Standards (Residential and Non-Residential), Alternative Energy
- **DEPARTURES FROM CURRENT CODE:**
 - Parking requirements more specific to uses, includes bicycle parking
 - Updated sign standards – input from Chamber of Commerce
 - Outdoor seating, outdoor storage, outdoor display standards (not SUP)
 - Alternative Energy
 - Appearance standards (Residential & Non-Residential)

TITLE II: TOWN CENTER DISTRICT – Form- Based Code



6.0 BUILDING TYPES AND ARCHITECTURAL STANDARDS Single-Family Building Type

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Not permitted
A Min. Front Property Line Coverage	65%
B Min. Corner Side Property Line Coverage	N/A
C Occupation of Corner	Not Required
D Front Build-to-Zone	10' to 20'
E Corner Build-to-Zone	5' to 15'
Frontage Typologies Permitted	Porch, Stoop, Front Yard
Build-to-Zone Treatment	Landscape
2. Buildable Area	
F Min. Side Setback	5'; 12' Total
G Min. Rear Setback	5'
H Min. / Max. Lot Width	40' / 70'
I Max. Building Width	N/A
J Max. Impervious Coverage	50%
K Permitted Parking & Loading Location	Rear yard
L Permitted Vehicular Access	Secondary Street, Alley
B. Building Height	
M Min. / Max. Overall Height	1.5 Stories / 2.5 Stories
N Min. / Max. Story Height	9' / 12'
O Min. Finished Floor Elevation	2.5' Above Adjacent Sidewalk
C. Uses & Occupancy Requirements	
All Stories	Residential
Parking in Building	Permitted in Rear
Min. Required Occupied Space	20' depth



Regulations based on street frontage, not by parcel, highlighting importance of how a building relates to the public right-of-way.

Generational development pattern shifts



Highland Park
70'x120' lots
1,300 - 1,700 SF homes



Hoover Crossing,
80'x130' lots
2,000 - 2,400 SF homes



Pinnacle Quarry
55'x115' lots
2,400 - 2,600 SF homes



Brook Park
60'x140' lots
1,500 - 2,000 SF homes



Willows at Quail Creek
6.8 du/acre



Courtyards at Beulah
5.1 du/acre



Regency Arms
17.3 du/acre



Sterling Park, 12.7 du/acre



Beulah Place, 15.6 du/acre