



MEETING MINUTES

Special Planning Commission

May 17, 2022 – City Council Chambers with Webex Component

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: Chair Julie Oyster, Mr. Jim Rauck, Mr. David Freja, and Mr. Michael Linder. Mr. Larry Titus was absent. Other staff members present: Kim Shields, Community Development Manager; Kyle Rauch, Development Director; Dash Logan, Development Planner; Terry Barr, Development Planner; Kendra Spergel, Development Planner; Jesse Schamp, Frost Brown Todd; Tammy Castle and Christopher Hite, Jackson Township Fire Department; Josh Reinecke, Service Superintendent; and Laura Scott, Planning and Zoning Coordinator.

New Items:

ITEM #1 – The Shoppes at Beulah – Development Plan

PID# 040-017255

Mr. Barr presented the Development Department's findings. He stated that the applicant was requesting approval of a Development Plan for The Shoppes at Beulah, at the Southwest corner of Southwest Blvd, to construct a multi-tenant commercial building in Beulah Park. Mr. Barr explained that the project does meet all applicable standards.

Mr. Barr explained that the proposed building is 15,000 square feet with four tenant spaces. The site will have full access from southwest Blvd, and right-in right-out access from Columbus Street. He noted that a Special Use Permit will be required for outdoor patio seating access. He explained the applicant is willing to remove the median on Southwest Blvd to allow full access at their expense. Mr. Barr addressed the proposed building exterior design, colors, material and landscaping; and explained that a number of modifications will be required to ensure compliance with the Zoning Text for Beulah Park.

Mr. Barr went on to explain the building and site will be landscaped with a variety of trees, shrubs and other plantings. He noted that a number of modifications are required to remain consistent with the zoning Text for Beulah Park, and a continuous landscape screening of 80% will be required along the property line adjacent to residential properties, along with a dumpster screen and an irrigation plan of 75-100% of the property.

Mr. Barr went into further detail on the proposed pond in the Northeast corner near Southwest Blvd and Columbus Street that must meet the requirements of the Grove City Stormwater Design Manual (SWDM) for Type 1 ponds. Due to its location, Mr. Barr explained that several deviations were requested to the surrounding walkway and the depth requirement of the pond. Staff believes such deviations will create a more aesthetic design for a commercial area and create an appropriate background for the Beulah Park entrance feature.

Mr. Barr concluded by stating that Staff believes the proposed project does meet all applicable standards and recommends Planning Commission make a recommendation of approval to City Council, with the nine stipulations and deviations noted in the staff report.

Rebecca Mott, Plank Law, was present to speak to the item. Ms. Mott went in further depth on the stipulations related to this item. Ms. Mott requested a change to stipulation 9 regarding site irrigation and requested an additional stipulation be added to this plan regarding Columbus Street access for a full curb cut access point to the proposed site. Ms. Mott indicated that the irrigation requirement of 75-100% from Section 1136.09 for shopping centers only applies to properties in straight zoning districts, not to PUD districts and that the Beulah Park Zoning Text is the regulating text for the property. She requested stipulation 9 be removed. Ms. Mott then presented a proposed new stipulation regarding the site's access from Columbus Street stating that they would submit traffic access documentation for review of a full access curb cut and if city staff disapproves, they would return it to being a right-in, right-out intersection, prior to the Site Improvement Plan phase. She continued by saying there are concerns with leaving it as a right-in, right-out as there is a concern visitors would utilize the residential streets in Beulah to access the site, and as they see the Columbus Street entrance to be the main entrance into the site. Mr. Pat Kelley, Managing Partner for Beulah Park, stated his concerns about traffic flow in and out of surrounding residential neighborhoods. He would prefer the full access curb cut so traffic can exit onto Columbus Street at the signalized intersection to account for this.

Mrs. Shields responded that staff believes the irrigation stipulation should stand, as the Beulah Park Zoning Text notes that the provisions of the Zoning Code apply to the extent otherwise addressed in the Zoning Text. Because there is no section granting deviations to the standard in Code, irrigation would be required per city code. She noted that leaving the stipulation is consistent with adjacent developments in that area, noting that the OhioHealth Beulah Park project complied with the irrigation requirement. Mr. Frea indicated that since it is a commercial property, he believes they should meet the commercial standard for irrigation in the zoning code.

Ms. Shields explained staff is not comfortable with moving forward on the curb cut stipulation request since it would modify an already approved development plan at an administrative level. She continued that the curb cut issue specifically could be handled with a development plan amendment in the future. Mr. Frea asked for clarification on the City's concerns with the curb cut and whether it is due to who would be approving the access or due to the proposed design for a full access cut. Ms. Shields responded that there are concerns with both. Mr. Frea voiced a concern about it being difficult for people to turn left on Columbus Street due to the cut's close proximity to Southwest Blvd and cars being stacked and asked about turn lanes improvements. Ms. Mott responded that they would be open to installing turn lanes if warranted in the traffic documentation. Mr. Frea asked Mr. Schamp about the legal implications of adding the curb cut stipulation to other development plans. Mr. Schamp responded that the applicant would need to return for a development plan amendment if the curb cut were to be changed since it would be changing an approved development plan. Ms. Mott explained that coming back for an amendment would cause a cost burden to the applicant. Mr. Kelley added that it was also the time lost and that he had previously shown a plan to staff with the full access cut and no concerns were raised at that time but that he understands the city's engineers would need to approve it.

Chair Oyster commented that due to not having time to review the proposed full access curb cut that the application be postponed to allow for staff and the Planning Commission to have more time or that the plans could be corrected prior to City Council. Ms. Shields responded that the development plan amendment would not necessitate a full plan resubmittal – only the materials needed to address the curb cut, and that staff is not intending to postpone the project, but that the city needs time to review the proposed changes.

Mr. Rauck asked about the location of the pond and inquired about placing it in the originally proposed location in the western portion of the site in order to provide better aesthetics to the site. Mr. Kelley responded that he agrees but the current location was found to be the most logical spot for this site and for future/regional retention and that they can make it look attractive with landscaping and how it is engineered. Mr. Jeff Shetler, Site Engineering Solutions, spoke on the pond area of the site. He explained that this is the most logical place to place the pond to get drainage and flow to the west. Mr. Rauck asked if there was any possibility of lowering the bottom of the pond, Mr. Shetler said this may not be possible. They discussed other solutions for the elevation of the pond and the direction of the drainage.

Ms. Mott requested a short recess with client to discuss at 2:12 p.m.

After the recess session, Ms. Mott asked for the item to be tabled and for feedback from Planning Commission. Mr. Frea indicated that the pond needs to meet the Tier 1 standards, that the irrigation requirements should be met, and that he would like to see the traffic documentation when completed to ensure if the full access curb cut will be safe. He also asked about the patio in the rear about safety and noise mitigation measures. Ms. Mott responded that those will be shown during the special use permit process for the outdoor seating area and bollards would be installed. Rob MacInnes, Ford Architects, also spoke on the concerns related to the patio area envisioned in the northeast corner. Mr. MacInnes stated the 8-foot tall brick base on the east side is viewed as a seating area, leaving that option over for the southwest corner as well. He explained the type of tenant will determine the end goal of the patio space in terms of the special use permit for this area.

Mr. Linder indicated that he would be supportive of having the median be cut at the Columbus Street access to allow cars to turn left into the site, but he would like to see it remain as a right-out out of the site to prevent cars from turning left onto Columbus Street. He added that he has some concerns with the parking area layout in the southeast corner of the site and the potential of having too much traffic interaction in this area. Mr. Linder asked if the stubs on the west side would be extended for future development. Mr. Shetler responded that there is a potential to extend these for future development to the west.

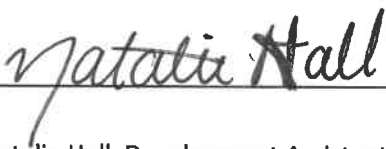
Mr. Rauck asked about the possibility of increasing the size of the site, adding the north corner of lot 29 to the site, to adjust the access point from Columbus Street for full access. Ms. Mott indicated that this would require a replatting of Phase 1, so this would be a difficult adjustment to do.

Christopher Hite, Jackson Township Fire, spoke on the proposed curb cut. He said a full access cut will better allow the Fire Department to get into the area.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Frea moved to postpone Item #1, The Shoppes at Beulah, to the next regularly scheduled Planning Commission Meeting on June 7.

Mr. Linder seconded the motion, and the motion to postpone was approved, 4-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:32 p.m.



Natalie Hall, Development Assistant



Julie Oyster, Chair