MEETING MINUTES
Planning Commission
Tuesday, May 8, 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. Mike Linder and Dr. John Dubos. Mr. Jim Rauck was absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; 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; and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present and asked for approval of the April 3, 2018 Planning Commission minutes. Mr. Leasure moved that the minutes be approved. Dr. Dubos seconded the motion and the minutes were approved 3-0 with Mr. Linder abstaining.

Chair Oyster noted that staff has recommended that item #5 on the agenda, Trail View Run – Development Plan, be postponed to the next regular meeting due to a lack of revised materials and notification from the applicant. Dr. Dubos moved to postpone the Trail View Run – Development Plan to the June 5, 2018 Planning Commission meeting, Mr. Leasure seconded the motion and it was approved 4-0.

ITEM #1 – Marlane Retail Development – Lot Split **PID #201803230011**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split 1.7 acres from a 4.9-acre property at the southeast corner of Stringtown Road and Marlane Drive. The proposed 1.7-acre portion to be split is located in the southern portion of the site and will be used for the existing Days Inn hotel. The proposed 2.9-acre portion to the north will be redeveloped, with the existing buildings on the site proposed to be demolished.

Lot splits have previously been approved for this property in 2015 and 2016 to accommodate the redevelopment of the site; however, these developments did not occur and the property owner chose to combine the lots back into a single property in 2016. The proposed split follows the same boundary as a split previously approved in 2016, therefore, the Development Department is recommending that Planning Commission approve the Lot Split as submitted.

Mr. Bill Weber, PRIME AE Group, Inc. was present to speak to the item. There being no discussion, Mr. Leasure moved that the Lot Split be approved as submitted. Mr. Linder seconded the motion and it was approved 4-0.

ITEM #2 – Shoot Point Blank – Special Use Permit (Weapons Sales) **PID #201803280012**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a Special Use Permit for weapons sales located at the northern terminus of Turnberry Court, approximately 400 feet north of Home Road. The business, Shoot Point Blank, will also have an indoor shooting range component, which is a permitted use in the C-2 zoning district.

This application is only to review the use of weapon sales and rental on the property, and that a development plan will need to be submitted to review the site design and building architecture. In terms of weapon rental and sales on the site, the applicant has indicated that bump stocks and black powder will not be sold at the business and that the business does not allow individuals to use or rent fully automatic weapons. Furthermore, the applicant has indicated that safety officers on the site have the right to remove individuals they feel are exhibiting unsafe practices.

The applicant has also indicated that the site will utilize security measures with 15-20 cameras provided, as well as 6-9 motion controlled areas. Additionally, bollards and roll up security doors are proposed to be installed at the building's entrances.

In terms of the appropriateness of the use on the site, the applicant has indicated that the proposed facility will not affect the right-of-way any differently than a typical retail use. Furthermore, the site of the proposed business is adjacent to industrially-zoned property and the entrance ramp to Interstate 270; therefore, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. John Wallis, JDW Architects, was present to speak to the item. Mr. Leasure asked for confirmation that this business would be selling weapons. Mr. Wallis responded that they would. They will be selling AR15's; however, they will not be selling bump stops. Mr. Wallis continued that one of the functions of this business was education and they will have classrooms for this purpose.

Chair Oyster expressed her concern regarding the business being located so close to the freeway and other nearby businesses and the possibility of excessive noise or injury from bullets being fired. Mr. Wallis stated that the walls inside the business are solid concrete and they will have range equipment that controls ricocheting bullets with a bullet-trap at the end of the range.

Mr. Kevin Allee, Shoot Point Blank, asked to speak to the item. He stated that they currently have 15 stores open and they have had no mishaps in any of their stores. He explained that their building is basically a box within a box composed of a concrete masonry wall and the windows are level-3 bullet-proof glass. He continued that his shops have never broken a noise ordinance in any community in which they are located. He reiterated that this shop will not sell bump stops and they will not rent fully automatic weapons. Anyone who purchases a gun will have a background check. If anyone comes in to rent a gun and shoot on the range, they will make a copy of their driver's license and retain it in their files. Mr. Allee stated that a police presence is welcome at their facility.

Mr. Rauch clarified that this application is for the sale/rental of guns and ammunition. The Zoning Code permits the use of the property as a gun range.

Mr. Leasure asked if the police department had any comments. Lieutenant Jeff Lawless stated that the gun issue is a larger issue than they can address, but that this is a good business model and as long as they are in accordance with the laws, they do not have a problem with it. Lt. Lawless did voice concerns with the secondary market.

Having no further discussion, Dr. Dubos moved to recommend Planning Commission make a recommendation of approval for the Special Use Permit as submitted. Mr. Linder seconded the motion; however, it was disapproved by a vote of 2-2; Dr. Dubos – yes, Chair Oyster – no, Mr. Linder – yes, Mr. Leasure – no.

ITEM #3 – Grove City Family Dentistry – Development Plan Amendment PID #201803220010

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to construct a 320-square foot building addition to the Grove City Family Dentistry building at 3031 Columbus Street. The proposed addition will be two-stories onto the south side of the building and will accommodate an expanded waiting room on the first floor and three new offices on the second floor.

The proposed building addition, landscape area and sidewalks will be within the existing patio entrance area and parking lot adjacent to the building and will not infringe into the drive aisle or affect circulation around the site.

The proposed improvements will eliminate two (2) parking spaces from the site; however, 68 parking spaces will remain, providing adequate parking for the structure, per Code.

Staff believes the proposed expansion is appropriate, as it will utilize the same materials as the existing structure and existing plantings in the area of the expansion will be relocated. Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.

Mr. John Oney and Mr. Mark Olson, Architectural Alliance, were present to speak to the item. Mr. Oney gave a brief explanation of the type of expansion project they are anticipating. There being no discussion, Dr. Dubos moved to recommend approval of the Development Plan Amendment to City Council as submitted. Mr. Leasure seconded the motion and it was approved 3-0 with Mr. Linder abstaining.

ITEM #4 – Homestead Senior Living – Rezoning (SD-2 to PUD-R) PID #201804040014

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to rezone two parcels totaling 5.5 acres on the east side of Hoover Road, at the Hoover Road and Orders Road intersection from SD-2 to PUD-R. A preliminary development plan was approved for the site in March of 2018, which showed a 130-unit senior independent living facility.

A zoning text for the site is included with the application to set the standards for the site's development. Permitted uses on the site will include residential condominiums and/or multi-family dwellings that are restricted to residents ages 55 and older as well as private support facilities limited to the use by residents and their guests.

Although most of the adjacent uses are currently single family, staff believes that the proposed use of age-restricted multi-family housing is appropriate based on the standards outlined in the proposed zoning text including architectural standards and screening requirements to lessen any negative impacts on adjacent properties.

The text allows for a maximum density of 24 dwelling units per acre which exceeds the density permitted in our standard A-1 district, however, staff believes that an increased density is appropriate based on its location at the signalized intersection of two primary roadways and its alignment with recommended future land use of Mixed Neighborhood in the GroveCity2050 Community Plan. This land use recommends a mix of housing types including multi-family with the potential to incorporate small scale, neighborhood-oriented commercial uses.

The text states that open space will be approved as part of the development plan, noting that Code would require 5.8 acres of open space be dedicated on the 5.5-acre site. Additionally, a substantial portion of the lot (approximately 1.7 acres) lies within the floodplain, so staff will work with the applicant during the final development plan review to ensure the open space is designed in an appropriate manner for the development and integrates with existing and planned are amenities.

The applicant is also proposing to dedicate a portion of their property for an easement allowing for the future construction of a pedestrian bridge over I-71 that would provide a safe connection for residents east of I-71 to area schools, parks and other area amenities on the west side.

In reviewing the application, staff found that the proposal either meets or can meet (through modifications during the development plan) the 5 Guiding Principles of the GroveCity2050 Community Plan; therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the one (1) stipulation as noted in the Staff Report.

Ms. Rebecca Mott was present to speak to the item. She stated that there were some changes made to the zoning text and proceeded to highlight those changes for the record as well as discuss other key items in the text:

- In the "Permitted Uses" section of #2, the residential uses on the property will be age restricted to age 55 and over in compliance with the Fair Housing Act Title VIII of the Civil Rights Act of 1968.
- The maximum percentage of lot coverage for the building will be 25% and the maximum height of the building will be three-stories or a maximum of forty-five (45) feet.
- Section G, pg. 3 – Common Open Space – the word "final" has been removed from the term "Final Development Plan." They will cluster the buildings and units to create open space and outdoor amenities for the occupants and guests, including a dog park and other outdoor areas. They will also encourage internal pedestrian connectivity and will have sidewalks that join in the front of the property on the multi-purpose trail that currently exists. They will also establish and reserve the easement area in the northeast area of the property. They will be willing to expand that area if needed.
- With the Staff suggesting the addition of more brick on the front and rear elevations which face both Hoover Road and I-71, they agree with that condition. They will agree to a minimum of 50% brick.
- #4, pg. 4 – Window Trim – The word "fifteen" was added and they put parentheses around the number 15.
- Section J, paragraph a, pg. 5 – The word "Final" was removed.
- Section J, paragraph b, pg. 5 – The word "Final" was removed.
- Section J, paragraph c, pg. 5 – They will provide an embellished front entrance and landscaping, as well as a landscaped median separating the traffic lanes. If feasible, they will also include a pond. There is a floodplain in this area, as well as a sanitary storm sewer, which would need to be relocated.

Mr. Leasure asked the representative from the Fire Department if their trucks would be able to service the height of the proposed building. Ms. Green stated that they would.

Being no further discussion, Mr. Leasure moved to recommend approval of the Rezoning to City Council, with the one (1) stipulation as noted in the Staff Report:

1. Section 3(i)(3)(b) Building materials shall be amended to require 50% brick on the front (west) and rear (east) elevations.

Dr. Dubos seconded the motion, and it was approved 3-0 with Mr. Linder abstaining.

Having no additional items, Chair Oyster adjourned the meeting at 1:55 p.m.

Mary Havener

Mary Havener, Secretary

Julie Oyster

Julie Oyster, Chair