



MEETING MINUTES

Planning Commission

Tuesday, May 7, 2019

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

Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Ms. Julie Oyster, Dr. John Dubos, Mr. Mike Linder Mr. Larry Titus and Mr. Jim Rauck. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Thaddeus Boggs, Frost Brown Todd; William Vedra, Deputy City Administrator; Tami Kelly, Clerk of Council; Mr. Mike Boso, Chief Building Official; Jennifer Stachler, Public Service Superintendent; Lt. Jason Stern, Grove City Police and Mary Havener, Development Assistant.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the April 2, 2019 Planning Commission minutes. Dr. Dubos moved that the minutes be approved. Mr. Titus seconded the motion, and the minutes were approved 5-0.

At this time, Chair Oyster noted that the applicant for Novocaine Lounge has requested to postpone being heard until the June 4, 2019 Planning Commission meeting. Mr. Titus moved that the item be postponed. Mr. Rauck seconded the motion and it was approved 4-0, with Dr. Dubos abstaining.

ITEM #1 – Plum Run Winery – Certificate of Appropriateness

PID #201904040019

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Certificate of Appropriateness for new construction in the Historical Preservation Area (HPA), including a steel roof to cover the existing rear patio at Plum Run Winery and a glass garage door to be installed on the rear (east) side of the building leading from the building to the outdoor patio area.

The outdoor patio area was approved in 2013 with a special use permit. At the time, a pergola was proposed with the patio area but was not constructed. The new steel roof, being new construction in the HPA, requires the approval of a Certificate of Appropriateness (COA). The COA is tentatively on the agenda for the May 20 City Council meeting. If City Council approves the COA, the applicant can then apply for all needed building permits.

The proposed steel roof will cover the existing rear patio area. It will contain skylights and plastic roll-down sides, as well as a gas fire feature to allow the patio's season to be extended to nine or 10 months per year. The narrative indicates that the roof will be grey, brown or another color similar to the primary structure's roof color. Submitted renderings also show blue or red as options for the roof color; however, staff is not supportive of these colors and recommends the more natural, muted colors of grey, brown or a similar color to be more compatible with area structures. The proposed garage door will have a grey steel frame matching that of the frames around the existing windows and doors. Plans also show that a wood wall or fence is proposed on the north side of the patio to separate it from the neighboring property. Staff recommends reducing the height of the wall to ensure that it goes no higher than the roof line and that is more decorative in nature, being constructed of brick, masonry, or a more decorative wood design.

The surrounding area is mostly commercial and service-oriented with other restaurants, retail, a daycare and the Grove City Library, with no residential properties adjacent to the winery. The hours of operation are not proposed to change, and the usage of the patio is also not proposed to change with the addition of the roof and garage door.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness with the two stipulations as noted in the staff report.

Mr. Michael Mantkowski, Plum Run Winery was present to speak to the item. He stated that he in regards to the second stipulation, they preferred to have the wall higher in order to block the noise from the HVAC equipment which sits on top of the roof. They also wanted to hide it as well. Mr. Rauck asked what the next property to the north was. Mr. Mantkowski responded that it was an alleyway, behind the bowling alley and next to the daycare and beyond that was a funeral home. Mr. Titus asked Mr. Mantkowski if he would be agreeable to lowering the wall to the roofline and then screening the HVAC equipment. Mr. Mantkowski stated that he would agree with that option. Ms. Oyster asked if the City had any additional comments related to this issue. Ms. Shields responded that for this particular item, they did not look at the HVAC as there are some outstanding issues with outdoor storage in that area, they were only reviewing the requested improvements within the patio area.

Mr. Linder asked if there was a representative from the Fire Department to determine if there were any issues that they had. Ms. Shields stated that they did not receive any concerns from the Fire Department related to this application.

Mr. Rauck asked Staff if Planning Commission could request that the HVAC units be screened. Ms. Shields responded that in this instance, the wall is proposed to screen the equipment from the seating area, so it would be necessary to add to the application to expand what is included. She continued to state that they are continuing to work with them related to screening due to some outdoor storage issues in coordination with code compliance. At this point, it just whether you feel it's appropriate for the fence to exceed the roofline. Dr. Dubos asked Mr. Mantkowski if he was okay with just extending the wall to the roofline. Mr. Mantkowski stated that he would. Ms. Oyster asked if the City would continue to work with the applicant on a plan to hide the rooftop equipment. Ms. Shields stated that they would.

There being no additional discussion, Mr. Titus moved to recommend approval of the Certificate of Appropriateness to City Council with the two stipulations noted in the Staff Report:

1. The proposed roof shall be grey, brown, or another muted, natural color similar to that of the roof or building finishes on adjacent structures.

2. The wood wall or fence proposed along the north edge of the patio area shall not exceed the roofline of the proposed patio roof and shall be constructed of decorative wood, brick, or masonry as approved by the Development Department.

Mr. Linder seconded the motion, and it was approved 5-0.

ITEM #2 – Meadow Grove Estates North – Rezoning (Text Amendment)

PID #201904230021

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a rezoning for Meadow Grove Estates North to amend the site's zoning text regarding approved fencing within the subdivision. No changes are proposed to the district's geographic boundaries or the site's zoning district.

The first reading of the zoning text amendment is tentatively on the agenda for the May 20 City Council meeting. After a 30-day notification period, the second reading at Council should occur on July 1st. If it receives approval, then the text amendment will go into effect 30 days later and fence permits can be reviewed under the new requirements.

The proposed rezoning is to amend the fence section of the site's zoning text. Currently, the text states that metal fencing (including cast iron and aluminum) is only permitted around a pool and includes language from the current deed of restrictions. Based on resident preferences, the developer (Rockford Homes), is proposing to amend the text to also permit the metal fencing on the perimeter of lots that do not have a pool. Different types of wood fencing are also permitted in the text, and no changes are proposed to that section; however, staff is not supportive of expanding the wood fencing section to include stockade fencing. Currently, wood privacy fencing is permitted around decks, hot tubs, and patios, and staff would not be supportive of expanding the locations where this fencing is permitted, as it would detract from the character of the area.

The site is surrounded by mostly other residential subdivisions including Meadow Grove Estates, Grant Run Estates, and Creekside. No changes are proposed to the usage of the site, which is proposed to be developed as per the approved development plan from 2006.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the one stipulation as noted in the staff report.

Mr. Corey Theuerkauf, Rockford Homes was present to speak to the item. He stated that the project was rezoned 12 years ago and fencing tastes have changed over that time. He currently has several residents that have put in metal fences without obtaining permits. They have been working with the City and City Attorney to attempt to resolve this issue. As a result, they have attempted to come up with language that eliminates the ambiguity of the fencing issue. There is no longer any reference to types, rather it refers to the association and the Deed of Restrictions. He continued to state that he would like to request that when residents request a permit for a fence, they have an association approval letter so that we know they have complied with the deed of restrictions. If this revised text is approved, they will file an amendment referring to their deed of restrictions that will outline specific types of fencing that will be permitted.

Mr. Mike Boso, Chief Building Official, asked to speak to the item. He stated that his department is responsible for issuing permits and if the deed restrictions get modified, they would not be aware. They would rather issue permits based on what is approved by the City. City zoning right now is laid out so you can go up to 6-foot high wood fences, chain-link fences up to 5 feet and metal rod-iron, plastic PVC fencing. Having the Building Division depend on a deed restriction, opens up the opportunity for them to deal with deed restrictions they are not part of. That's an agreement between the homeowners and the developers only. He is not in favor of this.

There was additional discussion based on the appropriate language of the text amendment to ensure the best result from an aesthetic perspective. Mr. Boso reiterated that there are numerous subdivisions throughout the city that have deed restrictions, and they are not parties of those agreements. Consequently, he is not in favor of using those deed restrictions for enforcement.

Ms. Shields stated that as Mr. Theuerkauf mentioned, fencing styles change. When the original text was written, they did not foresee individual residents calling to change a zoning text about fencing. In this case, it was felt that using the term “deed restrictions” would give flexibility on market preference moving forward. At the same time, there are two restrictions listed. We know we’ll never support chain-link fencing nor stockade fencing. This gives us the assurance that it will be a nice-looking development in the future. She continued that by showing an HOA-approved letter, would help to clarify the issue.

Mr. Linder asked Mr. Boso if a resident provides an HOA approval letter if this would ease his concerns. Mr. Boso responded that when this issue gets turned over to the homeowners, if the homeowner’s association goes away and not be there to oversee these requests, the Building Division would not be able to issue permits because there would be no letter from the HOA. Right now it sounds simple; however, in the future, it will not be. Mr. Theuerkauf stated that they could just remove the part that states a letter would be required and leave things as they are – that no chain-link or stockade fence would be permitted.

Mr. Boggs listed several alternatives for how the text could be worded. Mr. Linder asked to hear from Mr. Boso again following Mr. Boggs suggestions. Mr. Boso responded by saying he agreed with Mr. Boggs suggestion that anything except wood stockade and chain-link fencing shall be accepted, although he’s unsure of how you define stockade. Ms. Shields stated that stockade fences would indicate a six-foot wood privacy fence. Mr. Boso stated that he would then change the text to state “no wood fencing”. Ms. Shields responded that the challenge is that one could have wood privacy fencing if it has some type of decorative element. This has been allowed in other areas.

Mr. Linder stated that if the homeowner’s association dissolves, he agrees that the Building Division should not have to enforce the deed restrictions. Ms. Shields added that with this text, there is not that much that is being changed. The intent was to figure out how to bridge the gap to allow residents to put a fence around their entire property, not just the pool area. In terms of the materials, staff didn’t feel that this was changing that much. We did add in the reference to the deed restrictions; however, if you’re not comfortable with that it could be stricken.

Mr. Boso stated that rather than striking the part about “wrought iron fences”, that should probably be left there as an approved-type of fence – just take out “around in-ground pools”, so it would be permitted everywhere. Ms. Shields stated that the text also references “deed restrictions” in the first line, so staff was just trying to remain consistent.

Mr. Theuerkauf stated that ultimately, he just wants to be able to permit aluminum-style fencing, a wood picket-style fence, a vinyl picket-style fence, a three-rail equestrian-style fence, and permit residents that have a hot-tub to be able to put up some type of screening for privacy around that area.

Mr. Theuerkauf asked if they could just strike the entire clause in the zoning text and add that “wood perimeter fencing and chain-link fencing are not permitted”.

Ms. Oyster asked if the first paragraph should be kept in as it refers to “no-build zones” and fencing on corner lots. Mr. Boggs stated that what the original language does is it provides additional aesthetic restrictions that are part of the exhibit that is referenced at the bottom of the first paragraph. If everyone’s preference is just to say what is prohibited i.e. the stockade fencing around the property’s perimeter and chain-link fencing anywhere, it would revert to the standard code requirements. The homeowner’s association would be free to impose whatever aesthetic requirements it believes are appropriate.

Mr. Linder asked Mr. Boggs to read what he would like the approved text to say. Mr. Boggs stated: "The following restrictions shall apply to all lots: no stockade wood fencing around the property's perimeter shall be permitted and no chain-link fencing shall be permitted. Strike the balance.

Dr. Dubos asked if this would satisfy the Building Division if the homeowner's association would be dissolved sometime in the future. Mr. Boso stated that this would be acceptable to him.

There being no further discussion, Mr. Linder moved to recommend approval of the Rezoning (text amendment) to City Council as stated by the City:

The following restrictions shall apply to all lots: no stockade wood fencing around the property's perimeter shall be permitted and no chain-link fencing shall be permitted.

Dr. Dubos seconded the motion, and it was approved 5-0.

ITEM #3 – Ohio Addiction Recovery Center – Rezoning (Use Approval)

PID #201904020016

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting a use approval for 3880 Jackpot Road to operate an inpatient and outpatient addiction recovery center. This site was previously used for Harrison College and has been vacant since September 2018.

Use approvals are taken through the same approval process as a rezoning. After Planning Commission, the use approval has two meetings before City Council with a 30-day notification period between the meetings, and a 30-day effective period thereafter. At this time, the use approval is tentatively on the agenda for the May 20 and July 1 City Council meetings.

The center is proposed to include bedroom space for a maximum of 36 clients and will provide offices, classrooms, meeting rooms, and therapy rooms. The applicant is proposing to renovate the existing building to create these different spaces and is not proposing exterior changes to the building or any site changes.

Inpatient and outpatient addiction treatment centers are permitted in the M-1 zoning district. Because the site is zoned PUD-C with no zoning text, permitted uses revert to those listed in section 1135.14. Uses permitted in M-1 districts are not included in this list, therefore the applicant has requested the use be reviewed as an "Other use as approved by Planned Commission" per that section.

A highway sign was approved in 2009 for Harrison College that exceeds the requirements of chapter 1145 in terms of height and sign area. This sign was approved through a development plan amendment associated with the educational use on the site. Because the use is proposed to change with the submitted application, staff believes that the existing highway sign should be removed and replaced with a monument sign in conformance with Code.

Staff is supportive of the use approval as the surrounding area contains a variety of different uses including self-storage, hotels, retail, and multi-family residential. Several other medical uses have operated in the area including NovaCare Rehabilitation and an eye care specialist within the Jackpot Road Office Park, as well as the new OhioHealth Grove City Methodist Hospital on Stringtown Road. In reviewing the application, staff researched addiction recovery centers in other central Ohio communities and found many to be located in similar contexts to the proposed site located near hotels, restaurants, retail, multi-family housing, or single-family homes.

The GroveCity2050 Future Land Use and Character Map recommends this site be used as Commercial Center, which includes institutional uses as appropriate secondary uses.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the use approval with the one stipulation as noted in the staff report.

Mr. Tim McGrath, Strip, Hoppers, Leithart, McGrath and Terlecky Co., was present to speak to the item. Mr. McGrath stated that when he first received the call to represent this applicant, he was hesitant due to the magnitude of addiction and everything that goes along with it; however, after learning more about the facility, he feels this is an extremely benign use. The patients that come to these facilities do so voluntarily and are committed to recovery and rebuilding their lives. Opioid use is a chronic condition everywhere and society needs help in dealing with it. This is a chance for the Board to approve something that is good and beneficial. It's non-menacing and is in a location that is tucked away from most other uses. In the area, there are medical offices, storage facilities, multiple hotels, restaurants and light service commercial. This is as compatible a location that you could find for this type of use. He continued to state that he feels many people will think that this is a great use, but will not want it near where they live. He believes that this is an ideal spot for this particular type of use and feels that people who worry about it, do so needlessly. This is similar to a medical-office type of practice – without all of the daytime traffic. In addition, it's not loud or unsightly. Clients are there voluntarily; however, if a patient requests to leave, they will be escorted to Riverside Hospital.

As far as the signage goes, he stated that they have a very nicely-built sign; well-constructed and would be placed in a landscaped patch. It's also shorter than the other highway signs in that area. He feels like they are being asked to throw it away. He would like Planning Commission to reconsider allowing them to use it.

Ms. Oyster asked Mr. McGrath if he had an opportunity to speak with personnel from Gateway Lakes Apartments, as Planning Commission had received an objection letter from their attorney. Mr. McGrath stated that they were aware of the letter. He said he understood the logic of the letter and the legal arguments; however, he disagrees with the legal conclusions. He continued to state that he has spoken with Mr. John Slagter, attorney for Gateway Lakes, and they are more than willing to reach out to all nearby neighbors. If there are some controls that would make things better, they would be willing to do it. Again, he reiterated that they are not changing anything externally on the building. He added that there is a densely wooded area to the north which will make Gateway Lakes virtually invisible to this facility, and clients will not be permitted to go onto their property. There is also a substantial distance between the two properties as well as a basin.

Mr. Josh Butcher, Ohio Addiction Recovery Center, was present to speak to the item. At this time, Planning Commission had no questions for him.

Mr. John Slagter, attorney for Gateway Lakes Apartments, asked to speak to the item. He stated that he has provided Planning Commission with their objection letter. He wanted to clarify from a legal standpoint, that they were at this meeting for approval of a request of a change of use and not a rezoning as is stated on the application. Mr. Boggs stated that this was correct. It is not being rezoned from PUD-C to any other district. Mr. Slagter stated that he believed this was relevant for a couple of reasons. He said that if you look at both the Staff Report and the application, it is clear that this facility is for a medical use. Within the zoning code, there is a separate "M" district that deals with medical uses, and as the staff report indicates, this type of use, based on the SIC code referencing the Grove City Code section, has a designation for these types of facilities. It's

a hospital-type service facility. That means that it provides outpatient and inpatient services. Even though we object to this use, while we agree that these types of uses are needed, that doesn't mean they should be located just anywhere within a particular community. The zoning code clearly defines where they should be located, and they should be within an area that specifically allows this type of medical use. Staff has indicated that there are other medical uses in the area; however, if you look into the PUD-C zoning, there is a list of permitted uses and this is not one of them. Those types of uses include dental and physician offices. It does not allow inpatient types of services. The staff report attempts to justify the use by stating that there are a lot of uses in this area. Mr. Slagter stated that he agrees with this; however, he stated that all of them are specifically permitted under the PUD-C uses. Nowhere in the zoning is there a medical office use/inpatient facility permitted within this area. There is a hospital down the street; however, the zoning is M-1. This site in his opinion should be going through a rezoning, not with the use approval application that has been submitted.

Mr. Slagter proceeded to discuss the code sections and the listing of the various districts. He stated that Section 1135.09 outlines what each of the different permitted uses is. It specifically says that the permitted uses are exclusive and noncumulative unless otherwise provided herein, and all uses not shown herein shall be considered by the Planning Commission. A medical use is specifically shown. Since this use is shown, clearly you are unable to change it. Mr. Slagter continued to discuss the other sections of the code and what is permitted; specifically, that none of the other PUD classifications would fit this type of facility.

Mr. Slagter continued to state that if you look at section 1135.14 where they list out permitted uses, it states at the bottom of the list "other uses approved by the Planning Commission". He feels that they are interpreting that to give Planning Commission the ability to allow any use in a C-2 area. He said that he doesn't feel this makes sense for many reasons. #1 – that would be a legislative grant of authority to the Planning Commission without any standards #2 – it would basically be throwing out all of the other restrictions that are listed. Mr. Slagter feels that at a minimum, the Planning Commission should take time to review and analyze this request. If Planning Commission allows this use, a precedent will have been created to say that within the community, these types of uses are allowed anywhere. The Planning Commission needs to base their decision on this particular use in this area. This facility would be inpatient treatment for individuals that are addicted to drugs, checking themselves in and having both psychiatric and physical supervised treatment during a 7-30 day period. This is going into an area where there are 250 apartments right next door, all of the hotel uses and others. He doesn't believe that the use is an inappropriate use, but is not appropriate for this particular area. Finally, he stated that he disagrees with staff's opinion. He said that they site the GroveCity2050 plan and the reasons why this makes sense. He disagrees with this interpretation. Changing this to a medical-use area through rezoning would be the proper way to go about getting this facility approved. The GroveCity2050 plan specifically talks about institutional or commercial uses in this area, and there are other areas such as mixed-use that do identify medical-use. To claim that the GroveCity2050 plan allows for institutional uses in this area and that it should justify granting approval for a use that is not authorized, would be improper.

In closing, Mr. Slagter asked the Planning Commission to take time to either review this further or do not recommend it, as it would be inappropriate in relation to the character of the area.

Mr. Boggs stated that after hearing Mr. Slagter's thoughts and having read his letter, he wanted to clarify that while this is not a rezoning in the sense of changing the zoning district, it is his opinion that the question being proposed of a "use approval" is a legislative question. Consequently, it would be the Planning Commission's

responsibility to be a recommending body. Whatever choice the Commission makes will not be final. It will still be required to go before City Council for a final review and either be approved or disapproved.

Mr. Slagter stated that he would like to respectfully disagree. He feels that just because Council makes the decision, when they're reviewing this for a use change, they are doing so administratively. They're not making new law as they would if they were approving a rezoning. But to enforce and review like they are doing here, that would be an administrative action.

Mr. Titus asked what the zoning was for the Buckeye Ranch. Ms. Shields stated that it was SD-1. She continued to state that there were only three parcels that were zoned M-1; Mt. Carmel, OhioHealth, which was zoned M-1 when it came into the city, and there is a small parcel on Park Street.

Mr. Slagter stated that of the examples that staff provided of the other addiction facilities; a couple are only for outpatient use. Some were zoned either medical or institutional, and in those codes, they were allowed.

Mr. Titus asked Mr. Slagter if he would agree that there is a critical addiction in Ohio. Mr. Slagter stated that he understands what a big issue this is, but it doesn't mean you throw your zoning code out just because there's a need. He's just saying that the proper place under the zoning is within a medical zoned area. Mr. Titus asked if Mr. Slagter has lost a friend or family member to addiction. Mr. Slagter stated that he has and that this not about the value of the service. It just needs to be in an M-1 zoned area or rezone this property to medical. Mr. Titus responded that it sounds like Mr. Slagter's argument is about acknowledging that there is a need but as long as it is not next to anyone who objects to it. Mr. Slagter responded that his argument was about finding the most appropriate location for the use based on Euclidean Zoning.

Ms. Danielle Reed, Property Manager of Gateway Lakes apartments, asked to speak to the item. She stated that if you drive down Jackpot Road, it dead-ends into Gateway Lakes. There are 252 apartments within this property, comprised of single people, families and both older and younger people. She stated that she, too, has experienced addiction with someone close to her; however, she does not see this as a good thing for the families in this community. She worries about what it's going to bring to the community, and while vehicular traffic may not be a concern, she is worried about foot traffic that may come from this facility. She said she was curious as to what type of security they will have in place for the patients that are in the facility and what will happen if they decide to withdraw themselves from there. How will that affect her clients and her business when someone drives by and sees an addiction business right next to their potential home.

Ms. Oyster mentioned that she agrees that this is a valuable service, but for her, it all comes down to a zoning issue. At this point, she would not be able to vote in favor of it because of the precedent it would set.

Ms. Pam Barks, 3342 Gateway Lakes Drive, asked to speak to the item. She stated that she and her husband moved into their apartment at the end of October and they have been happy residents of Grove City for the past 14 years. She continued to state that she has a son that is a recovered heroin addict and has been recovering for four years. During the time he was an addict, she did not trust him. He'd go into rehab and come back out. He would sleep in anybody's car or the back of any truck. He would sleep in the woods and would take whatever he could to get his fix. For two years, he left his three children alone and never saw them. She said she does not think this facility is a good idea, and if she knew it was there when they were looking for apartments, she would not have moved in. She continued to state that she hopes it doesn't go there and if it

does, she will probably leave. She posed a question to each of the board members as to how they would feel if this type of facility moved in next to them.

Mr. Josh Butcher asked to respond. He stated that he thinks the common misconception of what he does every single day, is the fact that there are needles everywhere and vagrants running around destroying properties, breaking into homes and stealing out of cars. That is true of drug addicts who are in active addiction. He stated he went through recovery and has been sober for 11 years. This is more than just about what area they are located in. What needs to be understood is that people come to them voluntarily. There are no psychiatric patients. Also, these patients have a primary substance abuse. They take voluntary people who are not coming out of the prison system. They are not coming because they have attempted suicide. Everything is voluntary. The doors are always locked. A client cannot walk out the door without a staff member. When they do decide to leave, it's the facility personnel's job to keep them, and if they can't convince them to stay, the responsible parties are contacted and the clients are transported to Riverside Hospital with their belongings. The facility does this in order to keep the community safe. He went on to state that drugs are everywhere including potentially used by some residents of the Gateway Lakes development and just on average one in four people are affected by substance abuse, with drugs, alcohol, or another way.

Councilman Roby Schottke, 4912 McNulty Street, asked to address the Planning Commission as chairman of the Lands Committee. He stated that everyone has heard that there are some substantial issues. He feels that this item is not ready to be heard before City Council and would respectfully suggest that the item be postponed until issues can be worked out or table it until it can be brought back in a different format. This is not a package that can come to City Council, as there are too many legal and other issues.

Mr. McGrath stated that with those comments in mind, they are requesting to table the item to the next Planning Commission meeting.

Mr. Linder moved to postpone the item until the next meeting. Mr. Titus seconded the motion and it was approved 4-0, as Dr. Dubos left the meeting prior to the vote.

Mr. Linder stated that he has no problem with the use or location of this facility; however, he feels the proper approach would be to have this property rezoned, not to have the use approved as suggested by the City.

ITEM #4 – Grove City Veterinary Hospital – Development Plan

PID #201902270011

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for a new parking lot and widened access drive at the existing Grove City Veterinary Hospital located at 4350 Grove City Road.

The development plan is currently at the second step of a multi-step process. All applications undergo a month-long administrative review prior to Planning Commission. Then, after Planning Commission, the development plan will be moved tentatively on to the agenda for the May 20 City Council meeting. If it receives approval, it can then be moved forward onto the Site Improvement Plan and building permit reviews.

The proposed parking lot is to accommodate an expansion of the veterinary hospital business. Currently, the eastern portion of the building is used as a residence but will be renovated to allow for the entire building to

be used for the vet hospital. The site is zoned as PUD-C without a zoning text, which means all zoning standards for the site revert back to Grove City Code requirements.

There are currently 12 parking spaces located behind the building, which are currently used as both employee and customer parking. The proposed parking lot will be located in the front of the building and will provide 10 additional spaces reserved for customer parking to accommodate the growing business. While staff is supportive of the business and parking lot expansion, staff is not supportive of the parking lot's location, and recommends the parking lot be relocated to the west side of the access drive to better match the intended character of the area as a transition between the commercial areas to the east and the rural residential areas to the west. There are constraints on the site including the Stream Corridor Protection Zone and septic system to the rear, which prohibit expanding the parking behind the building. The Franklin County Engineer's Office has requested additional right-of-way as per their Thoroughfare Plan and relocating the parking to the west would create greater separation from this future right-of-way line. Furthermore, in order to construct the parking lot as shown on plans, a 36-inch caliper tree is proposed to be removed. Relocating the parking to the west off the main drive aisle would preserve this significant tree.

Other proposed site improvements include the site's access drive being widened to 22 feet to accommodate two-way traffic, a new front sidewalk and new ADA ramp for further ADA accessibility into the vet hospital building. The only improvements proposed for the building include interior renovations with no exterior façade changes or building additions proposed.

The site is surrounded by a variety of uses including residential, religious, commercial, a dog grooming business, and a Jackson Township Fire Station. It is a transitional area from the denser Town Center to the east and more rural to the west.

The GroveCity2050 Future Land Use and Character Map recommends this site to be Edge Living. The character of this area is to maintain a more rural feel that is primarily residential in nature.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the one stipulation and two deviations as noted in the staff report.

Ms. Andrea Mayberry, Owner, was present to speak to the item. Ms. Mayberry stated that she does not want to put the parking lot on the side of the building. She would like it to remain in the front so that it is more accessible to their clients. Their new entrance is going to be in front of the building. She feels that by putting the parking lot off to the side would make it less accessible and become more of a safety risk for clients crossing the drive. She continued that her building is already set back fairly far and she is limited to what she can do given the creek in the back and the nearby neighbors who don't want a parking lot where vehicles are going to be shining their lights into their homes. She doesn't feel like a veterinary hospital fits the description of "edge living". Her goal is to make it like nice.

Ms. Mayberry continued to state that she would do her best to save the tree in front of the building and is planning on planting landscaping to make everything look good.

Ms. Oyster asked to clarify how many spaces they were planning on adding. Ms. Mayberry stated that in the beginning, she added seven, but then she added a few more to account for growth. She said she is flexible on this.

Mr. Rauck stated that he agrees with having the parking in the front. Given the many other parking lots in front of the nearby businesses, her parking is much further off of the road. He would; however, like her to attempt to save the tree. He continued to state that the first couple spaces in the parking lot could be moved to the east end leaving additional green space next to the drive. He stated he would also like to see the parking lot spaces at 10 feet wide.

Mr. Linder asked the City why they wanted the parking lot moved to the west side of the building. Ms. Shields responded that they are attempting to maintain the rural character of the area. The City would never recommend something that would put customers in harms way – terms of crossing the drive aisle.

Ms. Shields stated that with GroveCity2050, we were trying to focus our growth and the purpose of edge living is to preserve what is there. The intent of this area was to keep more of a rural character.

Ms. Carol Burdette, 4380 Grove City Road, asked to speak to the item. She stated that she lives right next door to this property and she would like the Planning Commission to consider keeping the parking lot in front of the building, instead of right beside her home. Either way, it will be able to be seen from the roadway.

Mr. Jim Burdette, 4380 Broadway, added that their bedroom is on east side of the house against where the parking lot would be if it were placed on the side of the drive aisle. He does not want to worry about lights shining into his home in the evening.

Mr. Rauck moved to recommend approval of the Development Plan to City Council with the following stipulations:

1. The parking lot shall be moved to the east to preserve the tree and the parking spaces shall be 10 feet in width.
2. A deviation shall be granted from Section 1136.08 to permit the southeast side of the dumpster enclosure to not have landscaping.

Mr. Linder seconded the motion and it was approved 4-0.

ITEM #5 – Silco Fire and Security – Development Plan

PID #201903250015

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for an expansion of the existing Silco Fire and Security business at 2345 Southwest Boulevard.

After Planning Commission, the development plan will tentatively be placed on the agenda for the May 20 City Council meeting. If City Council approves the plan, the applicant can then submit a Site Improvement Plan and building permits for review.

The expansion is proposed to include a 10,068-square-foot building addition doubling the size of the current building and a new 46-space parking lot. The majority of the new expansion will be on the southern portion of the parcel located adjacent and to the west of the existing Silco facility. A lot split was approved in August 2018 to split the southern portion of the property to the west, the same configuration as is shown on submitted plans for the proposed expansion. The lot split and combination of the current and new properties has not yet occurred but will need to be finalized prior to issuance of building permits.

The building expansion is proposed to be approximately 69 feet from the south property line, the same as the existing building. Buildings in the IND-1 district that abut a residential property are required to be set back at least 100 feet from the property line adjoining the two districts. The two properties to the south are zoned as A-1 and A-1a, with the proposed addition encroaching into the minimum setback. The applicant has submitted for a variance, which is tentatively on the Board of Zoning Appeals agenda for May 22. Staff is supportive of the proposed setback encroachment as it does not encroach further to the south than the current building and will be well screened with mounding and the existing tree stand.

The site plan indicates an area to the west of the proposed parking lot for the location of a detention basin. Dry basins are only permitted conditionally on industrial developments, in appropriate contexts. Staff is supportive of utilizing a dry basin to manage stormwater on this site, as it will not be visible from Southwest Boulevard, provided that it is designed to meet all applicable stormwater management requirements.

The proposed expansion will be one-story with a maximum height of 19 feet and utilize the same materials as the existing building with EIFS and split-faced masonry. The addition will be used to provide additional office, training, testing, and warehouse space. A new entrance is proposed on the west side of the building to serve as the main entrance for the training facility.

A variety of uses surround the site, including other industrial uses, multi-family residential, the Grove City Skate Park, and a Jackson Township Fire Station, keeping the proposed expansion of the site in character with the surrounding area.

The GroveCity2050 Future Land Use and Character Map recommends this site as Flex Employment Center, which lists industrial and office as recommended uses. Furthermore, the expansion of the business is an infill project and meets Land Use Objective LU2 to "Place priority on developing underutilized land or land adjacent to existing development served by infrastructure ahead of undeveloped land on the City's edge".

After review and consideration, the Development Department 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.

Mr. Tony Cerny, Architectural Design Studios, was present to speak to the item. Mr. Cerny stated that they are in agreement with the stipulations noted in the staff report.

There being no questions or discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the four stipulations as noted in the staff report:

1. The lot split on parcel 040-007883 shall be finalized, and the southern lot created by the split shall be combined with parcel 040-009220.
2. A variance shall be obtained from the Board of Zoning Appeals to allow for a reduced building setback from the south property line.
3. The dumpster enclosure shall be finished in brick or masonry that matches or is complementary to the building, as approved by the Development Director, and will have stained 100-percent-opaque wood gates.

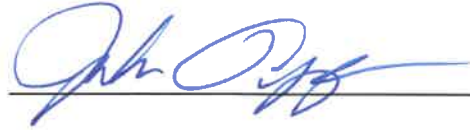
4. The applicant shall work with the City's Service Superintendent during the review of the Site Improvement Plan to determine appropriate stormwater management on the site. Due to the context of the site and the proposed location of the basin not being visible from a public right-of-way, the use of a dry basin may be approved provided that it meets all applicable stormwater management requirements.

Mr. Rauck seconded the motion and it was approved 4-0.

Having no additional items, Chair Oyster adjourned the meeting at 3:03 p.m.



Mary Havener, Secretary



Julie Oyster, Chair