



MEETING MINUTES

Planning Commission

May 4, 2021 – Virtual Meeting

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: Mr. David Frea, Chair Julie Oyster, Mr. Jim Rauck and Mr. Larry Titus. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Kendra Spergel, Development Planner; Hannah White, Development Assistant; Brittany Seebach, Development Assistant; Chuck Boso, City Administrator; Jennifer Readler, Frost Brown Todd; Tami Kelly, City Council Clerk; Kevin Koesters, Public Service Deputy Director; Mike Boso, Chief Building Official; Justin Taylor, Building Inspection Manager; Laura Scott, Planning and Zoning Coordinator; Tammy Green, Jackson Township Fire; and Nick Mill, EMH&T.

Chair Oyster noticed a quorum was present and asked for approval of the April 6, 2021 Planning Commission minutes. Mr. Frea moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0.

Chair Oyster asked for approval of the April 19, 2021 Special Planning Commission minutes. Mr. Titus moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – The Quarry at Pinnacle

PID #202104220031

Ms. Spergel presented the Development Department's findings. She stated that the applicant was requesting approval of a Lot Split of 20.865 acres from a 71.372-acre tract of land, for the Quarry at Pinnacle development, located at the southeast corner of White Road and Jackson Pike.

Ms. Spergel illustrated that an approval from Planning Commission would allow the Lot Split to be forwarded on to Franklin County for finalization with the Engineer, Auditor and Recorder's office. Plats would be required to further separate the lots, roadways, and reserves for the site.

Ms. Spergel explained that the applicant was currently working with Franklin County to combine the five properties encompassing The Quarry at Pinnacle. She went on to state that the proposed 20.865-acre split is to separate Subareas A and B to solidify ownership of the two pieces, considering M/I Homes ownership of the northern Subarea A and Pinnacle Land Holdings owning the southern Subarea B.

Ms. Spergel stated that Staff was supportive of the split as it follows the approved layout of the subareas per the Development Plan, and therefore recommended approval as submitted.

Mr. Jason Francis, M/I Homes of Central Ohio, LLC, was present to speak to the item.

Hearing no questions or discussion from either Planning Commission or the public, Mr. Rauck moved to approve of the Lot Split, as submitted.

Mr. Frea seconded the motion, and the item was approved, 4-0.

ITEM #2 – The Cottages at Brown’s Farm (Phase 2) - Plat

PID #202103310024

Ms. Spergel presented the Development Department’s findings. She explained that the applicant was requesting approval a Plat for Section 2 of the Cottages at Brown’s Farm located on the east side of Haughn Road on a 16.812-acre tract of land.

Ms. Spergel stated that the Plat is for the final section of the development and that it would contain single-family patio homes. She added that if approved at Planning Commission, the Plat would tentatively go forward to City Council on May 17, 2021 and June 7, 2021.

Ms. Spergel explained that Section 2 contains 58 lots, and as per the approved zoning text, each of the lots would be at least 52 feet in width, and that each lot would meet the minimum requirement and layout approved through the Development and Final Engineering Plans. She added that McKinney Road was to be extended and stub at the eastern property line for a potential future expansion onto the First Baptist Church of Grove City’s site. A second roadway, Darby Downs, is also proposed. She illustrated that the roads would be 24 feet in width, meeting the approved zoning text and Development Plan, located within Reserve G, and would be privately owned and maintained by the Cottages at Brown’s Farm Homeowner’s Association.

Ms. Spergel went on to summarize three other proposed reserves, explaining that Reserves E, F and H would total 6.433 acres, and would be owned and maintained by the Cottages at Brown’s Farm Homeowners Association (HOA) for stormwater management, open space, and stream and tree preservation. She noted that the path easement in the northern portion of Section E would be through Reserve E, designed similarly to the adjacent Reserve A, platted in Section 1. She added that Reserve A is located in the 60-foot wide portion of land connecting to Orders Road, would also be owned and maintained by the HOA, and would remain undeveloped for use of utility easements.

Ms. Spergel therefore recommended approval to City Council as submitted.

Mr. Jason Francis, M/I Homes of Central Ohio, LLC, was present to speak to the item. He added that M/I is about 80% through the development of section 2 and that street paving should be completed with the next 30-60 days.

The Plat is the next step in continuing the development. He also clarified previous questions of who the property would be marketed towards, explaining that the floor plans and options are geared towards “empty-nesters”.

Road locations were discussed between Mr. Frea and Mr. Francis, to answer a question of Mr. Frea’s concerning the easement to the North, set aside specifically for utilities.

Mr. Rauck brought up potential connection from the site to other nearby locations, utilizing paths. Mr. Francis stated that the potential for further connection is there, and that developers would work with the neighborhood to further configure those improvements.

Mr. David Hellard, 3151 Orders Road, asked a question regarding storm and sanitary water routing out of the development, citing a conversation between himself and Mr. Rauch from a previous year. Mr. Rauch and Mr. Francis explained that the pump station currently being utilized is a temporary condition, and that once the underground pipes are in place and routed to a larger connection in the future, the station can be taken down and a gravity flow system would be in its place. Mr. Francis explained that residents are made aware of the private pump station and measures to maintain it while active.

Hearing no further questions or discussion, Mr. Titus moved to recommend approval of the Plat, as submitted.

Mr. Frea seconded the motion, and the item was approved 4-0.

ITEM #3 – 3173 Columbus Street Rear Addition – Certificate of Appropriateness

PID #202103310023

Ms. Spergel presented the Development Department’s findings. She stated that the applicant was requesting approval of a Certificate of Appropriateness to construct an addition to the home located at 3173 Columbus Street, located within the Historical Preservation Area (HPA).

Ms. Spergel explained that the applicant had previously submitted a Building Permit to the Building Division in June 2020 for review, but as the project was deemed “significant” in the HPA, a Certificate of Appropriateness would have to be approved through City Council before the Building Permit can be finalized. She stated that upon Planning Commission approval, the Certificate of Appropriateness would tentatively be on the City Council agenda for the May 17, 2021 meeting.

Ms. Spergel illustrated the proposed two-story addition would be located in the rear of the home, each floor being 312 square feet, therefore adding an additional 624 square feet to the home across two additional bedrooms and an expanded kitchen. She stated that the addition was proposed to be aligned with the existing home; 26 feet wide and 12 feet in depth. She added that the site plan illustrates the addition meeting the 6-foot minimum side setback required in the R-2 zoning district.

Ms. Spergel went on to illustrate the materials and color palette of the addition, explaining that all would match with the existing home. She stated that Staff believed that proposed addition would maintain the current style of the home and would be in character with the surrounding area, and therefore recommended approval to City Council as submitted.

Mr. Matthew Headington, Property Owner, was present to speak to the item.

Hearing no questions from either Planning Commission or the public, Titus moved to recommend approval of the Certificate of Appropriateness, as submitted.

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

ITEM #4 – Tattoo 62 - Use Approval

PID #202103300021

Ms. Spergel presented the Development Department's findings. She stated that applicant was requesting approval of a Rezoning-Use Approval for 3540 Broadway to operate a tattoo parlor, offering both tattoos and body piercing, in the Broadway Center shopping plaza.

Ms. Spergel explained that tattoo and piercing are included within SIC Code 7299 for Miscellaneous Personal Services, Not Elsewhere Classified, which are not listed as permitted uses in the C-2 zoning district. She stated that the Use Approval has been applied for to add the two specified uses as permitted in the shopping plaza without changing the zoning district. Ms. Spergel added that if approved by Planning Commission, the Use Approval would undergo the same review cycle as a Rezoning application and would tentatively be on the May 17, 2021 and June 21, 2021 City Council agenda.

Ms. Spergel went on to explain proposed business operations. She stated that the large, existing parking lot could accommodate the use, that the business would operate Tuesday through Saturday from 10:00 a.m. to 6:00 p.m. with an expected 15-25 clients per day, that the space would be regularly cleaned with medical-grade disinfectants, and that the applicant had indicated that each employee would have proper training and certifications through the Health Department.

Ms. Spergel indicated that the GroveCity2050 Future Lands Use and Character Map recommends this site be used as a Commercial center, including a variety of commercial and service type uses, encompassing the proposed uses of tattooing and body piercing. She stated that the site is surrounded by a number of zoning districts, including other C-2 zoned properties, a C-1 property and an A-1 property.

Ms. Spergel concluded by saying that Staff believed that due to the variety of commercial uses in the surrounding area, the proposed use would be in character with the area, and that due to the operation occurring indoors, that the use would cause no adverse impacts on the surrounding area. Therefore, she recommended approval to City Council as submitted.

Mr. Johnathon James, Tattoo 62 Business Owner, was present to speak to the item.

Mr. Freja expressed that he felt the use to not fit the "small-town character of the City" and would be voting "No" on the proposal.

Hearing no questions from either Planning Commission or the public, Mr. Titus moved to recommend approval of the Use Approval, as submitted.

Chair Oyster expressed that she agreed with Mr. Freja and was also voting "No".

Mr. Rauck seconded the motion, but the motion was not approved with the following vote: Mr. Freja – No; Mr. Titus – Yes; Chair Oyster – No; Mr. Rauck – Yes.

Mr. James explained that he currently manages a tattoo shop in Circleville, Ohio that has been in businesses for 21 years, and that Circleville is a very small town. He said that he understands the stigmas associated with tattooing but that it would not be reflected in the proposed shop operation intentions. He added that he knows there is a market for tattoos and piercings in the area, as a bulk of his current clients travel from Grove City. He concluded with the fact that he lives in Grove City and has "fallen in love" with the downtown business area of Grove City and wants to be a part of its growth.

ITEM #5 - Verizon Cell Tower- Use Approval

PID #202007020037

Ms. Spergel presented the Development Department's findings, stating that the applicant was requesting approval of a rezoning (Use Approval) for the Central Crossing High School located at 4500 Big Run South Road in order to install a telecommunications tower.

Ms. Spergel explained that due to the property being zoned as SD-1 (Educational), which does not include cell towers as a permitted use, a Use Approval is needed in order to allow for construction of a cell tower on the property. A similar project was approved through a Use Approval for Grove City High School in 2005. She stated that if approved, the Use Approval would be tentatively scheduled for the May 17, 2021 and June 21, 2021 City Council Agendas.

Ms. Spergel stated that the cell tower is proposed to be located between the soccer bleachers and football stadium and that lights would be installed on the tower to illuminate the football field. She said that the proposed tower would be 150 feet in height at its highest point. As per Section 1137.15(d)(4), towers are required to be setback at least twice the height of the tower from a residential property. The proposed tower would be approximately 209 feet from the nearest residential property, a reserve in the Village at Pine Grove subdivision located within Columbus city limits, below the 300-foot minimum. She explained that Staff was supportive of the variance for a reduced setback as this area is an undeveloped reserve area and the nearest residential structure is more than 450 feet from the proposed tower location. She added that the applicant is anticipating submitting for the June 28, 2021 BZA meeting.

Ms. Spergel illustrated the compound to be 520-square-feet in size and enclosed in six-foot-wide fencing, that all equipment would be contained within the compound area except for a transformer to be located adjacent and to the North. She added that a four-foot-wide swing gate is proposed on the north side and a second 14-foot-wide rolling gate is proposed on the east side.

Ms. Spergel went on to illustrate that arborvitae at six feet in height were proposed on the east and south sides of the compound, and on the north and east sides of the transformer for screening. She explained that cell towers taller than 100 feet are to be screened with four rows of evergreen and deciduous trees and shrubs; however, Staff was supportive of a variance from the requirement in Section 1137.15(f)(3) due to the tower's proximity to the football and soccer bleachers and soccer field. Therefore, Staff recommended approval to City Council as submitted.

Mr. Rob Ferguson, UAS representing Verizon Wireless, was present to speak to the item and wished to clarify that the cell tower would be replacing an existing light pole, and that the existing lights would be remounted to the tower, essentially supplying the same lighting function to the area. He also explained that the growth of Grove City and the Southwest of Columbus have spurred the necessity of an expanded service network.

Planning Commission asked if the revenue from the tower would go towards the Southwestern City School District. Mr. Ferguson answered in the affirmative.

There being no further questions or discussion, Mr. Rauck moved to recommend approval of the Use Approval, as submitted.

Mr. Frea seconded the motion, and the item was approved 4-0.

ITEM #6 – 2102 Edwards Road – Rezoning

PID# 202104090029

The applicant was experiencing technical difficulties and the item was moved to the end of the agenda.

ITEM #7 – 1804 Properties – Development Plan

PID #202103310022

Mr. Logan presented the Development Department's findings, stating that the applicant was proposing a Development Plan for a new, one-story building to accommodate three medical/dental tenants.

Mr. Logan stated that the property was rezoned to PUD-C in 2020, as part of the Bluegrass Park Zoning text, and that the lot was within Subarea A of Bluegrass Park, which permits medical offices as a use. He added that the development is for a 8,898-square-foot medical office building and other site improvements on the 1.41-acre parcel.

Mr. Logan went on to say the building is generally centered on the site, with parking provided at the front and rear of the building. He stated that the southern drive aisle connects to a drive aisle on the adjacent Balanced Family Academy site, creating a 25-foot-wide aisle that connects to a full-in, right-out access point with Hoover Road. A 14-foot one-way drive aisle is proposed along the northern property line, with signage included to direct traffic.

Mr. Logan illustrated that the building is to be finished with high-quality materials that comply with material requirements of the Zoning Text. He added that materials are similar in color to that of Balanced Family Academy to the south, including the wooden trusses at entrances which would be stained charcoal gray, and sections of the board and batten siding along the east elevation, which would be painted a Greystone color.

Mr. Logan stated that Staff believed the proposed use and concept for the site appropriate and conforming to the standards of the Zoning Text and that the proposed development would not be detrimental to the present and future uses in the area. Therefore, Staff recommended approval to City Council as submitted.

Kurt Lape, Connect, was present to speak to the item, adding that the tenant deals were close to completion.

Mr. Frea inquired about the entrances from Hoover Road to the development. Mr. Logan clarified that that a total of three entrances from Hoover Road were shown in the larger Bluegrass Park Preliminary Development Plan, and that level of service would vary. The entrance to the site in question for example, would be right-out only but would also have access to other full-access drives connecting to Hoover Road.

Mr. Rauck inquired about cross-access to the remainder of the Bluegrass Park development and was informed that an access road shown in the site plan of 1804 Properties will connect to adjoining developments.

There being no further questions or discussion, Mr. Rauck moved to recommend approval of the Development Plan, as submitted.

Mr. Frea seconded the motion, and the item was approved 4-0.

ITEM #8 – Huggett/Pulte PUD-R – Preliminary Development Plan

PID #202101270008

Mr. Logan presented the Development Department's findings, stating that the applicant was seeking approval of a Preliminary Development Plan of a residential subdivision, consisting of single-family and patio homes on approximately 145 acres.

Mr. Logan explained that the subdivision previously approved for the site in 2004, with 376 units, was not built and has since expired. He added that the purpose of the Preliminary Development Plan was to be conceptual and to assess if the proposed use of the site and basic layout are appropriate for the area, and that more in-depth reviews would occur with later development applications.

Mr. Logan stated that a Special Planning Commission meeting was held April 19, 2021 to initiate a discussion about the proposed project. He explained that of the alternatives presented, the applicant chose to proceed with Option A, based off feedback from Planning Commission, which noted the desire for more dispersed and accessible green space. Option A was also the plan originally submitted to the Development Department in January 2021.

Mr. Logan informed Planning Commission that the site is proposed to have two subareas, each offering a different type of home and separated by a stream corridor that runs through the site. Subarea A is proposed to have 307 single-family home lots, with lot widths between 60 and 70 feet. He stated that Staff believed all lots should be 70 feet wide to be consistent with Scioto Meadows and the previously approved Development Plan for the site.

Mr. Logan illustrated the proposed Subarea B as having 92 patio-style homes, with lot widths in line with condominium lot sizes approved in other recent developments such as The Courtyards at Beulah and The Cottages at Brown's Farm.

Mr. Logan explained that the street network is generally well configured, but future coordination would be required with the applicant to finalize the street network in both subareas to ensure block length and street layout are appropriate. He added that a traffic study would be necessary to examine any potential roadway improvements, such as deceleration and turn lanes on London-Groveport Road at the southeast corner of the site.

Mr. Logan stated that architectural standards would be established during the Rezoning process, but that elevations were provided. He said that Staff had requested the applicant introduce additional elevations for consideration to provide variety and architectural interest to the development, which the applicant has stated would be provided with the Final Development Plan. Staff expects architectural standards to be similar to other recent area developments, including Farmstead and Trail View Run.

Mr. Logan added that open space distributed across the site ensures that all homes are in proximity to an open area, that multi-use paths are shown across the site, and that future connection to Scioto Grove Metro park is also shown. While Staff is supportive of the proposed trail network, he stated that trails should be reconfigured to ensure that no trail runs along the front of any home, as this has led to construction and maintenance concerns in other developments. He stated that further discussions would need to be had to determine the best ways to configure and activate the open space on site, including the stream corridor.

Mr. Logan concluded by explaining that Staff believed the proposed concept appropriate in context and scale, and that the Final Development Plan would be designed to ensure that the development is integrated appropriately into the surrounding area. Additionally, the residential nature of the project aligns with the future land use identified for the area, and therefore, Staff recommended approval to City Council with the stipulations noted.

Mr. Tom Hart and Mr. Greg Chillog were present to speak to the item and took the opportunity to present a slide presentation to Planning Commission.

Mr. Hart explained that density and market value of the proposed subdivision are comparable with other recent approvals, and that the design of the site was to compliment the natural features found in the area, pointing out the unique opportunity to utilize the features in ways not usually available to other housing communities.

Mr. Chillog started with the overall site location as it compares to the surrounding area and then detailed how the development site plan was designed around an open space network to ensure that parks and pathways were all accessible and could be central places for the entire neighborhood. He pointed out that connection to the surrounding open spaces, including the Scioto Grove Metro Park, set the proposed development apart from other typical developments. He went on to illustrate proposed path networks and specific consideration for the stream corridor, explaining that the residential development is organized specifically around the area's natural features.

Mr. Hart concluded by reiterating the developer's thinking that this was an opportunity to do something different in residential development and that variations in lot size were something the developers were willing to work with Staff to accommodate.

Mr. Rauck brought forth concerns about the properties on the site that would back up to the State Routes, suggesting that a separating feature, similar to that of the Farmstead development with trees and mounding, would be a nice way to separate the homes from the busy roads. He also suggested that the organization of the patio homes could be reconfigured to mimic the shape of the stream corridor, saying that the lot configuration work from the stream outward, instead of from the State Route inward. He added that he felt the property to have potential to be a jewel of the City and that the natural features are great assets to utilize. Lastly, he suggested a variety of price points for the homes, adding that estate lots near the northwest portion may be something to consider.

Mr. Frea was in agreeance with much of Mr. Rauck's comments, adding that he appreciated the explanation of the Scioto Grove connection. He expressed concern over the State Route 104 entrance, as he considers this to only add to traffic issues when there is a street entrance that could be used directly north in Scioto Meadows. Mr. Frea also expressed concern over the density, and stated that he would be voting "No" at this point in time.

Mr. Titus agreed with Mr. Rauck's suggestion of a buffer to separate the houses from the State Routes and added that he appreciated the developer working to integrate more affordable housing into this development.

There being no further questions or discussion, Mr. Titus moved to recommend approval of the Preliminary Development Plan, with the three stipulations:

1. The minimum width for all single-family lots shall be 70' to be consistent with the Scioto Meadows subdivision to the north and the previously approved Development Plan for the site.
2. The applicant shall work with Staff to determine appropriate ways to activate the central open space to ensure that the space is accessible and acts as an amenity to area residents.
3. A traffic study shall be completed to examine necessary roadway improvements such as deceleration and turn lanes on London-Groveport Road and Jackson Pike, as well as the potential for reconfiguring the bend on London-Groveport Road at the southeast corner of the site.

Mr. Rauck seconded the motion, and the item was approved 3-1.

ITEM #6 – 2102 Edwards Road – Rezoning

PID #202104090029

Mr. Logan presented the Development Department's findings, stating that the proposal was to rezone 1.08 acres at 2102 Edwards Road from C-1 (Commercial) to SF-2 (Residential).

Mr. Logan stated that the site was originally zoned SF-1 when annexed into the City in 1998, and the property was rezoned to C-1 (Service Commercial) in 2018. The applicant has stated that they own most of the lots on the street, and two were recently sold with the owners intended to build new homes on the parcels. Mr. Logan explained that the applicants wished to rezone the parcel back to residential.

Mr. Logan explained that the lot does not meet the minimum required width of 150 feet for a corner lot in the SF-1 district; the parcel can meet the required width of 130 feet for the SF-2 district. SF-2 standards are in character with the surrounding residential lot sizes.

Mr. Logan stated that Staff believes the rezoning to residential is appropriate, noting that the future context of the area has changed given that vacant properties on the street have recently been sold for single-family home development. Therefore, Staff recommended approval to City Council as submitted.

Tim and Julie Ruzicka, Property Owners., was present to speak to the item, and echoed the sentiment brought forth by Staff; that lots in the area were being developed as residential.

Mr. Titus and Mr. Rauck expressed concern over the surrounding area being mostly Commercial and Industrial, stating that it seemed more natural for the lot to follow the C-1 (Commercial) zoning, as there is a shortage of Commercial land in Grove City.

Mrs. Ruzicka explained that in the past, the property to the north had issues with being developed as Commercial, as it was deemed too narrow for adequate development.

There being no further discussion, Mr. Frea moved to recommend approval of 2102 Edwards Road Rezoning, as submitted.

Chair Oyster seconded the motion, but the motion was not approved with the following vote: Mr. Rauck – No; Mr. Titus – No; Mr. Frea – Yes; Chair Oyster - Yes.

There being no additional discussion, Chair Oyster adjourned the meeting at 3:03 pm.

A handwritten signature in cursive script, appearing to read "Hannah White", written over a horizontal line.

Hannah White, Development Assistant

A handwritten signature in cursive script, appearing to read "Julie Oyster", written over a horizontal line.

Julie Oyster, Chair