



MEETING MINUTES

Planning Commission

May 3, 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 Frea and Mr. Larry Titus. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Kendra Spergel, Development Planner; Hannah White, Development Assistant; Josh Reinicke, Service Superintendent; Jennifer Readler, Frost Brown Todd; Nick Mill, EMHT Project Manager; and Tami Kelly, Clerk of Council.

Organizational Items:

Chair Oyster noticed a quorum was present and asked for approval of the April 5, 2022, Planning Commission minutes. Mr. Frea moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – PetSuites – Special Use Permit

PID #202203300019

Mr. Jim Rauck, the current property owner, recused himself from the item.

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval of a Special Use Permit for a dog and cat kennel at 1260 Stringtown Road, located on the north side of Stringtown Road and east of Stringtown Animal Hospital. While a site plan was submitted to show the layout of the outdoor areas, the proposed Special Use Permit only pertains to the appropriateness of the use on the site. The site layout, building architecture and other site improvements will be reviewed with a future Development Plan.

Mrs. Shields explained that PetSuites Pet Resorts provides animal daycare and overnight boarding with both outdoor and indoor areas. Proposed hours of operation are 6:30 a.m. to 8 p.m. and the site would have five or six employees working throughout the day. Material submitted by the applicant states that the site would have approximately 40-50 animals at a time, with higher numbers during the holidays and peak travel times.

Mrs. Shield concluded by stating that Staff believed the proposed use appropriate and would not negatively impact adjacent areas, given that the outdoor area is to be in the rear of the site, and that dogs would only be permitted outside with an employee and brought inside of barking excessively. Further, materials outline rigorous cleaning practices to ensure a clean environment for animals. Therefore, Staff recommended Planning Commission make a recommendation of approval to City Council of the Special Use Permit, as submitted.

Mr. Matt Nolan, Bunnel Hill Development, was present to speak to the item and expressed appreciation to Development Staff for the collaboration during the process.

Mr. Frea commented that he felt it fit the area zoning and appears to be a great use.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Frea moved to approve the Special Use Permit, as submitted.

Mr. Titus seconded the motion, and the item was approved, 3-0.

ITEM #2 – 4215 Gantz Road - Rezoning

PID #202204050021

Mrs. Shields presented the Development Department's findings. She stated the applicant is requesting to rezone 4215 Gantz Road from C-2 (Commercial) to D-1 (Two-Family Residential), to utilize the structure previously used as a medical office as a residential property.

Mrs. Shields explained that the proposed site is adjacent to C-2 districts to the north, west and east across Gantz Road, and A-1a (Multi-Family Residential) to the south.

Mrs. Shields concluded by stating that Staff is not supportive of the rezoning from C-2 to D-1 due to the surrounding zoning classifications and overall commercial character of the area. While the future land use map encourages multi-family residential in this area, Staff does not believe the proposed duplex would provide the appropriate scale or character of development with the existing commercial uses and higher density apartment complexes in the area. Therefore, Staff recommended Planning Commission make a recommendation of disapproval to City Council of the Rezoning, as submitted.

Mr. Gulam Mukhdomi, property owner, was present to speak to the item and expressed his intention of now utilizing the building as a two-dwelling residential structure, as it was previously used as his office. He added that the building has been vacant for ten years as he had built a new office building.

Mr. Rauck asked if the building needed to be remodeled as a duplex to which Mr. Mukhdomi informed Planning Commission that the structure was already designed as a duplex and did have separate utilities.

Mr. Frea added that he agreed with Staff's findings in that the proposed use is not compatible with the surrounding area.

Mr. Mukhdomi countered that the immediate surrounding area is residential apartments.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Rezoning to City Council, as submitted.

Chair Oyster seconded the motion, and the item was not approved, 0-4.

Item 3 – 4260 Broadway – Rezoning**PID# 202204270022**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval to rezone 4260 Broadway from PSO (Professional Services) to R-2 (Single-Family Residential), to reflect the current use of the property as a single-family home.

Mrs. Shields explained that the property contains a single-family residence fronting Broadway and a detached two-story garage with a second-floor dwelling unit. In conversations with the applicant, the applicant had stated that they have not rented the unit out in the past. However, there is potential that the unit may be rented out by a future owner. While accessory dwelling units are not permitted in the R-2 district, zoning the property to R-2 would establish a legal non-conformity, which would allow for the unit to remain as-is. In the event the unit were to be damaged or destroyed, it would not be allowed to be rebuilt. However, since the single-family home is the primary dwelling unit, it would be permitted to be rebuilt.

Mrs. Shields concluded by explaining that GroveCity2050 designates this area as residential, the existing structure on the property is residential in character, and there are several other single-family residential properties in the immediate area; therefore, Staff recommended Planning Commission make a recommendation of approval to City Council of the Rezoning, as submitted.

Ms. Jennifer Hockett, property owner, was present to speak to the item and explained that the house has been used as a residence for three generations and only found out it was zoned PSO upon listing the property for sale. She explained that she was anxious to rezone the property back to residential to continue marketing her home for sale.

Ms. Hockett wished to clarify with Staff the hypothetical reconstruction of a damaged/destroyed garage and unit. Mrs. Shields answered that per zoning restrictions, a separate dwelling unit would not be permitted, however, a garage reconstruction would be allowed.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval to City Council of the Rezoning, as submitted.

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

Item 4 – Sharp Home – Rezoning**PID# 202203280017**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval to rezone 0.15 acres at the corner of Sunshine Park Place and Franklin Street from R-2 to PUD-R with a zoning text.

Mrs. Shields explained that a Preliminary Development Plan for a new residence on the site was approved by City Council in March 2022, and the zoning text included with the proposed Rezoning application would set the standards for the site's development, which would reflect the approved Preliminary Development Plan, including the two stipulations included with the approval.

Mrs. Shields added that the proposed text includes reduced setbacks to align with adjacent structures, and also allows for two dwelling units, one on the first floor and a second on the upper floor; however, the standards within the text would ensure that the structure has the appearance of a single-family home. These architectural requirements were added to

meet the stipulation set on the approval of the Preliminary Development Plan regarding additional elements to the building's Franklin Street and Sunshine Park Place frontages. The text also permits a maximum height of 30' for the structure, reduced from the height originally proposed to meet the second stipulation set on the Preliminary Development Plan approval.

Mrs. Shields concluded by explaining that Staff believes the proposed PUD zoning and text will set the standards to ensure a structure that complies with the stipulations set by City Council with the approval of the preliminary plan and one that is in character with the existing built environment of the area; therefore, Staff recommended Planning Commission make a recommendation of approval to City Council of the Rezoning, as submitted.

Mr. William Sharp, property owner, joined the meeting via Webex and expressed appreciation to Staff for their collaboration throughout the process.

Mr. Frea asked Staff to clarify the reference in the Staff Report to other duplexes in the area. Mrs. Shields answered that there are known multi-family structures within a couple blocks on Broadway and on Franklin Street, and for that reason, Staff did not feel that allowing two units at the location in question was counter to the established character.

Mr. Frea expressed concern over continuing to set a trend of duplexes in the area, pointing out a larger garage capacity.

Mr. Sharp explained that the garage capacity had been lowered from four cars to two cars, and that the dwellings within the structure were now connected through a hallway.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Rauck moved to recommend approval to City Council of the Rezoning, as submitted.

Mr. Titus seconded the motion, and the item was approved, 3-1. Mr. Frea voted against the approval.

Item 5 – Hayes Intermediate School – Final Development Plan

PID# 202203310020

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval a Development Plan for a 10,000-square-foot addition to the rear of Hayes Intermediate School, in the current location of a modular classroom structure which would be removed with the proposed improvements.

Mrs. Shields explained that the proposed addition would be one story, with a maximum building height of 18 feet. Materials indicate that the addition would match the existing building in style and finish materials, providing a cohesive appearance between the proposed addition and existing building. Nine new parking spaces are proposed along the southern parking area and would act as an extension of the existing parking row.

Mrs. Shields added that other improvements include an additional light fixture to ensure adequate lighting for the new parking as well as landscaping to supplement existing vegetation to screen from the residential properties to the south, to sufficiently reduce any potential impacts from the proposed expansion.

Mrs. Shields concluded by stating that after review, Staff recommended Planning Commission make a recommendation of approval to City Council of the Final Development Plan, as submitted.

Mr. Nathan Gammella, Schorr Architects, was present to speak to the item.

Mr. Rauck asked if there were currently modular buildings on the site to which Mr. Gammella answered that there were two modular buildings, roughly 6,000 square feet in size, and that they would be removed upon construction of the proposed addition.

Mr. Rauck and Mr. Frea expressed satisfaction that modular buildings would be replaced by permanent structures.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval to City Council of the Final Development Plan, as submitted.

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

Item 6 – Hickory Creek – Preliminary Development Plan

PID# 202203300018

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval a Preliminary Development Plan for a residential community, consisting of 81 ranch-style homes on 35.25-acre parcel, located on the north side of Orders Road, west of Discovery Drive.

Mrs. Shields added that a residential subdivision was approved for this site in 2016 (Hickory Creek Estates), but that plan was never built. As a result, the previous PUD-R zoning and approved Development Plan for the site have expired, and the zoning reverted to SF-1. This application addresses the basic site layout and use of the property prior to the rezoning and Final Development Plan applications.

Mrs. Shields explained that primary access to the site would be from Orders Road. This main road, Road A, connects to Haley Way in Holton Run, with two, new cul-de-sac roads stemming from it. Preliminary plans show a median where Road A crosses the stream corridor to achieve traffic calming, given the length of the roadway.

Mrs. Shields went on to say that a stub street is shown running east off Road A to the eastern property line at Williamsburg Court in Southern Grove. While no connection would be made at this time, the stub street would provide an opportunity for future road connectivity, along with a proposed trail connection. Trails are also shown connecting to the north and through proposed open space in the Hidden Chase development to the west.

Mrs. Shields concluded by stating that Staff believes the proposed development appropriate for the site, given the proposed roadway and trail connections as well as open space design to preserve the natural greenway. Additionally, the City was in discussion with the applicant in terms of contributions to previously designed improvements to Orders Road for future construction, as part of a City project; therefore, Staff recommended Planning Commission make a recommendation of approval to City Council of the Preliminary Development Plan, as submitted.

Mr. Jim Hilz, Pulte Homes, was present to speak to the item and informed Planning Commission that they had met with neighbors in Southern Grove and had an opportunity to address concerns of connectivity and the possibility of multi-family homes and expressed intent to continue working with the surrounding communities. He explained that although the site had previously been zoned for single-family, the proposal in question was for patio homes designed for an active, adult community with first-floor living. He added that the proposed lot size is unique for this type of community and that these homes will be wider than their typical patio homes, that there will be a condo association and lawn and landscape maintenance, clarifying that the developers intended to meet landscaping and architectural suggestions made by Staff.

Mr. Rauck asked for clarification regarding the connection of roadways on the northern portion of the site. Mrs. Shields answered that the street stubbing to the north, "Street A" would connect into publicly dedicated right-of-way within the

Holton Run subdivision. She clarified that this portion of roadway is in its final stages of construction plan review and should be constructed by the time the proposed project is ready to begin. Mr. Rauck clarified that "Street A" would be a public road, and Mrs. Shields confirmed, which will result in continuous public right-of-way through the development into Holton Run.

Mr. Frea expressed concerns over the length of Road A and the need for traffic calming, as well as the location of Road A in proximity to the entrance of Southern Grove, believing it to be too close for traffic concerns. He added that although supportive of the general idea, he would prefer to see a plan with Road A towards the west of the site.

Mr. Frea also commented that he felt the size of the lots to be small in comparison to the area and that the proposed 1800-2000-square-foot homes seemed very small.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval to City Council of the Preliminary Development Plan, as submitted.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 2:01 pm.



Hannah White, Development Assistant



Julie Oyster, Chair