MEETING MINUTES
Planning Commission
Tuesday, May 2, 2017 – Regular Meeting

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

Chair Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Chair Leasure, Mr. Chuck Boso, Dr. John Dubos, Mr. Mike Linder and Ms. Julie Oyster. 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; Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Tami Kelly, Clerk of Council; Tammy Green, Jackson Township Fire Department; and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. Mr. Linder moved to approve the minutes from the April 4, 2017 meeting. Dr. Dubos seconded the motion and the minutes were approved 4-0, with Chair Leasure abstaining due to his absence at the April 4, 2017 meeting.

ITEM #1 – 1667 Clayton Court | Lot Split **PID #201704130008**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split 0.015 acres from 1667 Clayton Court. The area to be split will be combined with the lot to the south (1704 Clayton) to prevent the creation of a nonconforming lot. Both properties will conform to the standards of the R-1b district after the proposed split and combination in terms of a lot sizes and setbacks.

After review and consideration, the Development Department recommends Planning Commission approve the lot split with one stipulation as noted in the Staff Report.

Mr. Edward Murphy was present to answer any questions. Chair Leasure asked Mr. Murphy is the driveway would remain the same. Mr. Murphy stated that it would.

Being no further discussion, Mr. Boso moved to approve the Lot Split with the one stipulation as noted:

1. The proposed 0.015-acre lot shall be combined with parcel 040-007875.

Ms. Oyster seconded the motion and it was approved 5-0.

ITEM #2 – 4 Paws & A Tail | Special Use Permit (Pet Grooming) **PID #201704170009**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit to operate a dog grooming business at 3899 Grove City Road. The business, 4 Paws & A Tail, previously received a special use permit for dog grooming in January 2013 for the current location of 2237 Stringtown Road. The business will operate Tuesday through Saturday from 9:00 a.m. until 6:00 p.m. and will provide grooming services to approximately 30-35 pets per day. The business will not include an outdoor space or any boarding, walking or daycare services.

Staff does not feel the proposed use will adversely affect the use of adjacent property, as all operations of the dog grooming business will be located on the site and inside of the building with no proposed outdoor area and no boarded animals.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Ms. Georgia Martin, owner, was present to answer any questions. She stated that she has been in the current location for the past five and ½ years and as her business partner is moving out of state, she needs to downsize.

There being no discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council as submitted. Dr. Dubos seconded the motion and it was approved 5-0.

ITEM #3 – Meadow Grove North Estates, Section 2 | Plat **PID #201703140006**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for Meadow Grove Estates North Section 2 on 16.4 acres of land located west of Buckeye Parkway and north of Mallow lane. The proposed plat will create 39 new residential lots and the extension of Lilac Avenue and two new roadways, Thornshire Drive and Sulton Court. Two new reserves are also proposed; one on the north side of Thornshire Drive and an additional one along the west side of Buckeye Parkway. Both reserves are to be owned and maintained by a homeowner's association and will provide passive open space as well as stormwater detention.

The proposed lots and road configuration are consistent with the approved construction plans for the area, which vary slightly from the approved development plan. However, staff is supportive of these changes as they were necessary to properly accommodate stormwater for the site.

Although the development plan contains the street name Thornshire Drive, staff believes it should be relabeled as Lilac Avenue to avoid confusion, as this portion of roadway acts as an extension of Lilac with no break or intersection necessitating a name change. Aside from this requested change, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mr. Corey Theuerkauf, Rockford Homes, was present to answer any questions. Dr. Dubos asked for clarification of the relabeling of the street name. Ms. Shield explained that since there is no intersection where the name changed, Staff felt it was better to remain consistent and keep the name as Lilac Avenue. Mr. Theuerkauf stated that as long as the City engineers were agreeable to this, he had no problem with it.

Being no further discussion, Dr. Dubos moved that Planning Commission make a recommendation of approval to City Council for the Plat as submitted. Mr. Linder seconded the motion and it was approved 5-0.

ITEM #4 – Grove City MOB (HPLEX) | Development Plan **PID #201703220007**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to develop a new medical office building on the east side of North Meadows Drive on land leased from Mount Carmel. The proposed building will be occupied by multiple tenants including Orthopedic One and Mount Carmel Health.

The site is proposed to be accessed by a curb cut off a private drive from North Meadows Drive. The access drive will have a full-service curb cut on North Meadows Drive, requiring the removal of a portion of the center landscaped median. The access drive stubs just east of the entrance to the medical office building parking lot and is designed to extend south to Mount Carmel Lane in the future.

There are a total of 251 parking spaces proposed on the site which is under the requirement of 335 based on the building's square footage; however, Staff is supportive of the proposed reduction of parking in order to preserve more open space on the property and due to the proximity of parking associated with the Mount Carmel medical campus. Additionally, as noted above, the M-1 district requires 1 parking space for every 150 square feet of office space; however, the same medical office development located in a C-2 district would only be required 1 parking space for every 200 square feet of office space, which this proposed development would comply with.

The proposed medical office building will be 50,000 square feet with two (2) stories totaling at 39 feet in height. The M-1 district does require a maximum height of 35 feet; however, the additional four (4) feet to the building's height are included in a height variance granted for the Mount Carmel site in 2012. The building will be finished primarily in red brick with additional masonry and large windows used as accent around the building's entrance.

These building materials as well as other site features such as lighting fixtures are in character with the Mount Carmel medical campus; therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the two deviations as submitted in the Staff Report related to parking.

Mr. Chris Fleming, Korda/Nemeth Engineering and Mr. Mark Hollern, MA Architects, were present to answer any questions. Chair Leasure asked if this development was part of the Mount Carmel property. Mr. Hollern responded that it was. Chair Leasure asked for clarification of the area just north of the property. Mr. Hollern stated that it was a waterway and southeast of that is a pond that is for water drainage.

Mr. Linder asked what would require a connection on the private access road. Mr. Hollern stated that since this is all Mt. Carmel land, HPLEX, which is the development company for this property, will be doing the first stub of the road and will be working with Mt. Carmel related to other improvements. The drive is expected to be expanded as Mt. Carmel moves forward with development. Mr. Linder asked if there was a requirement to connect with the hospital drive at some point. Mr. Rauch stated that currently there is no requirement, however, it will be re-evaluated in the future. All of the land will be retained by Mt. Carmel, so it's a matter of working with a single property owner. Mr. Hollern stated that its a benefit to Mt. Carmel to have multiple access points throughout the property.

Mr. Linder asked Ms. Green, JTFD, if the fire trucks would be able to maneuver through the parking areas. Ms. Green stated that she is still waiting on a plan detailing the backside of the development.

Being no further discussion, Mr. Linder moved that Planning Commission recommend approval of the Development Plan to City Council with the two deviations as outlined in the Staff Report:

1. A deviation shall be granted to reduce the number of required parking spaces on the site from 335 to 249.

2. A deviation shall be granted to reduce the minimum size of parking spaces from 180 square feet to 162 square feet.

Ms. Oyster seconded the motion and it was approved 5-0.

Having no further business, Chair Leasure adjourned the meeting at 1:45 p.m.

Mary T. Havener

Mary Havener, Secretary

Gary Leasure, Chairman