MEETING MINUTES

Planning Commission

December 7, 2021 – City Council Chambers with Webex Component

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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. Jim Rauck, Chair Julie Oyster and Mr. Larry Titus. Mr. David Frea and Mr. Mike Linder were absent. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Stephanie Bosco, Economic Development Manager; Hannah White, Development Assistant; Jennifer Readler, Frost Brown Todd; Mike Boso, Chief Building and Zoning Official; Josh Reinicke, Public Service Superintendent; Kevin Koesters, Public Service Deputy Director and Tami Kelly, City Council Clerk.

Chair Oyster noticed a quorum was present and asked for approval of the November 2, 2021 Planning Commission minutes. Mr. Titus moved to approve the minutes. Mr. Rauck seconded the motion, and the minutes were approved 3-0.

New Items:

ITEM #1 – Residences at Browns Farm – Lot Split **PID #202111100067**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was seeking approval to split 16.159 acres from a 32.142 -acre tract of land located at 3282 Farmhouse Lane for financing and mortgage purposes. The lots created by the proposed split would conform to the approved zoning text for Browns Farm which has no lot size requirements or internal setback requirements other than distance between buildings.

Mrs. Shields explained that the proposed split matches the current project phasing and the applicant has stated the project is intended to be completed in two phases, resulting in a cohesive site once development is complete. Further, the applicant has provided a cross access easement and stormwater maintenance agreement between the two parcels in the event they are not combined once the project is complete.

Mrs. Shields concluded by stating that Staff is supportive of the proposed Lot Split and therefore recommended approval as submitted.

Mr. Jonathon Wilcox, Wilcox Communities/Browns Farm 1 LLC, was present to speak to the item.

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

Chair Oyster seconded the motion, and the item was approved, 3-0.

ITEM #2 – William F. Lotz JR – Lot Split **PID #202111100068**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was seeking approval to split 1.439 acres and 0.964 acres from a 43.7-acre tract of land at 3800 Zuber Road.

Mrs. Shields explained that each of the two proposed lots meet the lot size requirements of the underlying SF-1 zoning district.

Mrs. Shields concluded by stating that Staff is supportive of the proposed Lot Split and therefore recommended approval as submitted.

Mr. Derek Lotz was present to speak to the item.

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

Chair Oyster seconded the motion, and the item was approved 3-0.

ITEM #3 – McComb Road – Lot Split **PID #202111180069**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was seeking approval to split 2.7196 acres from a 3.8-acre tract of land and 0.2835 acres from a 1.013-acre tract of land at 2476 Home Road.

Mrs. Shields explained that the proposed split would be used to reconfigure existing property lines in order to transfer a portion of the property to another owner. After the split and reconfiguration, the site will be comprised of a 1.7607-acre tract to the south, containing the Homeland Church, shelter house and a detached garage, and the northern parcel would be 3.0031 acres and contain the existing single-family structure.

Mrs. Shields went on to state that both lots would have public road frontage and access from either Home Road or McComb Road, and the applicant has provided an access easement over a portion of the proposed northern lot to allow the church to access the existing detached garage.

Mrs. Shields concluded by stating that Staff is supportive of the Lot Split and therefore recommended approval as submitted.

Mr. Scott Goldberg was present to speak to the item.

Hearing no questions or discussions from Planning Commission or the public, Mr. Titus moved to approve the Lot Split, as submitted.

Chair Oyster seconded the motion, and the item was approved, 3-0.

ITEM #4 – Beulah Park Section 2 Multi-Family Development – Plat **PID #202111030065**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval of a Plat for Beulah Park Section 2 Multi-Family, primarily located between the historic Beulah Subdivision and West Water Run stream corridor. City Council approved the Development Plan for Section 2 (Subarea G) in March of 2021, and this Plat would formalize the rights-of-way, easements and parcels shown on the Development Plan.

Mrs. Shields explained that four parcels are included in the proposed Plat, generally created by the stream corridor and current or future roadways. She clarified that the Plat distributed for review has since been amended, with the only change being to proposed Lot 223 (at the southwest corner) to reflect a transfer of property ownership in the area.

Mrs. Shields went on to state that in addition to the new parcels, right-of-way for one new roadway, Ginn Drive, is proposed with the Plat. Ginn Drive acts as an expansion of an existing public alley currently servicing the rear of lots fronting on Grant Avenue and would provide access to units on the 6.998-acre parcel.

Mrs. Shields concluded by explaining that the site layout created by the Plat matches that of the approved Development Plan for Subarea G, and therefore Staff recommends Planning Commission make a recommendation of approval as submitted.

Mr. Mike Reeves was present via Webex to speak to the item.

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

Chair Oyster seconded the motion, and the item was approved, 3-0.

ITEM #5 – Trail View Run & Treetops at Trail View Run – Rezoning (Text Amendment) **PID #202110210063**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval of an amendment to the zoning text for Trail View Run located south of Borror Road and east of Buckeye Parkway. The original zoning text was approved with the PUD-R rezoning of the site, approved in 2018. This revision is only to the fencing requirements section of the text, to permit fences on individual lots to define yard space.

Mrs. Shields explained that the text limits fence locations to rear yards and adjacent to single-family home entrance platforms or steps. The proposed amendment would limit fence materials to wood, vinyl, wrought iron, high-quality aluminum, stone and brick, while prohibiting chain-link and wire mesh. Each fence is subject to the deed restrictions as established by the homeowners' association and would require approval from the Design Review Board, established by the homeowners' association, to ensure high-quality and appropriate character for the development.

Mrs. Shields concluded by stating that Staff believes the standards set by the zoning text amendment would result in a high-quality development, and therefore recommended Planning Commission recommend approval to City Council, as submitted.

Ms. Molly Gwin, Isaac Wiles & Burkholder, was present to speak to the item.

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

Chair Oyster seconded the motion, and the item was approved, 3-0.

ITEM #6 – Forge Biologics Addition – Final Development Plan **PID #202111040066**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval for a 3,200-square-foot addition to the existing Forge Biologics building at 3900 Gantz Road. This proposed expansion shows Forge's continued investment and growth, coming after recent administrative approvals for other improvements on the property including secondary power generators south of the building, chillers to the east of the building and rooftop energy recovery units.

Mrs. Shields explained that the applicant has indicated that the proposed expansion, along with other interior renovations, would provide workspace for engineering teams in support of the GMP Biologic facilities, currently under construction in the existing warehouse space.

Mrs. Shields went on to state that the proposed addition would be located on the west side of the building, facing Gantz Road, and would be constructed with structural steel and concrete, clad with aluminum and glass curtain wall, with architectural pre-finished metal panels with colors matching that of the Forge Biologics logo and signage.

Mrs. Shields concluded by explaining that Staff is supportive of the proposed expansion as it utilizes high-quality design, particularly noting its visibility from Gantz Road, and would better allow for Forge Biologics continued growth and investment in the community, and therefore recommended Planning Commission make a recommendation of approval to City Council, as submitted.

Mr. Eric Walsh, Korda/Nemeth Engineering, was present to speak to the item.

Mr. Titus expressed his gratitude to Forge Biologics for continuing to bring jobs to the community.

Mr. Rauch also extended appreciation to Forge Biologics as continued partners of the City and their investment in the community.

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

Chair Oyster seconded the motion, and the item was approved, 3-0.

At this point in the meeting Chair Oyster made a motion to amend the agenda to add two additional items.

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

ITEM #7 – 3035 Demorest Road – Lot Split **PID #202112060070**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was proposing to split 0.120 acres from an 11.21-acre tract of land on Demorest Road at an unimproved portion of Breck Community Park.

Mrs. Shields explained that the Lot Split was being requested for a potential land swap to accommodate the Demorest Road widening and would likely be combined with property to the east, if needed.

Mrs. Shields concluded by stating that Staff is supportive of the proposed Lot Split and therefore recommended approval as submitted.

The City of Grove City was the representative of the item.

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

Chair Oyster seconded the motion, and the item was approved, 3-0.

ITEM #8 – 2426 Holton Road (Roach Property) – Lot Split **PID #202112060071**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was proposing to split 4.419 acres and 4.940 acres from a 21.646-acre tract of land at 2426 Holton Road. The parcel is zoned PUD-R and does not have any lot size requirements.

Mrs. Shields explained that City Code only requires public road frontage for parcels in straight zoned residential districts so there are no frontage requirements that need to be met; however, Staff has been made aware of efforts to draft a cross access easement to provide access to Holton Road for all proposed lots created by the Lot Split.

Mrs. Shields concluded by stating that Staff is supportive of the proposed Lot Split and therefore recommended approval as submitted.

The City of Grove City was the representative of the item.

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

Chair Oyster seconded the motion, and the item was approved, 3-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:49 pm.

Hannah White, Development Assistant

Julie Oyster

Julie Oyster, Chair