

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

April 23, 2018

Special Meeting

The special meeting of Council was called to order by President Robinette at 6:30 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke *Christine Houk* *Steve Robinette* *Jeff Davis* *Ted Berry*

1. Mr. Robinette moved to amend the Agenda and add an Executive Session to the end; seconded by Mr. Schottke.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

The Chair recognized Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

1. Review of Zoning Text for Ordinance C-24-19 (Approve the Rezoning of 215+ acres located south of Southwest Blvd. and East of Demorest Rd. from SD-3 & IND-2 to PUD-R & PUD-C with Zoning Text).

Mr. Schottke outlined the structure and comments for this evening's meeting. He explained that the Development Dept. will provide their report for each Section of the project.

General Provisions:

Mr. Schottke asked for an explanation of **III, D**. Ms. Shields, Dev. Dept., explained that this was written this way so that when a development plan is being reviewed it can be determined if a specific use fits within the area. Any adjustments would still have to come to Council for approval.

Mr. Robinette asked if it could be pointed out what will be the responsibility of the Developer and what is for the City. Mr. Rauch, Dir. of Dev., said they are talking about that now. A separate agreement will come before Council to determine those responsibilities. The zoning text just outlines the uses, not the financing. Those details will come to Council in a different ordinance.

Mr. Berry asked about **III, F** and what deviations would be needed. Street trees were given as an example. It was also pointed out that no deviation would be given without Council approval.

Section IV. General Development Standards:

Questions about roadways and pavement widths were questioned. It was explained that the street diagrams are for reference. Mr. Berry asked why there is a stipulation to reduce the roadway to 12' from 13' in A 5 c) - Boulevards. Ms. Shields said staff requested this because narrow streets slow traffic. She also pointed out that the diagrams are for illustration purposes. The final decision would be made with each Development Plan.

Mr. Schottke asked about A 5 g) Private Streets. He said there are two different widths. Ms. Shields said because they are not dedicated public streets. They don't need to be as wide. Mr. Schottke suggested adding "Per Fire Code" at the end of the sentence. Ms. Shields said Council could if the desired. The Fire Dept. is involved with every Dev. Plan.

C. Lighting. Mr. Robinette asked if the lights would be Gas or LED. Ms. Shields said it is not defined in the Zoning Text. It will be defined in the Dev. Plan.

Mayor Stage pointed out that there would be enhanced entry features.

Section V. Subarea Use Regulations & Development Standards.

Subarea A along southwest Blvd.

Mr. Berry asked about the permitted uses. He said there is a lot packed in this area. He said he does not agree with a), b), and c). He said he would rather eliminate those uses and have any type of those uses come back to Council for separate approval. He said he is uncomfortable not knowing what some of these uses could be and doesn't want to see any warehousing. Mr. Berry moved a), b), & c) be removed and add f) that says "other uses, as may be approved by Council"; seconded by Mr. Schottke.

Mr. Plank said the depth of Subarea A won't allow for a big manufacturer. He said they could take a look at limiting the square footage. He said the more uses, the more marketable it is. Eliminating those uses would limit their marketing of the lots and they don't have a user at this time. Mr. Berry said there is a warehouse on a parcel the same size. He said retail is pretty clear, but the other uses are not and he would rather have them come back to Council for those. Mr. Rauch said they are looking to foster, good small industrial/flex uses that will not fit in a large manufacturing building. He said they are looking to cultivate something under 50,000 square feet.

Mr. Robinette said he understands the concern, especially with it up against residential. He said we cannot regulate the hours of operation. He asked if there was a way to amend this to tighten it up. Mr. Pat Kelley, owner, said they are not opposed to coming back to Council but these are transition uses to the Bulk warehouses across the street. He said they aren't looking for warehouses. They are just looking for flexibility in order to market the sites.

Mr. Davis asked if this could be taken back and rewritten. Mr. Schottke said he would like amendments tonight. Mr. Plank said he anticipates cleaning up the Text and should get very close to what Council is sharing. He said he understands the concern and would like to work on this language. Mr. Berry said this is the zoning and if it is permitted in this Text, we could not deny it with the Development Plan. He said he could live with modifications to a) & c) but b) is a sticking point for him.

The motion and second was withdrawn. *Language for this Section is to be determined.*

Under Section V, A 2, b – Mr. Berry asked what type of truck parking we are talking about. Mr. Rauch said this establishes a setback from residential in anticipation of deliveries for some uses. Mr. Berry said deliveries are different from parking. Mr. Plank said they agree to eliminate semi-truck parking but do need to address truck parking setbacks. Concerns were voiced over truck parking. Mr. Plank said they can get rid of semi-truck parking. Mayor Stage said this creates a buffer of 100 feet. *This language will be reviewed.*

Section V A 2, b, iii – Mr. Schottke asked if the lot coverage was for parking and building. Ms. Shields said it would be for both. The Code shows 75% for building coverage only.

Mayor Stage asked if this would have Deed Restrictions. Mr. Plank said not for the commercial. He said Deed Restrictions can be changed by the Developer; or residents. He said in this area, he recommends addressing any issues in the Zoning Text.

Discussion took place over solid stockade fences and walls. Mr. Kelley said they could soften those with landscaping. Mr. Plank said the language is vague and the type of fence would have to be approved with the development plan.

Mr. Berry voiced concern over V A 2 e) i. – 50,000 ft. building size. *This language will be reviewed.*

Subarea B:

Mr. Robinette asked what could go in on the south side. Mr. Kelley said it is very limited and anticipates green space for now.

Subarea C. – Single Family

Mr. Berry said he took pictures of homes on Goodale Park and Schiller Park. Some showed garages with living space above. He wanted to make sure this is what Mr. Kelley is envisioning in this area. He said the lots are 50 and 60 feet wide; but the depth is 180-220 ft. Also, all the buildings have brick, stone, or stucco. None have siding. He said he feels that should be addressed. The lots for this development are 140 in depth. Mr. Kelley said while his lots are shorter, they are trying to bring the homes/porches closer to sidewalk. Mr. Berry said he feels homes should be limited in material, not garages so much.

Mr. Robinette asked what the intent is for an apartment over the garage. He asked if we could prohibit subletting that space. Ms. Shields said we cannot prohibit subletting. She explained that we have had a few homes in the Town Center rezone to be able to have an apartment over the garage for a mother-in-law suite or other family member.

It was pointed out that an Architectural Review Board would review each home. Vinyl siding is different today. Gary Smith said design is key and suggested that designs would come back to Council and provide examples for approval. Limiting materials can limit design. Mr. Schottke asked how the Architectural Review Board would act. Mr. Rauch said that is being worked out now to develop the structure for this Board. Mr. Berry voiced concern over the setback being 20 feet. Mr. Gary Smith said this is the new urbanism design. They want the porches closer to the street. They are not looking to recreate Schiller Park.

b) vii - Mr. Schottke voiced concern over the encroachment on the side. Ms. Shields said most of this section was taken from Pinnacle. Mr. Schottke said that is his area and damage is being done to siding from windows and fireplaces being too close to the next home. *Consider revising.*

Mr. Schottke voiced concern over c) viii, last sentence. He asked if this should be the Building Dept. since they approve the building plans. Mr. Rauch said they do collaborate with the Building Division. Ms. Shields said they just didn't want every home to have to come to Council for approval. Mayor Stage said this is usually done by the Building Division; but there is a good working relationship between the two departments.

Subarea D - Single-Family or School

Section D -1. .c) i. is eliminated per Stipulation #8. So, this should be removed.

Mr. Robinette asked what Community Facility includes in b). Ms Shields said this zoning classification includes schools, churches, a park. Mr. Robinette asked about a public building. Ms. Shields said they have left the uses vague on purpose. Mayor Stage said this is a way to try to keep a school in the City. Mr. Berry voiced his non-consent.

Subarea E, E2- Single Family

Mr. Kelley said he did not design this area to have rear alleys. He feels it is contrary to the special homes they anticipate offering in the development. It will limit the home builders. Mr. Schottke confirmed that eliminating that stipulation would permit curb cuts for every home along that park side. Mr. Schottke said he doesn't want the same type of homes as in Subarea c). Mr. Berry said he wants a central park and not a lot of curb cuts.

Mr. Schottke asked if Council would be O.K. with living space above garages in this area. Some Council Members said that would be O.K. if they are off alleys.

Mr. Schottke said the Preliminary Plan removed E2. Mr. Smith said the Council can revisit this issue under zoning if they choose. Mr. Berry said he would vote to remove E-2. Mr. Kelley said Mayor Stage said if this were a golf course behind the homes, these lots would be the most desirable. It will have landscaping and a buffer zone. Mr. Kelley said there is a conservation area and feels it is a mistake to take this out. Their financial model includes these homes. Mr. Schottke commented that a back alley for the area directly south of the park could be eliminated.

Mr. Berry said Council already voted to eliminate these lots. He doesn't want back yards up against the park. He said this was to be a central park. He said we are moving away from a unique development.

Mr. Kelley voiced clear objection to removing Subarea E-2.

Sub Area F - Condominiums

Mr. Schottke said he thought this was to be like Epsom's detached units. Mr. Kelley said it is, but Epsom would like to have a few twin units along the street. Ms Shields said most of this text is from the Courtyards at Hoover. Mayor Stage said *parking in this area may need some review*.

Mr. Schottke asked about d) ii with a street width of 22 feet. Ms. Shields said they would like to see that increased to 24 feet, per the request of the Service Dept. There would be no on-street parking.

Mr. Schottke moved to amend Subarea F, Section 2, d) ii to change 22 feet to 24 feet; seconded by Mr. Robinette.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

Sub Area G - Townhomes

Mr. Schottke asked about the orientation of these across from E. Mr. Kelley said they would front the street. Mr. Schottke asked what they will be. Mr. Kelley said they are intended to be Townhome condominiums. Mr. Smith noted that the units along Curtis would face the Conservation easement.

Sub Area H - Apartments

Mr. Robinette asked about the single-family home that is surrounded by this Subarea. Mr. Kelley said they tried to buy this at one time and hasn't had any further discussion with the owner. Mr. Schottke said the City is working on drainage issues.

Mr. Kelley said he envisions a first rate complex that Grove City doesn't have yet.

Subarea I - Assisted Living; Office; Multi-family

Mr. Schottke questioned the variety of uses for this area. Mr. Kelley said they plan to bring an assisted living complex to this subarea. He said now that there is another complex going in closer to Broadway, the company is moving forward faster. He said they have voiced concern over the number of senior units in Grove City and they are doing their due diligence. Because of that concern, they are asking for alternative uses.

Mr. Robinette asked if the 55 foot height was just for institutional uses or for all uses. Mr. Kelley said they would commit to the institutional use only. Mr. Smith, Dir. of Law, said the way it's written now, it allows for all uses to be 55'. Mr. Gary Smith said Section J is broken out into 5 subsections. He said they could include heights for other subsections (#4, 5) for clarification.

Mr. Schottke asked about setbacks for the side and rear. He said this will be abutting residential and wanted to make sure there would be mounding and trees. Mr. Gary Smith said yes.

Comments were taken from the Audience:

1. Mr. Pete Susi, resident said there is an existing problem with truck parking. They park at Beulah and by the railroad tracks. He said we don't need any more trucks. We have trouble now and something needs to be done about it now.
2. Mr. Dan Waltz, resident, said his home is right at the round-about on Park Street. He said lights would shine into his home from the headlights and prohibit his use of his property. Mr. Kelley said they can't build that round-about as shown, as they do not own all the property. He said they would be just as happy to have Park Street continue through. Mr. Waltz asked about the extension of Curtis. Mr. Kelley said that not set either.
3. Mr. Ed Fleming said the Chamber will be delivering a letter tomorrow to voice their concerns.

President Robinette moved to go into Executive Session to discuss potential litigation; seconded by Mr. Davis.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

Mr. Robinette moved to come out of Executive Session and reconvene the Special Meeting of Council; seconded by Ms. Houk.

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:38 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President