



MEETING MINUTES

Planning Commission

December 6, 2022 – City Council Chambers

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

Roll was taken, and the following members were present: Mr. Jim Rauck, Mr. David Frea, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant; Jesse Shamp, Frost Brown Todd; Tami Kelly, Clerk of Council; Kevin Koesters, Public Service Deputy Director.

Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Chair Oyster asked for approval of the November 8, 2022, Planning Commission meeting minutes.

Mr. Frea moved to approve the minutes. Mr. Farnsworth seconded the motion, and the minutes were approved 5-0.

Chair Oyster made a motion to postpone Item 3 – Tesla Charging Station – Certificate of Appropriateness Appeal.

Mr. Frea seconded the motion, and the motion was approved 5-0.

New Items:

ITEM #1 – Parkway Centre East – Lot Split (North) PID # 202210250060

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting approval to split 1.40-acres from a 5.256-acre tract located at 4108 Buckeye Parkway. It's located at the northwest corner of Buckeye Parkway and Lamplighter Drive with a portion also separated approximately 550 feet to the north.

Mr. Barr said staff is supportive of the Lot Split as proposed. The parcel was zoned Planned Unit Development Commercial (PUD-C) in 2001 as part of the Parkway Centre South Rezoning. The zoning text does not have minimum lot size requirements for lots in Subarea D. The proposed split will create a lot similar in size to other out lots at Parkway Centre East ranging from about 0.9 to 1.3 acres.

Mr. Barr concluded after review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

Mr. Jason Hockstock, Continental Real Estate, 150 E. Broad Street, Columbus, OH, spoke on the item.

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

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

ITEM #2 – Parkway Centre East – Lot Split (South) PID #202210250061

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting approval to split 1.47- acres from a 5.256- acre tract located at 4108 Buckeye Parkway. It's located at the northeast corner of Buckeye Parkway and Lamplighter Drive with a portion also separated approximately 550 feet to the north.

Mr. Barr said staff is supportive of the Lot Split as proposed. The parcel was zoned Planned Unit Development Commercial (PUD-C) in 2001 as part of the Parkway Centre South Rezoning. The zoning text does not have minimum lot size requirements for lots in Subarea D. The proposed split will create a lot similar in size to other out lots at Parkway Centre East ranging from about 0.9 to 1.3 acres.

Mr. Barr concluded after review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

Mr. Jason Hockstock, Continental Real Estate, 150 E. Broad Street, Columbus, OH, spoke on the item.

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

Mr. Frea seconded the motion, and the item was approved 5-0.

Item 3 – Harris Property – Preliminary Development Plan PID# 20221130064

Mr. Logan presented the Development Department's findings. This application is a Preliminary Development Plan for a new 323-unit community on a 96.29-acre parcel at the northwest corner of London Groveport Road and Borror Road.

Mr. Logan stated a preliminary development plan for this site went before Planning Commission at the November 8th, 2022, meeting and was withdrawn at City Council on November 21st. That plan included 338 units in three subareas offering free-standing single-family, single-family townhomes and attached ranch homes. The current application has been revised based on feedback received from Planning Commission. Major changes include the elimination of the single-family townhomes, as well as switching the location of the single family and attached ranch homes to have the single-family homes located at the southeast corner of the site.

Mr. Logan continued, stating the proposed development will be accessed off an extension of Hawthorne Parkway. Currently, Hawthorne Parkway terminates at Borror Road in the Indian Trails subdivision. However, the applicant is proposing to extend Hawthorne Parkway across Borror Road and establish a connection with London Groveport Road, matching future roadways shown on the approved Grove City Thoroughfare Map.

Mr. Logan stated that Subarea A, located between London Groveport Road and the Hawthorne Parkway extension is proposed to contain free-standing single-family homes on private streets. A total of 118 lots are proposed. Subarea B, located at the northern half of the site, is proposed to contain ranch homes fronting on either public or private streets. These homes will include garages accessed from private roadways. A total of 205 ranch homes are proposed. In addition to these phases, materials state that the existing home (Harris House) on the property is intended to be used as a single-family residence or repurposed to serve the community with commercial or recreational uses. The gross density of the proposed development is 3.35 dwelling units per acre (du/ac), and the individual densities of each of the proposed phases is lower than the density of other area developments with the same future land use designation, including the Landings at Quail Creek and the Ravine at Quail Creek.

Mr. Logan explained that architectural standards and requirements will be established and finalized during the rezoning process. However, based on other recent development in the area, staff expects front elevations of buildings to include not less than 25% brick, stone or cultured stone, exclusive of windows, door openings and garage doors. The applicant has also provided preliminary information on the proposed home types. Per the draft zoning text included with the application materials, the homes in Phase A (Single Family Detached) are to be a minimum of 1,400 square feet, and Lot widths will be a minimum of 50 feet. The homes in Phase B (attached ranch homes) are to be a minimum of 1,100 square feet. These ranch homes will be in buildings of between 4 and 8 units, with homes will have at minimum a two-car garage.

In addition to the extension of Hawthorne Parkway, the applicant has proposed terminating Borrer Road north of London Groveport Road, through the installation of a cul-de-sac. Potential changes to the intersection of Borrer Road and SR665 as indicated on plan sheets will need to be coordinated with the Ohio Department of Transportation (ODOT). Discussion will also need to take place with ODOT regarding the installation of a traffic signal at the new proposed intersection of Hawthorne Parkway and London Groveport Road. Any improvements to Borrer Road will need to be coordinated with Jackson Township and Franklin County as this road is outside Grove City's jurisdiction. Plans show a 20-foot-wide emergency access drive off Borrer Road to the northwest corner of Subarea B. This access drive will be routed through the power line easement and is proposed to contain removable bollards per the city's standard drawing

Mr. Logan stated landscaping standards will be established during the rezoning process to address planting requirements, street trees, entry features and other landscaping associated with the development. However, standards to ensure appropriate screening along property lines where adjacent to existing residential areas will be examined with the rezoning application. In areas where homes back up to a public right of way, mounding and evergreens will need to be installed to screen the back of homes from the right-of-way. An open space plan will be required with the Final Development Plan to ensure open space adequately meets the requirements of code.

Mr. Logan concluded, stating that the proposed development can meet all applicable PUD criteria and is in line with the future land use designation of the area outlined in the GroveCity2050 Community Plan, and after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan with the stipulation noted in the staff report regarding screening of lots backing to public rights-of-way.

Mr. Joe Ciminello, Ciminello Land Co., 567 Lazelle Road, Westerville, OH, was present to speak on the item. He stated that they are showing a cul-de-sac at Borrer but will continue to work with the City and Township to determine the best solution. The plan shows that they can accommodate either a cul-de-sac or roundabout, whatever the best solution is determined to

be. There has also been a suggestion from some members of Council that the emergency access drive from Borror Road could become full access, but not be a public road.

Mr. Farnsworth asked about the gross density calculation on both phases. He also asked when a roundabout or a cul-de-sac is put in at Borror Road if the spur would become green space. Mr. Logan replied stating that the density is calculated by dividing the number of units by the site acreage. Mr. Ciminello replied to Mr. Farnsworth, stating that the plan can accommodate either a roundabout or a cul-de-sac, but it is up to ODOT what is installed, and that the road spur would turn into green space.

Mr. Rauck stated he would like Borror road to stay open with a roundabout installed since it is shown in the City's long term thoroughfare map as such, and it would slow traffic and keep Borror road open. He also asked if a bridge is going to be installed over the stream to accommodate the multi-use path. Mr. Ciminello replied that a bridge would be installed and would be shown on the Final Development plan.

Mr. Frea stated he appreciates all the hard work that went into adjusting the plan. He commented that Street C, near 665 looks out of place and should be single family instead of multi-family. He also asked if the ponds will be wet basins, not dry basins. Mr. Ciminello replied that the basins will be wet and will need to deviate from the City's standards to put the storm pipes under water.

Mr. Frea stated he believes the preservation of woodlands and proposed trails are good but feels the single-family homes are still too dense. The lot sizes are too small and all he envisions being build are small, long narrow homes, and his vision for Grove City doesn't include needing more of this home type. His preference is forever homes and homes to accommodate medical professionals and doesn't believe these homes will be attractive. His biggest concern is traffic and finds it inappropriate to bring new homes to this City without knowing what needs to be done to 665. He stated he believes London Groveport Road should be 4 or 5 lanes from the Hawthorne Parkway extension to Hoover Road, and infrastructure is not in place to support development.

Chair Oyster stated that the development will be beautiful and that she appreciates the decrease in density, but still has concerns with density being too high. She stated the density is too high compared to Indian Trails. Putting the single-family homes in the front has improved the development.

Kim Shields, Community Development Manager, clarified that staff analyzed the density and compared the condos with the Quail Creek condos in the area because they are identified with the same future land use in GroveCity2050. The goal is to transition the land uses on this property between the condos and single-family homes in the area. She stated traffic has been discussed recently in a meeting with ODOT about 104 and 665. A traffic impact study will be done for this development and a memorandum of understanding for the traffic study has been discussed with ODOT. When the numbers come in for the traffic counts, we will know what infrastructure improvements will be required and what kind of contributions the developers will need to bring to support the development.

Ms. Connie Trytek, 6095 Borror Road, wanted clarification of the changes that were made. Mr. Ciminello replied that the single-family, free-standing homes have been moved to the front of the site in Subarea A. The attached, multifamily homes are in the rear as Subarea B, except 8 units out front, and the single-family lot sized are the same size as shown previously.

Ms. Jodi Burroughs, 6042 Winnebago St., stated while some issues have been addressed, other issues still have not been

addressed. She feels the density is too high, compared to Indian Trails and Hawthorne Woods. She stated she has concerns with the multi-family units being rentable instead of being owner occupied.

Ms. Leslie Hamrich Lutz, 6157 Hickory Lawn Ct., appreciates Mr. Ciminello listening to the residents' comments by flipping the phases. She asked if there would be a HOA in Phase A. She does not feel phase B, being rentals fits in with the character and thinks the area where Phase B sits would be a good spot for big houses. She does not want Borrer Road stubbed. She also asked for clarification on the type of commercial uses that could take place at the Harris House, and concluded by stating that just because the GroveCity2050 plan recommends the site be used for a certain land use, that doesn't mean it's what must happen.

Mr. Ciminello replied that there would be an HOA, and reiterated staff's comment regarding how this density is a transition from higher density and it gets lower the further east you go into single family neighborhoods. He also said Hawthorne Parkway will act as an improvement to the 104 and 665 traffic problem. There are 3 access points off the road, limiting access which will help traffic. Hawthorne Parkway will act as a residential bypass, and ideally have no truck traffic. He stated the rentals will be \$2000.00 a month or more and include two car garages and will attract good quality people while providing a diversity of housing for Grove City.

Mr. Dwight Johnson, 6100 Grant Run Place, wants to know what area is being referred to when staff indicates the development is appropriately integrated into the surrounding area, and asked why there must be multiple deviations to city codes.

Ms. Shields replied that the goal with the GroveCity2050 community plan was to recognize that development patterns and the demand in the market are changing. When trying to find something comparable with the area, as the staff report notes, we must try and figure out how to transition between the higher density condos and the single- family residential. The densities of Quail Creek condos are between 5 and 6.75 dwelling units per acre. Indian trails, Hawthorne Woods and the single-family residential to the east have a net density of 1.56 dwelling units per acre, and the proposed density of the project (3.35 units per acre) acts as a transition. Not everyone wants a large lot, single- family home to maintain and the city is trying to strike that balance. She also noted that the city cannot legally differentiate between apartments and condominiums as ownership is not something that zoning touches.

Mr. Frea stated he wanted to follow up on comments about renters. He doesn't want renters to be viewed as some other class of humans. It is a different form of ownership, but they are still our neighbors. They are as good as any other neighbor we have, and it doesn't matter how they choose to pay for their home. What matters is the quality of what we build.

Ms. Shields clarified the intent of the PUD and deviations from code. There may be some requirements that are less in terms of setbacks or lot widths, but on the offset, we get heightened requirements in other aspects like improved landscaping architectural standards that a straight zoning district would not get. Most new developments are PUD to give the city an extra assurance of quality, and the city is in the process of rewriting the zoning code as the current standards do not get us the quality of development we desire.

Ms. Jamie Neu, 6428 Borrer Road, stated she likes the plan but does not want Borrer terminated.

Mr. Jay Thrun, 5961 Borrer Road, commented that he had a meeting with Mr. Ciminello and most of his concerns have been addressed with trees and wooded areas along his property being preserved. He wanted to compliment instead of criticizing. He stated that Borrer Road is not a normal width road, not enough room for two trucks to pass. Also, the road goes right up to the sidewalk and is dangerous for pedestrians. Asked for City and Township to come together to put normal curbs and sidewalks for safety.

Mr. Chris Hines, 6152 Borrer Road, stated he is pleased with the changes. He stated people speed on Borrer Road and it is

not safe. He believes closing it would be a benefit to the residents and safety.

Ms. Erika Nelson, 2366 London- Groveport Road, stated she doesn't want the creek behind her home touched and traffic on London- Groveport Road is horrible. Stated she does not want a traffic light as she fears traffic will back up in front of her home.

Mr. Ciminello replied they are not disturbing the creek area with the development, and they are adding trees and would happily landscape around it as well. He stated that the traffic is out of their control but if a turn lane were added, it would provide relief for backed up traffic.

Mr. James Trytek, 6095 Berror Road, asked how many cars are planned to go through the Hawthorne Parkway extension road daily, as his property borders this road, and feels the density is too high compared to other areas and questioned if it was necessary.

Mr. Titus responded that the density is comparable to Beulah Park. Beulah was not built for himself or Mr. Trytek, and that while he doesn't understand the desire for smaller lots and rentals, he has friends that rent. There is a need for affordable housing. If the lots were larger, the price would increase. He understands Mr. Trytek's concerns, but this is not the final vote; the preliminary development plan must be done first to active the traffic studies.

Mr. Mike Mason, 2392 London- Groveport Road, stated he is totally against the multi- family rentals. The impact on the area and integrity of the area is huge and questioned how long they would remain \$2500. Renters aren't invested in the area and will move in and out. He asked if we have the need for the apartments and stated that just because rents are high doesn't mean good people will move into the apartments. There is a lot of crime and drugs associated with apartments. There are already traffic problems without the development, and the development will only make traffic worse.

Mr. Ciminello apologized that he didn't get to reach out to Mr. Mason between last meeting and this meeting. They added additional trees and screening along the edge of Mr. Masons property. Mr. Ciminello asked Mr. Mason if his property was now for sale. Mr. Mason replied it's listed. Mr. Ciminello also said some people choose to rent, some choose to buy, just as some lease cars, some buy. The project will have \$40 million invested, and the goal is to build something that appreciates, not depreciates.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval of the Preliminary Development Plan to City Council with the following stipulation:

1. The applicant shall work with staff to determine appropriate screening standards between the proposed development and existing homes and where lots back to public rights of way.

Mr. Farnsworth seconded the motion, and the item was approved 3-2. Yes- Mr. Titus, Mr. Farnsworth, Mr. Rauck. No- Chair Oyster, Mr. Frea.

There being no additional discussion, Chair Julie Oyster adjourned the meeting at 2:50pm.



Terry Ellis, Development Assistant



Julie Oyster, Chair