

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

December 6, 2016

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 Gary Leasure, Mr. Chuck Boso, Dr. John Dubos, Ms. Julie Oyster and Mr. Mike Linder. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Cindi Fitzpatrick, Service Director; Laura Scott, Planning and Zoning Coordinator; Bill Vedra, Deputy City Administrator; Tami Kelly, Clerk of Council; Sgt. Rick Hardy, Grove City Police; Tammy Green, Jackson Township Fire Department; and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. The minutes from the November 8, 2016 regular meeting were unanimously approved 4-0, with Mr. Linder abstaining due to being absent from the November 8, 2016 meeting.

ITEM #1 – Trivium Grove City Medical Office Building | Development Plan

(PID #201610310076)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to construct a 40,000 square foot medical office building located on the west side of North Meadows Drive within Subarea 3 of the Gateway Business Park PUD. The building has the capacity for up to six (6) tenant spaces, including a medical office for the VA.

The 4.3-acre site is proposed to be accessed by a 24-foot curb cut onto North Meadows Drive with two additional cuts proposed to the industrial drive on the property to the north.

All building and parking lot setbacks are met on the site, with the exception of the northeast corner of the property. The parking lot is proposed to be setback from the North Meadows Drive right-of-way by only 1.5 feet; however, the right-of-way boundary reflects the previous configuration of the roadway as a cul-de-sac. Staff is supportive of the requested deviation to infringe into the setback, as the proposed parking lot configuration will align with the parking lot setbacks found on adjacent properties.

The proposed medical office building will be 40,700 square feet and two-stories tall. The structure is proposed to be finished primarily in brick and metal paneling, with floor to ceiling windows utilized at the building's entrances and for accent on the north elevation.

Two monument signs are proposed on the site, one along North Meadows Drive and a second along their I-71 frontage. The monument sign along North Meadows Drive will be eight (8) feet in height and have an area of 48 square feet. The proposed highway sign will be 18' 8" in height and have a total signage area of 224 square feet. Staff is not supportive of the highway sign due to the fact that Code only permits one monument sign per property and the proposed sign exceeds the maximum area and height for monument signs. Staff has not been supportive of highway signs on other area developments, including the Byers site that is directly adjacent to the south.

Although the zoning text for the area states that signage may exceed the requirements of Chapter 1145 and is approved through the development plan, Staff believes the proposed highway sign should be removed from plans.

In terms of the Code Analysis, staff believes the use of medical office is appropriate for the site and we believe the proposed development is consistent with area development and the zoning text for the area. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the four (4) stipulations as noted in the Staff Report.

Mr. Tim Spencer, Trivium Grove City LLC, was present to speak to the item. Mr. Spencer stated that the application and analysis by Staff was very concise and they appreciate the opportunity to present this afternoon. He continued to state that the plan the committee has in front of them is the by-product of conversations from conversations when Byer's Chevrolet went through their Development Plan approximately two years ago. The timing of this project is designed to complement the Mount Carmel's commitment with the medical facility.

The primary tenant for the medical building will be the Veteran's Administration, occupying 15,000 – 16,000 sq. ft., with frontage towards I-71. The rear, or east side of the building, along North Meadows Drive will be a two-story structure. Currently, there is a commitment from Central Ohio Urology Group to occupy the second floor. There are also letters of intent for the remaining 6,000 sq. ft. on the first floor and negotiations for most of the remaining space on the second floor.

In regards to Staff's comments, Mr. Spencer stated that their thoughts on the pylon signage was to simply help accentuate the Veteran's Administration. This V.A. facility will replace the one currently in operation, nearly doubling the space. Since they are along I-71, they will be pulling people north and south of town using primarily the S.R. 665 interchange and thought the pylon signage would allow better ingress into the site. Mr. Leasure asked Mr. Spencer if their problem is with the height restriction of the sign. Mr. Spencer stated they are concerned with the placement of the sign. They're looking for a monument sign that will help the building stand out since they're competing against a long industrial building just to the north.

Mr. Leasure asked the City how much of the height exceeds the City's requirements. Ms. Shields stated that the height is proposed to be 18 feet which is ten feet over the allowed amount. Mr. Rauch stated that the City had a similar discussion with Byer's and it was left that they would come back with a Development Plan amendment for any highway signage if they wished to pursue that in the future. The City would recommend the same alternative for this project. If they would like to pursue having a highway sign, they could come back with an amendment to the Development Plan so that this process will not be delayed. Mr. Rauch continued to state that since this plan is for a two-story structure, there would be the opportunity for wall signage at a higher elevation than what you would see on a one-story development.

Mr. Spencer stated that one of the things they would like to do is to provide a long-term viable option for every tenant that they talk to. Since there are no comments on our building signage, they agree to hold on the monument discussion for a later time.

In regards to Item #2, related to the dumpster enclosure, Mr. Spencer stated that they can present a resolution to that.

Related to Item #4, the 18" curb, Mr. Spencer stated that he feels the 18" requirement is excessive.

Mr. Tom Warner, Advanced Civil Design, was present to speak to the curbing issue. He stated that they will be happy to use the City specifications for the public access points, however, in regards to the private areas of the site, they would like to use other curb options, i.e., a tilt-out curb, that would be maintained by the development. Mr. Rauch stated that Staff's main concern is maintenance over the long-term, but they would be happy with a 12" tilt-out curb.

Discussion was held over the right-of-way over deviation by the former cul-de-sac. Mr. Warner explained that prior to the Mt. Carmel project, North Meadows had a cul-de-sac termination on the northeast corner of the lot. Now that the road has been extended up to the hospital, the cul-de-sac is no longer there and they are asking for a variance to allow for an encroachment into the setback. Mr. Rauch stated that there will be no noticeable difference if this variance is granted, it's more of a design issue. Ms. Shields stated that the deviation will allow them to develop as it's shown in the plans.

Ms. Green, JTFD, requested that the FDC be moved out to the public hydrant on North Meadows Drive. Ms. Fitzpatrick, Service Director, stated that these details will be corrected during the Site Improvement process.

Being no further discussion, Mr. Boso moved to recommend approval of the Development Plan to City Council with the following stipulations:

1. A deviation shall be granted to allow the parking lot to infringe into the setback from North Meadows Drive by 24 feet at the northeast corner of the lot, where the lot is adjacent to the former cul-de-sac bulb right-of-way.
2. The dumpster enclosure shall be completely enclosed on three sides with brick to match the primary structure. References to privacy fencing for dumpster screening shall be removed.
3. The highway monument sign shall be removed from plans.
4. All curbing on the site shall be 12" tilt-out curbing.

Dr. Dubos seconded, and the motion was unanimously approved 5-0.

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to construct a 75,000 square foot industrial facility for Columbus Jack / Regent located at the northeast corner of Gantz Road and Southpark Place. Columbus Jack is the largest supplier of hydraulic jacks to the U.S. Defense Department and their line of ground support equipment has grown to service of commercial, business and civilian aircrafts. The proposed facility will manufacture equipment for commercial and government maintenance operations.

The 12.3-acre site is proposed to be accessed by two curb cuts from Southpark Place. The western cut is proposed to be 30 feet wide to access the rear parking area and the eastern cut is proposed to be 24 feet wide to access the employee parking lot. Access to the rear loading area will be regulated by six (6) foot black metal sliding gates. The existing mounding and landscaping along Gantz Road will be preserved with this development.

The proposed structure will be 75,000 square feet in size. The majority of the structure will be 31'9" in height, with 33' 5" and 35' high accent walls proposed on the south and east elevations to break up the mass of the structure. A portion of the building is also proposed to extend to a height of 50'. The applicant has submitted an application to the Board of Zoning Appeals for a variance to exceed the permitted height of 35' by 15' and this application is scheduled to be reviewed by the BZA on December 19th. Staff is supportive of the requested variance as additional architectural features have been added to the 50' portion of the building. Furthermore, the 50' building extension will comprise less than 15% of the building and be located in the eastern portion further away from nearby residential areas.

In general, Staff believes the architecture of the building and layout of the site is appropriate for the area and therefore we are recommending Planning Commission make a recommendation of approval to City Council for the Development Plan with the two (2) stipulations as noted in the Staff Report.

Mr. Rick White, Red Architecture, was present to speak to the item. Mr. White stated that Columbus Jack currently operates in the Columbus Area and are interested in obtaining a more modern, high-tech, efficient warehouse. To date, they have tried to meet all of the City's concerns. In regards to the 18" curbing, typically whenever they have a main drive, they attempt to have 18" curbing, however, they usually do extruded curbs in the parking lots. That is what they would like to do in the less heavily driven areas. Mr. White also stated that on the current access drive, there isn't any curbing at all and they would like to keep it that way unless it is required, due to easier drainage.

In regards to the high-bay space which will be going to the BZA, that area is to allow Columbus Jack to test some of the extremely large jacks which are used for the large cargo planes and war planes. Those particular jacks can get up to 15-20 feet high, so their testing equipment is required to be a lot higher up. Due to federal guidelines, every jack must be tested to make sure it's a reliable product.

Mr. White reiterated that they are willing to follow all other comments.

Chair Leasure asked Mr. White if they would be satisfied to change the curbing to 12" extruded curb. Mr. White stated that they are only requesting that in the parking areas. In the other areas they would do the 18" curbs. Mr. Rauch asked for confirmation as to whether Columbus Jack was requesting the 12" extruded curb or the 12" tilt out. Mr. Warner stated that for the access road, they would use the 18" standard curb, but for the parking areas they would use the 12" tilt-out curb. It was restated that there were no curbs planned for the western parking area for ease of drainage.

Mr. John Carlock, Columbus Jack, asked to speak regarding the high-bay area. He stated that Columbus Jack makes jacks that get up to 30' tall and they need to press down on them with 150 pounds with a test fixture that they have. They also make the test fixtures for the U.S. Military. The highest jacks they make are for the B-52 bombers, which are 33' tall.

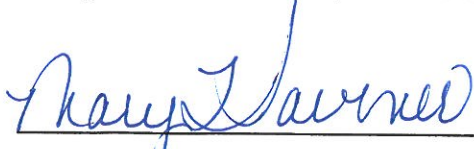
Chair Leasure asked Mr. Carlock the number of employees that they anticipated having. Mr. Carlock stated that they anticipated approximately 75-80 employees with possible expansion in the future.

Being no further discussion, Mr. Boso moved to recommend approval of the Development Plan to City Council with the following stipulations:

1. A variance shall be obtained from the Board of Zoning Appeals to exceed the permitted height of 35' by 15'.
2. Amended plans shall be submitted prior to City Council showing curbing details proposed for the site.

Ms. Oyster seconded and the vote was unanimously approved 4-0, with Mr. Linder abstaining due to conflict of interest.

Having no further business, Chair Leasure adjourned the meeting at 1:55 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman