



MEETING MINUTES

Planning Commission

April 5, 2022 – City Council Chambers with Webex Component

The meeting was called to order at 1:32 p.m.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Chair Julie Oyster, Mr. Jim Rauck, Mr. David Frea, Mr. Larry Titus and Mr. Mike Linder. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Hannah White, Development Assistant; Jennifer Readler, Frost Brown Todd; Nick Mill, EMHT Project Manager; Mike Boso, Chief Building and Zoning Official; Laura Scott, Planning and Zoning Coordinator and Tami Kelly, Clerk of Council.

Organizational Items:

Chair Oyster noticed a quorum was present and asked for approval of the March 8, 2022, Planning Commission minutes. Mr. Frea moved to approve the minutes. Mr. Linder seconded the motion, and the minutes were approved 5-0.

New Items:

ITEM #1 – Farmstead Phase 5A – Plat

PID #202203030016

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval of a plat for Farmstead Phase 5A, located west and of Jackson Pike (SR 104) and north of Hawthorne Parkway. A plat for Farmstead Phase 5 was previously reviewed by Planning Commission in February 2022 and received recommendation of approval; however, the applicant chose to withdraw the item prior to City Council approval and divide the area into two subarea phases.

Mrs. Shields explained that the proposed plat includes the northern portion of the previously reviewed plat, being 25 lots, one reserve and right-of-way for the extension of two existing roadways (Honey Farm Way and Lavender Field) and one new roadway (Morning Bird Court). The lots, reserve and right-of-way configurations match the approved Development Plan and the previously reviewed plat for Section 5, aside from the addition of two small easements for CBUs on Morning Bird Court.

Mrs. Shield concluded by recommending Planning Commission make a recommendation of approval to City Council of the Plat as submitted.

Mr. Darrell Plummer, Civil & Environmental Consultants, was present to speak to the item.

Mr. Rauck inquired about the accessibility of the bike path through Reserve L and a possible stipulation to transfer ownership from the HOA to the City of Grove City.

Mrs. Shields informed Planning Commission that the trail was previously platted with an easement for public access, so if the intent of the stipulation would be to ensure public access, that has already been established. However, if change of ownership of the reserve is the goal, then a stipulation would be needed.

Mr. Rauck asked if ownership by the City would take the tax burden from the parcel, to which Mrs. Shields confirmed and added that the reserve in question does act as an extension of previous reserves in Farmstead which are also owned and maintained by the HOA. Therefore, ownership transfer for Reserve L may lead to some confusion.

It was discussed that if ownership and maintenance of reserves is something Planning Commission would like to explore further, it may be best to address it in the future, as the Farmstead reserves ownership and maintenance are established.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Linder moved to approve the Plat, as submitted.

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

ITEM #2 – Sheridan Dental – Development Plan

PID #202203020015

Mrs. Shields presented the Development Department's findings. She stated the applicant is requesting approval of a Development Plan for a new office building for Sheridan Dental on the east side of Broadway, south of Parlin Drive. The parcel was created after a Lot Split was approved by Planning Commission in 2013, which also resulted in a commitment to create easements over a number of the access drives on the site.

Mrs. Shields explained that the primary access to the site would be from the existing access drive along the north edge of the property, currently used by McDonalds for access from Broadway. A right-in only cut is proposed off Broadway; however, the applicant has made Staff aware of their desire to obtain a shared access easement to connect the proposed parking lot with the property to the south, to improve area connectivity and to utilize the existing curb cut in place of installing the proposed right-in. In order to reduce the number of curb cuts along Broadway, Staff recommends that if this connection with the property to the south is made, that the proposed right-in access point be removed.

Mrs. Shields described the proposed building to be approximately 5,800 square feet in area, 21' 9" in height at the tallest point and finished primarily with fiber cement siding, textured to appear as wood and stone veneer. Aluminum composite panels would be used for accent as well as large windows on all elevations.

Mrs. Shields concluded by stating that Staff believes the proposed building fits the desired character and future land use in the area and would allow for an established Grove City business to expand within the community; therefore, Staff recommends Planning Commission make a recommendation of approval with the noted stipulation regarding the right-in access point and a connection with the property to the south.

Mr. Kevin Mullinax, M+A Architects, was present to speak to the item and expressed the applicant's desire to acquire an easement to the south in the future, pointing out that it may be difficult for Broadway traffic to see that the McDonalds drive-thru entrance doubles as the entrance for Sheridan Dental.

Mr. Frea complimented the building design and that it would be a welcome improvement in the area, especially being that of a longtime and local family business. He then inquired about the plans for the space immediately south of the proposed building.

Mr. Mullinax informed Planning Commission that the Sheridans are planning to build a second medical office building but are holding off due to current construction costs. He explained that a similar looking building with parking and a shared access easement may be constructed. He added that splitting the lot in the future, depending on market conditions, is also a possibility.

Mr. Mike Boso wished to speak and expressed his appreciation for the customer service provided by Sheridan Dental and his support for a longtime Grove City business reinvesting in the community.

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

- I. The proposed right-in access point shall be removed should a connection be made with the property to the south (PID 040-015108) through a shared access easement.

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

Item 3 – Autumn Grove Addition-Development Plan

PID# 202202020010

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting approval of a Development Plan for Autumn Grove Addition, located west of the Autumn Grove Subdivision and north of Rensch Road. City Council approved a Development Plan for Autumn Grove Addition in September of 2004, which expired after the project was not started within one year from the approval date.

Mrs. Shields explained that the proposed development would have 69 new lots, two reserves, and two new roadways in addition to the extension of roadways from the existing Autumn Grove development. All proposed lots meet the standards of the Single-Family R-1 District, including a minimum lot width and minimum lot size.

Mrs. Shields went on to describe the plans including two open space reserves, both featuring trails to activate the space and provide amenities to residents. Materials also show the applicant's intent to continue the proposed trail through the reserves fronting on Rensch Road in the existing Autumn Grove subdivision.

Mrs. Shields also noted that while details were submitted for individual lot plantings, a landscape plan was not submitted for reserve areas including the pond and plantings along Rensch Road to screen the rear of lots 63-69. The applicant has indicated that due to the grading, utilities and other conditions not being fully established to allow for appropriate landscape planning, the landscaping would be provided during the final engineering phase.

Mrs. Shields concluded by explaining that four proposed single-family home elevations were submitted, ranging from 2,700 sq ft to 4,400 sq ft, with options for additional bedrooms, flex spaces and garage doors. Each elevation has options of façade materials like brick and siding and are generally in character with the existing elevations found in the rest of Autumn Grove; therefore, Staff recommended Planning Commission make a recommendation of approval to City Council of the Development Plan, with the three stipulations regarding landscaping.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item.

Mr. Frea inquired about the price point of the homes to which Ms. Mott replied that she did not currently have that information. He then asked about access to the pond at the southwestern corner of the site recognizing that a path around the pond was proposed but no existing or proposed path seemed to connect.

Ms. Mott answered that to connect paths in that manner an easement through a resident's lot, owned and maintained by the HOA would be necessary. She explained that public sidewalks offer the connection to the pathways, and that signage and/or fencing can help prevent pedestrian traffic through yards seeking to access the paths more directly.

Mr. Rauck asked the size of the stream corridor and Mrs. Shields answered that the width was unknown but there is an established floodplain in the existing Autumn Grove Development and that the applicant was working on a flood study to determine the boundaries of the floodplain on their property.

Ms. Mott added that the updated calculations need to be submitted to determine the true amount of open space.

Mr. Rauck asked if the reserves in Autumn Grove were maintained by the Autumn Grove HOA and inquired as to who maintains the stream corridor.

Ms. Mott answered that maintenance of the reserves would be established with the future plats, but the jurisdiction of the stream corridor would remain as is and that there would be no impact on the stream from the subdivision.

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

1. Landscaping shall be installed within Reserve "B", with general spacing and plantings to match that within Reserves A, B, and C in Autumn Grove Section 1, fronting on Rensch Road.
2. Landscaping shall be installed around the pond in Reserve "A" per the Type 2 standards in the Stormwater Design Manual. All other aspects of the Design Manual shall also be enforced and shall be finalized on site construction plans.
3. Landscaping shall be installed around CBU mailboxes.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 1:47 pm.



Hannah White, Development Assistant



Julie Oyster, Chair