MEETING MINUTES
Planning Commission

April 4, 2023 – 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, and Mr. Larry Titus. Mr. Michael Farnsworth was absent. Staff members present: Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant; Rhianna Bergman, Development Intern; Jesse Shamp, Frost Brown Todd; Laura Scott, Planning and Zoning Coordinator; Kevin Koesters, Public Service Deputy Director; Matt Dicken, Public Service Superintendent.

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

Organizational Items:
Chair Oyster asked for approval of the March 7, 2023, Planning Commission meeting minutes, and the March 22, 2023, Special Planning Commission meeting minutes.

Mr. Frea moved to approve the minutes. Mr. Rauck seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – 3472 Grant Avenue – Preliminary Development Plan **PID # 202303030006**

Mr. Barr presented the Development Department's findings. He stated this proposal is a Preliminary Development Plan to combine three existing parcels into one and replace the existing garage at 3472 Grant Avenue with a new 2-story garage to service the Laser Foundry at 3466 Grant Avenue. After the Preliminary Development Plan, the applicant will be submitting applications for a rezoning and final development plan.

This Preliminary Development Plan is for a 1,200-square-foot garage at 3472 Grant Avenue. In addition to the garage, the applicant will be combining all three lots and rezoning the property to PUD-C. The project consists of three adjacent parcels, 3466 and 3472 Grant Avenue, and a vacant lot to the west. There are currently three buildings located on the site. The corner lot, 3466 Grant Avenue, has a single-story 4,330 square-foot commercial building that houses the Laser Foundry. 3472 Grant Avenue has a 1,456-square-foot house built in 1900, along with a 330-square-foot detached garage located in the rear. The proposed garage has a footprint of 40 feet by 30 feet for a total of 1,200 square feet and a total height of 23 feet. The proposed garage would require five total variances to be constructed in the current zoning district of R-2 for side yard setbacks, rear yard setbacks, the size of the overall garage, and the height. Combining the lots will remove the need for the side yard setback variances; however, the remaining standards will be addressed through the PUD-C zoning text, while ensuring the structure is designed appropriately for the context of the site. The applicant has indicated that the garage will have a concrete floor with high-end vinyl or board and batten siding. The roof will be hipped and have dimensional shingles like those seen throughout Beulah Park. Double-hung windows will be installed on the second floor to provide a high-quality appearance. The overhead garage doors will be high-quality aluminum or fiberglass and have a wood grain appearance. The applicant has indicated the garage will be used for storage for The Laser Foundry and will allow for future expansion of business operations. The second floor of the garage will be vacant but will allow for additional future business expansion. The current plans for the garage do not include utilities and the applicant is aware that additional permits to connect to utilities will be required for water and sewer service to the garage in the future.

The proposed application meets all applicable PUD standards and all applicable GroveCity2050 Standards.
Mr. Barr concluded after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval of the Preliminary Development Plan to City Council as submitted.

Mr. Christopher Zelich, The Laser Foundry, 3466 Grant Avenue, Grove City, OH, was present to speak on the item.

Mr. Rauck voiced concern regarding the location of the rear garage being close to the alley for approaching the overhead doors. He wondered if it could be moved forward on the lot so the turns from the alleyway wouldn't be so tight and would make two parking spots available.

Mr. Zelich responded the doors are facing the east, not on the alley side, making the approach from the east side because it's one way using the apron that exists currently on his property. He also stated he has ample parking on his site.

Mr. Rauck asked if the building will be too close to the power lines.

Mr. Zelich stated he would offset the new building to make sure it's not near the power lines because the current one is.

Mr. Rauck mentioned having the garage moved up to allow for two parallel parking spaces between the garage and the alley.

Mr. Zelich mentioned that the site has ample parking spaces available currently and for the future. He continued that the staff for the Laser Foundry are only 3 people, and they have enough parking in the front of the building, and the parking area in the back is not used. He mentions the parking available on Grant Avenue and Front Street as potential locations for parking in the future.

Mr. Frea asked what the purpose of the garage was and the type of storage.

Mr. Zelich replied it was for the storage of equipment used in support of the repair of laser equipment. He needs more space for his equipment to allow for the expansion of the business but is currently hindered by the storage of this material.

Mr. Frea asked if it was business storage and if it would only be on the ground floor or second floor as well.

Mr. Zelich mentions the second floor is vacant and he has no plans to use it at this time and the potential for future expansion lab operations on the second floor.

Mr. Frea asked about electricity to the proposed garage.

Mr. Zelich mentions that there are currently no utilities to the garage and that if they were added in the future all required permits would be obtained. The garage is only for storage.

Mr. Frea asked staff if the current zoning and PUD-C would preclude using it as a residence in the future by a future owner.

Ms. Kim Shields, Community Development Manager replied that the uses would be outlined with the zoning text. Now as the property stands, there is a single-family residence in the front, along Grant that could be written into the text that it remains a single-family use. In terms of the second floor of the proposed garage, the applicant has indicated that it would not be used as a residence.

Mr. Zelich confirmed that residential is not proposed at this time and if that ever changes in the future all appropriate permits and rules will be followed to allow for that use.

Mr. Frea stated he is also concerned about all the variances needed to permit this project. Two of them are dealt with by combining the lots. In particular, the height. He asked what the current height is.

Mr. Zelich responded that it is 23 feet.

Mr. Frea asked if the current zoning allows for 23 feet.

Mr. Barr answered that the current zoning for R-2 and detached garages is 13 feet.

Mr. Frea commented that it's not zoned R-2.

Mr. Barr responded that it is currently zoned R-2 but Mr. Zelich is potentially going to rezone the PUD-C, which would allow staff to write in standards that would eliminate all those variances that are listed in the staff report.

Mr. Frea asked if the current C-2 would allow 23 feet.

Ms. Shields responded that staff has had multiple discussions with the applicant in terms of what the proper zoning for the site is - whether it's C-2 or PUD. Rezoning 3472 Grant Avenue to C-2 would open the property up to standards and development patterns such as increased setbacks and parking requirements, not in character with the Town Center. That is why staff encouraged the applicant to go PUD because then we could address all of the variance requests to get the character we want for the area.

Mr. Frea then asked if anyone knew how tall the Laser Foundry is and if the proposed garage is taller than the foundry.

Mr. Zelich responded he can't imagine that it was taller than 10 feet at the apex. He said the garage would be taller than the foundry.

Mr. Titus stated he is familiar with Mr. Zelich's facility and all its contents. When he looked at the project, it reminded him of a carriage house off Broadway, same height, the same type of character, like the era, the age. He also appreciates that he's investing in Grove City.

Chair Oyster asked if Mr. Zelich has spoken with any of his neighbors about the building.

Mr. Zelich replied that he really has no neighbors because it is in more of a commercial area.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Preliminary Development Plan to City Council as submitted.

Mr. Rauck seconded the motion, and the item was approved 4-0.

ITEM #2 – 3586 Broadway – Certificate of Appropriateness **PID #202303290008**

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting a Certificate of Appropriateness for exterior modifications to the building at 3586 Broadway in the Historical Preservation Area.

A previous application for improvements was recommended for approval by Planning Commission at the March 7th meeting. However, the motion to approve failed at the March 20th City Council meeting after receiving a 2-1 vote, as approval requires a favorable vote of a majority of the members of Council and not a majority of members present. Since this time, the applicant has revised the application to address recommended stipulations included in the previous application as well as other concerns voiced by Planning Commission and City Council. This application is to examine if the proposed modifications and materials are appropriate given the site's location in the HPA.

Mr. Logan continued stating that the building is proposed to be modified to accommodate retail tenants with the installation of aluminum storefront windows and doors. Additionally, a cast stone veneer is proposed along the north and east elevations, which front on public right-of-way. The existing vertical siding and wood shake roofing on the building are to be painted. The existing brick pillars at the northwest corner of the building will also be painted to match the wooden shakes. Staff is supportive of the proposed colors, as they are included in the approved HPA color palette. Per the stipulation added by Planning Commission, two exterior service doors were added to the rear elevation of the building. Plans show a dumpster enclosure located behind the building, which addresses a stipulation included in the previous recommendation. The elevations included in the materials show the proposed enclosure surrounded by a six-foot wooden fence. To be more in character with recent developments, the enclosure should be finished in the same cast stone veneer proposed on the building exterior and comply with all planting and screening requirements outlined in code.

A stipulation was added to the previous application that the existing curb cut onto Broadway is limited to right-in, right-out only. Plan sheets show signage and a raised island proposed to direct cars and limit left turn movements, at this access point. However, details regarding the access modifications will need to be finalized during the review of the site improvement plan to ensure that the geometry is appropriate. Per Chapter 1136 of city code, whenever there is a change of use associated with a structure, all existing non-complying parking areas, and drive aisles are required to be brought into compliance with code. The existing parking lot on site does not comply with the requirements, and the applicant is proposing modifications that will bring the parking lot into compliance. The required 10-foot parking and drive aisle setback will be established, along both Broadway and Southwest Boulevard. Additionally, a continuous 3-foot-high row of shrubs is proposed along the parking lot frontage to screen headlights from the public right of way and trees are proposed along the site's Broadway and Southwest Boulevard frontage, meeting the parking lot perimeter planting requirements outlined in code. New site lighting will be added to the site to meet the minimum requirements of code and the proposed fixtures will match those used on the CVS site across Broadway.

Mr. Logan concluded after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the two stipulations noted in the staff report.

Mr. Steve Gagliardi, Berardi + Partners, 1398 Goodale Blvd., Columbus, OH, was present to speak on the item. He asked if the stone on the dumpster enclosure was to be the wainscot similar to the building or full height on the enclosure.

Mr. Logan responded that it was to be the full height of the enclosure.

Mr. Titus stated there are a lot of folks coming in with different ideas, and that he appreciates the work that they put into the project and that they listened to what the Planning Commission said and made changes.

Mr. Frea echoed that he believes the addition of the dumpster area, adding the rear doors, and the right-in-right out driveway will help with traffic problems, and thanked the applicant for their responsiveness.

Mr. Chris Zelich, 3466 Grant Avenue, asked how large the inside units are. Mr. Gagliardi responded that he did not know off the top of his head and he could get back to Mr. Zelich with that information.

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

1. The dumpster enclosure shall utilize the same cast stone veneer used on the primary building.
2. Supplemental landscaping per section 1136.08 of code shall be installed around the perimeter of the dumpster enclosure.

Mr. Titus seconded the motion, and the item was approved 4-0.

Ms. Shields announced that Council Chambers would be starting a renovation at the end of April so Planning Commission's meetings for May, June, July, and August will be held in the lower level of City Hall. The meetings will resume in Council Chambers in September.

There being no additional discussion, Chair Julie Oyster adjourned the meeting at 1:55 pm.

Terry Ellis, Development Assistant

~~Julie Oyster, Chair~~
DAVID J FREA, VICE CHAIR