



# MEETING MINUTES

## Planning Commission

### Tuesday, April 4, 2017 – Regular Meeting

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

Vice-Chair Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Vice-Chair Julie Oyster, Mr. Chuck Boso and Mr. Mike Linder. Chair Leasure and Dr. Dubos were both absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Tami Kelly, Clerk of Council; Lt. Jeff Lawless, Grove City Police; Tammy Green, Jackson Township Fire Department; and Mary Havener, Development Assistant.

Vice-Chair Oyster noted a quorum was present. Mr. Linder moved to approve the minutes from the March 7, 2017 meeting. Mr. Boso seconded the motion and the minutes were approved 3-0.

#### **ITEM #1 – 3917 Elm Street | Lot Split**

**PID #201702150004**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split 0.607 acres from the property at 3917 Elm Street. The area to be split would not comply with the street frontage requirement for the R-1 zoning district; however, the applicant has indicated that the area to be split will be combined with an adjacent lot in order to prevent the creation of a nonconforming property.

After review and consideration, the Development Department recommends Planning Commission approve the lot split with the one stipulation as noted in the staff report.

Ms. Kacie Waugh, Waugh Law LLC was present to speak to the item.

There being no discussion, Mr. Linder moved to approve the Lot Split with one stipulation:

1. The proposed 0.607-acre lot shall be combined with parcel 040-000647.

Mr. Boso seconded and the motion was approved 3-0.

**ITEM #2 – Gateway Retail | Lot Split****PID #201702170005**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split an existing 1.907-acre tract of land on the south side of Meadow Pond Court into two parcels. The proposed western 1.209 acres is the site of the future Gateway Retail development, which received development plan approval by City Council in November 2016. The proposed east property is reserved for future commercial development. Staff believes the lots can be developed to meet the requirements outlined in the approved zoning text for the site.

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

Mr. Joe Smiley, Meadow Pond Partners LLC, was present to speak to the item.

There being no discussion, Mr. Boso moved to approve the Lot Split as submitted. Mr. Linder seconded and the motion was approved 3-0.

**ITEM #3 – Grove City Center for Dentistry | Development Plan****PID #201701250003**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to redevelop 4178 Hoover Road for a new dental office for the Grove City Center for Dentistry.

The site is proposed to be accessed by a single curb cut from Hoover Road. The access drive narrows to 20-feet between the access point and the rear parking area. This primary drive aisle should be widened to 22' in order to create safer circulation on the site.

The Board of Zoning Appeals granted a variance at their meeting on March 27, 2017 to reduce the drive aisle setback from the south property line from ten (10) feet to five (5) feet. All other building and parking lot setbacks are met on the site.

There are 33 total parking spaces proposed on the site which is under the 36 spaces required. Staff is supportive of the proposed reduction of parking in order to preserve more open space on the site and to maintain a similar setback with parking lots on adjacent properties.

The submitted landscape plan generally complies with the requirements of Chapter 1136, with the exception of landscaping along the south property line and irrigation on the site. The applicant applied for variances to both of these items at the March 27 Board of Zoning Appeals, but the requests were denied. Irrigation will need to be installed on the property with emphasis on areas along Hoover Road and all landscaping areas adjacent to the structure. Furthermore, code requires seven (7) trees and 14 shrubs to be installed between the drive aisle / parking area and the southern property line. Because extensive landscaping exists on the property to the south, staff would be supportive of allowing the 14 required shrubs to be relocated elsewhere on the site; however, the seven (7) required trees should be installed within the southern setback area.

The proposed building will be about 5,400 square feet and one story, finished primarily in siding with a limestone water table and accents around all sides of the building.

In order to improve the visual appeal of the structure from Hoover Road, staff believes the amount of stone should be increased on the west and south elevations and additional details such as larger windows should be added to the west elevation.

In general, staff believes the proposed development is appropriate for the area and is similar in character to other area developments.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the eight (8) stipulations and deviations as noted in the Staff Report and with the addition of one stipulation:

9. The amount of stone shall be increased on the south and west elevations and additional architectural detail such as larger windows shall be added to the west elevation.

Mr. Kurt Lape, Connect, was present to speak to the item and answer any questions. Mr. Lape stated that the comments related to the west elevation were a later addition, however, they could possibly connect the two windows that have the stone between them. The other window to the left of the second window is a restroom, and it might not be feasible to put a window in due to privacy concerns. Ms. Shields stated that staff is open to using faux windows or one-way windows. Mr. Lape stated they could work on some type of tint so that the window would not be see-through.

Mr. Linder expressed his concern to the Police Department over the amount of traffic on Hoover Road and asked if it was legal for cars to pull out going left (south) from the parking lot. Lt. Lawless stated that it was legal to pull out going south. Mr. Linder then asked the Fire Department if they would circulate by pulling their ladder truck in and backing it back out. Ms. Green, JTF, stated that there are several properties that are similar to this type of layout and she was not concerned.

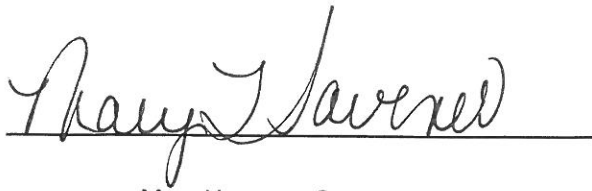
At this time, Ms. Tami Kelly, Clerk of Council, stated that Mr. Roby Schottke, City Council Chairman, asked her to relay his concern over the lack of aesthetic appeal of the building from Hoover Road, and wanted the developers to be made aware of this before the plan goes to City Council. Mr. Linder asked if Mr. Schottke had seen the most recent plans and Ms. Shields stated that he had. She continued to state that staff felt that increasing the stone and creating larger windows would make the building more visually appealing. Mr. Lape asked if this property was in an overlay district and Ms. Shields stated that it was not. Mr. Lape continued to explain that due to the layout of the land, since parking is on the back of the property, the entrance of the building faces the parking lot and the back of the building faces Hoover Road.

Being no further discussion, Mr. Linder moved that Planning Commission recommend approval of the Development Plan to City Council with the following nine (9) deviations and stipulations:

1. A deviation shall be granted to reduce the number of required parking spaces on the site from 36 to 33.
2. A deviation shall be granted to reduce the minimum size of parking spaces from 180 square feet to 162 square feet.
3. The drive aisle between the site entrance and rear parking area shall be a minimum of 22 feet wide.
4. Irrigation shall be required on 75%-100% of the entire property with emphasis on areas along Hoover Road and all landscaping areas adjacent to the structure.
5. Seven (7) trees shall be installed between the drive aisle / parking area and south property line.
6. The applicant shall work with the Urban Forester to relocate the 14 shrubs required between the drive aisle / parking area and the south property line to a different location on the property.
7. All vehicular and pedestrian areas shall meet the 0.5 footcandle minimum lighting levels.
8. The dumpster enclosure shall be finished with stone to match that utilized on the primary structure, with stained wood gates.
9. The amount of stone shall be increased on the south and west elevations and additional architectural detail such as larger windows shall be added to the west elevation.

Mr. Boso seconded the motion and it was approved 3-0.

Having no further business, Vice-Chair Oyster adjourned the meeting at 1:45 p.m.

A handwritten signature in cursive script, reading "Mary Havener", written over a horizontal line.

Mary Havener, Secretary

A handwritten signature in cursive script, reading "Julie Oyster", written over a horizontal line.

Julie Oyster, Vice-Chair