MEETING MINUTES

Special Planning Commission

March 22, 2023 – City Council Chambers

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

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

Roll was taken, the following members were present: Chair Julie Oyster, Mr. David Frea, Mr. Michael Farnsworth, and Mr. Larry Titus, Mr. Jim Rauck was absent. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant; Rhianna Bergman, Development Intern; Jesse Schamp, Frost Brown Todd; Mike Boso, Chief Building and Zoning Officer; Kevin Koesters, Public Service Superintendent; Don Walters, Business and Community Relations Officer; Tami Kelly, Clerk of Council; Scott Shaffer, EMH&T.

New Item:

ITEM #1 – Daystarz Child Care – Special Use Permit **PID# 202303150007**

Mr. Logan presented the Development Department's findings. He stated that the applicant was requesting approval of a Special Use Permit for the operation of Daystarz Child Care, at 5968 Hoover Road. The business currently operates in Grove City and is seeking to relocate. Mr. Logan explained that the previous Special Use Permit application for the business was denied by City Council at the March 6, 2023, meeting due to concerns raised regarding parking, noise, and the potential for additional traffic through the condominium community to the east. Since that meeting, the applicant has worked with staff to reconfigure the site to add additional measures to mitigate any potential impacts, including relocating the play area to the west of the building, adding additional parking, screening, and signage.

Mr. Logan stated that the business offers year-round childcare for infants, toddlers, preschoolers, and school children. With proposed hours of operation Monday through Friday, 6 A.M. to 6 P.M., and no events or activities in the evenings or weekends. The facility employs between 12 to 15 employees, with a maximum of 7 on site at one time and is licensed to care for a maximum of 75 children. The applicant is proposing an outdoor play area to be located on the west side of the building, parallel to Hoover Road. It will be enclosed with a six-foot-high black decorative aluminum fence.

Mr. Logan continued stating the existing covered drive-through portion of the building is proposed to be enclosed along the east and north sides with six-foot-high white vinyl fencing to help mitigate any noise from the outdoor play areas. Impact-resistant bollards with a black decorative cap will be included where the play area is adjacent to a drive aisle or parking areas. The existing drive aisle running north along the east side of the property is proposed to be narrowed to a width of 24 feet, which will allow for the planting of new arborvitae shrubs to provide additional screening and separation

from the residences to the east. Shrubs will also be installed between the proposed play area and Hoover Road, and four new 2" caliper deciduous trees are proposed to provide additional screening for the play area. The site currently has 24 parking spaces, all of which will be utilized for the proposed use. Sixteen parking spaces will be for child pick up and drop off between the building and Buckeye Grove Boulevard. Eight parking spaces to the north of the building, which were proposed to be removed with the previous application, will remain and act as employee parking. A "right turn only" sign and pavement markings will be installed at the exit of the site to ensure that vehicles do not turn left and cut through the condominiums to the east.

Mr. Logan concluded stating as the proposed application meets all criteria for the special Use Permit outlined in code, and all GroveCity2050 Community Plan guiding principles, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Ms. Donyette Dunlap, Daystarz Child Care LLC, was present to speak on the item.

Mr. Frea commented that he was thrilled with the changes. He thinks moving the play area to the west side, and the hours they will be outside, mostly 9 to 5, mitigates the noise issue. He asked if the asphalt in the play area will be changed.

Ms. Dunlap responded that some asphalt would remain for basketball hoops, some of it will be mulch. The mulch area will have a box around it, with a teeter totter inside of it.

Mr. Frea commented that moving the employee parking to the north side takes care of some of the traffic issues but wants clarification on how many parents will drop off at any given time. He asked if she would ever double in size and take up to 70 students. Also, he believes that the right turn only signs on the way out of the site will help, and since the community is private property, they can prevent unauthorized traffic or slow it down.

Ms. Dunlap responded that right now at 6 A.M. there are 3 parents that have 3 to 4 kids in each family that drop off, and she has a total of twelve families with 36 kids that are serviced by them. Drop offs are around 6-6:30 with 3 vehicles, 7-7:45 with 4 vehicles, and 9:00 is the final drop off time with 2 vehicles. The employees arrive at 6:00, 7:30, and 8:00, which is three parked vehicles. She was licensed for 65 students in her current building and took up to 40 at one time. She doesn't ever want to go to full capacity. She noted that the most cars she would see dropping off at one time would be up to 4 and the same with pick up times. She does not have after-hours events or on the weekends.

Mr. Farnsworth commented that he drove through the area prior to the meeting and was the only one driving through there. He thinks it will be a nice addition to the area.

Ms. Dunlap stated she is buying the building, not leasing it and didn't know if it made a difference or not.

Mr. Titus responded that it's good that she's investing in the property compared to someone that is leasing short term, that they appreciate it.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to make a recommendation of approval to City Council for the Special Use Permit as submitted.

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

New Business:

Chair Oyster noted that the members of Planning Commission had been given a copy of the draft Zoning Code.

Ms. Shields stated that the rewrite is a primary way to implement the goals of the GroveCity2050 Community Plan, and Staff is working with City Council to schedule meetings to discuss the draft.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:42 p.m.

Terry Ellis, Development Assistant

Julie Oyster, Chair