



MEETING MINUTES

Planning Commission

Tuesday, March 6, 2018

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

Chair Julie Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Ms. Julie Oyster, Mr. Gary Leasure; Mr. Jim Rauck; Mr. Mike Linder and Dr. John Dubos. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Lt. Jeff Lawless, Grove City Police; Tammy Green, JTFD; Terrence Barr, Zoning Intern; and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present and asked for approval of the February 6, 2018 Planning Commission minutes. Mr. Leasure moved that the minutes be approved. Mr. Linder seconded the motion and they were approved 5-0. Mr. Leasure moved that the February 20, 2018 minutes be approved. Mr. Rauck seconded the motion and the minutes were approved 3-0 with Mr. Linder and Dr. Dubos abstaining.

ITEM #1 – 4861 Grove City Road – Lot Split

PID #201802280008

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split approximately two acres from a 25-acre property at the southwest corner of Grove City and Holt Roads. The proposed 2.154-acre portion to be split will be for the existing home on the property and a portion of the remaining 23 acres will be utilized for a future extension of Holt Road to the south. Both properties will meet the setbacks, lot coverage, and size requirements for the SF-1 zoning district. After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

There being no discussion, Mr. Leasure moved to approve the Lot Split as submitted. Mr. Linder seconded the motion and it was approved 5-0.

ITEM #2 – Meadow Grove Estates North Section 7 Phase A – Plat Approval

PID #201712130040

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for Meadow Grove Estates North Section 7 Phase A, located on the south side of Mallow Lane, east of Buckeye Parkway. The proposed plat will create 12 new single-family lots and one (1) new cul-de-sac road, Goodwill Court. Mallow Lane is also proposed to be extended further to the east with this plat. The proposed plat aligns with the layout of the approved development plan for Meadow Grove Estates North. After review and

consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mr. Don Wick, Rockford Homes, was present to speak to the item. There being no discussion, Dr. Dubos moved that Planning Commission recommend approval of the Plat to City Council as submitted. Mr. Leasure seconded the motion and it was approved 5-0.

ITEM #3 – Meadow Grove Estates North Section 8 – Plat Approval

PID #201712130039

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for Meadow Grove Estates North Section 8 located south of Mallow Lane and east of Buckeye Parkway. The proposed plat will create 23 new single-family lots, as well as a 4.515-acre reserve and a 0.25-acre reserve for open space and retention. Right-of-way for two new roadways, Silverlawn Drive and Sutton Drive, will also be created with the plat. The proposed plat aligns with the layout of the approved development plan for Meadow Grove Estates North. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mr. Don Wick, Rockford Homes, was present to speak to the item. There being no discussion, Mr. Linder moved that Planning Commission recommend approval of the Plat to City Council as submitted. Dr. Dubos seconded the motion and it was approved 5-0.

ITEM #4 – Regency Arms Apartments | Certificate of Appropriateness (COA Appeal) PID #201801230002

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting an appeal for a denied administrative COA to finish a proposed storage building with vinyl siding and a brick water table at the Regency Arms Apartments on Parlin Drive.

The proposed storage building will be located in the rear portion of the lot, ten feet from the pool patio and fenced area and will be used to store maintenance equipment for the apartment complex. The building will be approximately 13' in height and will utilize the same brick and vinyl used on the existing pool house on the property.

Although the submitted elevations do not reflect it, the applicant has indicated that they are agreeable to doing a brick front for the structure, with the other sides of the building finished in vinyl. Staff is supportive of the proposed building with the front finished in brick and the other sides finished in vinyl, as only the front of the building will be visible from Parlin Drive and Staff believe this will maintain the character of the development from the roadway without adding unnecessary expense to the project.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness-COA Appeal with two (2) stipulations as noted in the Staff Report.

Ms. Holli Charles, Regency Arms Apartments, was present to speak to the item. Mr. Linder asked Ms. Charles if she was in agreement with the stipulations. Ms. Charles stated that she was.

Having no further discussion, Mr. Linder moved to recommend approval of the COA to City Council with the two (2) stipulations noted in the Staff Report:

1. The south side of the building, facing Parlin Drive, shall be finished in brick matching that used on the site's existing pool house.

2. The applicant shall work with the Urban Forester to determine the most appropriate plantings and spacing around the proposed structure.

Mr. Leasure seconded the motion and it was approved 5-0.

ITEM #5 – Stringtown Road Telecommunications Tower – Use Approval

PID #201801240004

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to construct a telecommunications tower at 3363 McDowell Road. The site of the proposed tower is owned by the American Legion and the proposed tower would be located south of the existing structure and parking lot on the property.

The site of the proposed tower is zoned C-2 and per code, antenna towers are permitted by a special use permit only in IND, CF or SD-4 districts. The existing use on the site ("membership organization") is not permitted in any of these districts; therefore, the applicant is seeking a use approval to allow for an antenna tower on the site without rezoning the entire property.

The proposed tower and compound area will be located in the southeast portion of the property, with a 20' easement through the property. The tower does not meet setback requirements based on its height and will require variances from the BZA.

A 24" sanitary main runs approximately ten feet west of the eastern property line with a corresponding 20-foot easement. Much of the proposed Capital Telecom Access and Utility Easement and landscaping east of the proposed fenced area is within this sanitary easement. Staff is not supportive of any improvements, including landscaping, being located within this easement to keep it open for maintenance and to prevent any possible damage to the utility.

There are still a number of outstanding issues regarding landscaping and removing references to barbed wire on plans, therefore, Staff recommends Planning Commission make a recommendation of approval to City Council for the use approval (rezoning) with the eight (8) stipulations as noted in the Staff Report.

Mr. Nate Meyer, PBM Wireless Services LLC and New Par dba Verizon Wireless was present to speak to the item. He stated that they are in agreement with all eight (8) stipulations. In regards to the variance for the height, he stated that the way the site is laid out, there isn't a good option for placing the tower other than where they are proposing to have it while still meeting the setbacks.

Mr. Roby Schottke, resident at 4912 McNulty Street, asked to speak to the item. He stated that according to the Development Department report, given all the items that were brought up, this item should be disapproved. The property is not zoned properly, so by approving this, it would be going against what Grove City has placed in its ordinances and regulations. There are also many problems with the placement of the tower. The Development Department recommended that there be no landscaping around part of this tower nor any encroachment on part of the storm sewer easement because of problems that are inherent to that location. He continued to state that according to code, there should be minimal impact on the surrounding neighborhoods. There is a new apartment project not far from this area, residents on Edwards Road and other residents nearby, that will be impacted by this tower. Mr. Schottke asked that Planning Commission take all of this into consideration and disapprove the item.

Mr. Leasure asked the City why this project was recommended for approval if all these issues were accurate. Ms. Shields responded by saying that there are a number of challenges that will need to be addressed, and the applicant was warned of such, however, this was the direction they were given based on input from various staff. She continued to state that the Staff Report outlines the issues they have and the stipulations on the Staff Report will make it the most appropriate at this location.

Mr. Leasure asked how they get around the zoning issue. Ms. Shields stated it is not allowed to have a cell tower in any district without a Special Use Permit and there are only five (5) districts in which you can apply for a Special Use Permit for an antenna tower. That's where this application, Use Approval, comes in. It's a special exception for this type of project. She continued to state that a similar project was done at Grove City High School which is zoned SD-1, not one of the five districts which could get a special use for this type of project. This same process was carried through for that cell tower and it came down to Planning Commission and City Council deciding it was appropriate at that location.

Mr. Schottke stated that the cell tower at Grove City High School is located on an existing light tower on the football field. He feels this is a much less intrusive location since there are already four (4) light towers right in the neighborhood. This application is a 155 foot free-standing tower – not attached to anything pre-existing.

Mr. Linder asked what the zoning and height was for the tower located at Hoover Road and I-71. Ms. Shields was not certain of the height of that particular tower, however, Staff did analyses of towers at the skate park and the one behind Station 203 at London-Groveport Road to look at setbacks and how the height compared. What this applicant is proposing as far as distance from the roadway is comparable to the distance at Station 203. Those two were zoned CF where the zoning is not an issue. In speaking with the applicant early in the process, they wanted to know what would need to be done to have this application heard. Because we could not go through a Special Use permit application, this was the only avenue they had to go about attempting to be considered.

Dr. Dubos asked what the appeal was to this particular site. Mr. Meyer responded by stating that the first thing they look at is co-locating on an existing site. Currently, they are already on all of the surrounding sites. Their main issue is capacity. Each site can only take so much call traffic. Their existing sites are overloaded due to the traffic along Stringtown Road and the business and industrial neighborhood in that area. This site is located in a spot that is basically right where they need to be to correct the issue. Mr. Meyer produced a zoning map where he demonstrated how they chose the logistics of this tower and a willing property owner that agreed to allow them to locate there. He thinks the variance is well-justified because it's the only area on the property that has enough space. Mr. Meyer also stated that the proposed tower has been specially designed to bend over and dangle in the event of a severe weather event. There is a zero fall radius.

Mr. Rauck asked the location of the next closest tower. Ms. Shields stated that it was located at the Skate Park on Hoover Road.

Being no further discussion, Mr. Linder moved to recommend approval of the Zoning – Use Approval to City Council with the eight stipulations as noted in the Staff Report:

1. A variance shall be obtained through the Board of Zoning Appeals for a reduced setback from the south and east property lines as shown on plans.
2. The Capital Telecom Utility Easement and all improvements including landscaping shall be moved out of the existing sanitary easement.
3. No improvements, aside from landscaping, shall be permitted within a FEMA designated flood hazard area.
4. The aggregate access apron shall be revised to indicate an asphalt access.
5. Barbed wire shall not be permitted on the site.
6. The outside row of evergreen shrubs shall be at least six (6) feet in height at time of planting.

7. The type of Maple tree shall be included on the plan sheets.
8. The proposed transformer shall be landscaped per Section 1136.08 for screening of service structures.

Mr. Leasure approved the motion; however, it failed 2 – 2 with the following votes: Mr. Linder – Yes; Mr. Leasure – Yes; Dr. Dubos – No; Chair Oyster – No; Mr. Rauck – Abstained.

ITEM #6 – The Ashford of Grove City – Rezoning (C-2 to PUD-R)

PID #201801240004

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to rezone a 7.2-acre parcel on the south side of Southwest Blvd. west of Broadway, from C-2 to PUD-R, to develop a senior living facility that will contain a maximum of 160 units for assisted living and memory care.

A zoning text for the site is included with the application to set the standards for the site's development. In addition to assisted living and memory care, permitted uses in the text also include independent senior living as well as a provision allowing all C-2 uses that meet all requirements and following all approval procedures under the Grove City Zoning Code.

Site standards, including setbacks and parking, are outlined, as well as building requirements which include a maximum building size of 102,000 square feet, not to exceed three stories and 50' in height. The text also states that at least 50% of the building frontages along Southwest Boulevard and Broadway will consist of masonry as well as additional architectural details that help break up the mass of the building.

Staff believes the proposed rezoning and standards text will result in a quality development for the site, therefore, they recommend Planning Commission make a recommendation of approval to City Council for the rezoning with one (1) stipulation as noted in the Staff Report.

Ms. Nicole Boyer, Wallick Asset Management, LLC, was present to speak to the item. She asked to speak about the stipulation. The zoning and development text, as written, places a maximum unit count as well as a maximum bed count for the assisted living and memory care facility. The bed count limits occupancy, so she is requesting consideration for the open space calculations to be off of the 170 maximum permitted beds versus the calculations outlined in the zoning code. The way these buildings operate and function, technically, they're being looked at as residential, but they are housing with services and their typical units are single occupancy on the assist living side and shared occupancy on the memory care side. Consequently, the 2.24 standard household size might be applicable to an apartment; however, these are typically not apartments. The 170 count applies more to what they are going to see as an actual total count of people on the site.

Ms. Shields stated that this brings about a large open space question. She said they're getting a very different kind of development with a lot of different developments that don't fit cleanly into the open space requirements. There has been a lot of discussion about open space, making sure that we are requiring all developers to comply with our open space standards. This recommendation is at the direction of how recently approved residential developments have gone through the process. Story Point, a development off of Orders Road, was required to comply with our open space requirements as well. Ms. Boyer pointed out that Story Point has a majority of independent living units, so their resident population are more active and have cars. Most of them don't have the ambulatory issues that the residents of this facility will require. There is no independent living within this facility.

Ms. Oyster asked how many beds are for the memory care unit. Ms. Boyer stated that there would be no more than 32 beds in the memory care unit.

Having no further discussion, Mr. Linder moved to recommend approval of the Rezoning (Use Approval) to City Council with the one (1) stipulation as noted in the Staff Report:

1. The zoning text shall state that open space shall meet the requirements of Section 1101.09(b).

Mr. Leasure seconded the motion and it was approved 5-0.

ITEM #7 – Homestead Senior Living – Preliminary Development Plan

PID #201801220001

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan for a new senior living facility containing 130 independent living units located east of the Hoover Road and Orders Road intersection. The proposed use of multi-family residential development is in line with the future land use designation of "Mixed Neighborhood" identified in the GroveCity2050 Community Plan for the site.

The 5.5-acre site is proposed to be accessed from the existing curb cut at the intersection of Hoover Road and Orders Road. The primary access drive continues onto the property to the north, owned by the Grove City Church of the Nazarene with two (2) 24' drives off of this connection leading into the site of the proposed development. The applicant has indicated that while not part of this development, the drive will be extended to the north in the future to connect to the Church's facilities to the north.

The Stream Corridor Protection Zone (SCPZ) and 100-year floodplain are located in the northeastern portion of the property. A portion of the proposed parking lot and a retention basin are shown within these areas. While staff can be supportive of these improvements mitigation will likely be needed to offset any impacts.

Based on the number of units proposed in the development, 5.8 acres of open space is required on the site. Materials show approximately one acre of land being dedicated as open space, which per Code is not permitted to include land within the flood plain. It should be noted that the Staff is currently examining the possibility of installing a pedestrian bridge across 1-71 connecting future parkland east of 1-71 to the existing trail network on Hoover Road. A portion of the bridge or improvements associated with the bridge may be located on the site proposed to be developed. Plans show a potential pedestrian bridge easement area in the northeast corner of the site.

Staff has also discussed with the applicant the feasibility of adding a pond near the entrance to the site, to complement the existing pond to the southwest in the Margie's Cove. While a number of issues have yet to be resolved regarding the final location and design of this pond, staff believes such a pond will add an important piece to the aesthetics of the Hoover Road corridor.

One (1) building is proposed on the site, which will be approximately 110,000 square feet and three stories with a maximum height of approximately 42'. Preliminary elevations of the building show that it will be finished primarily in brick and vinyl siding with increased amounts of brick proposed on the west elevation facing Hoover Road. More information regarding the building's materials will be reviewed as part of the rezoning and final development plan phases.

Noting a number of items remain to be further addressed with the final development plan, including building architecture, open space, improvements in the flood plain and stream corridor protection zone and ponds, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.

Mr. Don Plank, attorney for the applicant, was present to speak to the item. Mr. Plank reiterated that they are seeking preliminary approval for a 130-unit senior independent living facility. He continued to state that the property is 5.5 acres and they have 200 feet of frontage along Hoover Road. They are located behind the Church of the Nazarene central office, so most of their frontage is part of the church, not theirs. They are buying the property from the Nazarene Church, which is why they are providing them access to the north. They have the

floodplain and I-71 immediately to the east. To the north is the Church of the Nazarene and schools. South of them are some residential homes and the tower that was referred to earlier in the meeting. Mr. Plank stated that they are very much in support of the crosswalk over the freeway. He asked that there be steps going up to the crosswalk for use by their tenants. The floodplain makes it a difficult piece of property to build on. There are problems with the pond in front and the sewer line that runs in the area.

Mr. Rauck asked if the drive from the intersection that runs back to the property is private. Mr. Plank stated that it is and will remain a private drive to their facility, the central church office and the church to the north. Mr. Rauck asked if there was enough interstate at the intersection to install a roundabout. Ms. Shields stated that it would be difficult because roundabouts require quite a bit of right-of-way and it's fairly tight with the floodplain in such close proximity. At this point, the City is not pursuing any right-of-way acquisitions because they're not sure they want to widen roads in that area. Mr. Plank stated that their building will be 240 feet back, so additional right-of-way is not an issue and would be something they could work with the City if necessary.

Mr. Dale Weygandt, resident adjacent to the property, asked to speak to the item. He asked Mr. Plank if he would supply him with contact information so that he could arrange to meet with him to discuss the implications of this proposed development. Mr. Rauck asked Mr. Weygandt the location of his residence. Mr. Weygandt stated that it is just south of the church office.

Mr. Linder asked Ms. Green with Jackson Township Fire Department if she had any issues with this development. She stated that she did. She stated that the fire truck tends to run into the curbs on the access drive around, so they'd like to see that changed. The Fire Department also has questions about the exit drive and if there is going to be an island. The public hydrant is across the road on the west side of Hoover. The Fire Department connection would need to be on the east side. Requirements call for a public hydrant to be within 75 feet. They will also need two (2) additional hydrants onsite. Ms. Shields reiterated that they acknowledge that there are issues; however, this is just a preliminary plan and details will be formalized with the final development plan.

Being no further discussion, Mr. Leasure moved that Planning Commission recommend approval of the Preliminary Development Plan to City Council as submitted. Dr. Dubos seconded the motion and it was approved 5-0.

ITEM #8 – Becknell Industrial – Development Plan

PID #201712270048

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for an approximately 151,000 square foot warehouse facility located at the northeast corner of the Gantz Road and Southpark intersection.

The 12.278-acre site is proposed to have two (2) access points off Southpark Place, with a 24' curb cut to the west and a second 30' curb cut to the east. Parking will be located in the front or south side of the building, and truck parking and loading areas will be located in the rear or north side of the building. Two (2) future parking areas are proposed with one (1) in the southern portion of the site and a second for truck parking located in the northern portion.

The proposed building will be 41 feet in height, which is above the maximum permitted height of 35 feet in the IND-1 district. Recent conversations with project representatives indicate that the building parapet may be raised in portions of the building to screen rooftop mechanicals, for a total height of up to 44 feet. Staff is supportive of a variance to the building's height as the increased building height is becoming a new industry standard and is a requirement for many companies looking for space. Additionally, in the opinion of staff, additional height to raise the building parapet to screen mechanicals is preferable to seeing the mechanicals.

In general, Staff believes the building design and site layout are appropriate for the area, therefore we are recommending that 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. Pete Less, Becknell Industrial, was present to speak to the item. Mr. Rauck asked if they have engineered their site so that they won't be required to export much dirt. Mr. Less stated that they try to balance the site and minimize the number of import/export trips that are needed. Mr. Benjamin Miller, American Structure Point, asked to speak to the item. He stated that they have utilized the open space they have in order to do mounding and also do additional mounding along Southpark Place. Consequently, they will have minimal exporting of soil.

Dr. Dubos asked for an explanation of the 0.5 footcandles. Ms. Shields explained that it is a code requirement to maintain safe lighting conditions – a measure of light.

Having no further discussion, Mr. Leasure moved to recommend approval of the Development Plan to City Council with the four (4) stipulations as noted in the Staff Report:

1. A variance shall be applied for through the Board of Zoning Appeals for the proposed increased building height.
2. The evergreen shrubs used to screen the parking lot in the front of the building from Southpark Place shall be 36" at the time of planting to meet the requirements of Section 1136.06(a)(2).
3. All pedestrian and vehicular areas shall be lit to at least 0.5 footcandles.
4. All exterior lighting fixtures shall be black in color to match area developments.

Dr. Dubos seconded the motion and it was approved 4-0 with Mr. Linder abstaining.

Having no additional items, Chair Oyster adjourned the meeting at 2:20 p.m.



Mary Havener, Secretary



Julie Oyster, Chair