



MEETING MINUTES

Planning Commission

Tuesday, March 3, 2020

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, and the following members were present: Chair Julie Oyster, Mr. Larry Titus, Dr. John Dubos and Mr. Jim Rauck. Mr. Mike Linder was absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner; Jennifer Readler, Frost Brown Todd; Kevin Koesters, Public Service Superintendent; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Tammy Green, JTFD; and Mary Havener, Development Assistant.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the February 4, 2020, Planning Commission minutes. Dr. Dubos moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – Castro Home - Rezoning

PID #202002060008

At this time Mr. Titus recused himself from the meeting as having a conflict of interest.

Mr. Hoppel presented the Development Department's findings. He stated that this proposal is to address a rezoning for a property on Arbutus Drive between Columbus Street and Jackson Street. This rezoning is to go from an R-2 to PUD-R, which will allow for a single-family home with an attached accessory dwelling unit (ADU). A PUD option was chosen because it will allow for some flexibility within the standards and allow for this home to be properly built on this site. This will also allow them to maintain some of the architectural and character standards of the area.

These plans have already gone through the Preliminary Development Development plan phase and were approved through Council on February 18. The Rezoning will tentatively be heard by City Council on March 16 and April 20. After that point, it can move forward to building permits.

The current zoning is R-2 and the property is surrounded by the Historical Preservation Area (HPA); however, this property is not within the HPA and not subject to the same standards. The zoning text, however, was written in a way to allow the property to built with similar quality and cohesive character and architecture to fit in with the area.

The zoning text was the primary item to be reviewed. It was reviewed and written in a way to provide a result that matches very closely with the preliminary development plan that was approved by City Council and includes a single-family home of approximately 1,600 square feet with an attached ADU of a minimum of 550 square feet and reduced setbacks which will help the structure align with those on adjacent properties. The zoning text also allows for a modern farmhouse style with dark gray siding, black doors, white trim and a cedar porch, as well as a stone water table, and black coach lighting. There are also additional requirements that include landscaping, driveway, walkway and other physical standards within the property.

A character image was presented to show a description of the colors and materials of the house that is being proposed. He also displayed the site layout as well as the actual front elevation of the proposed property.

After review and consideration, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Mr. Patrick Castro, 3161 Walkerview Drive, Hilliard, Ohio 43026, was present to speak to the item and answer any questions.

There being no questions, Dr. Dubos moved to recommend approval of the Rezoning to City Council as submitted. Mr. Rauck seconded the motion and it was approved 3-0 with Mr. Titus abstaining.

ITEM #2 – Krik Williams – Development Plan

PID #202001290004

Mr. Hoppel presented the Development Department's findings. He stated that this proposal is for a development plan for a site that is 9.902 acres. At the time the application was submitted, it was for the wooded lot on the east side of the existing property, which was 4.668 acres. Two lots were previously combined, prior to today, as a condition of the Board of Zoning and Appeals (BZA) for the approval of a gravel storage lot when it was heard by the BZA.

This application is to develop a gravel lot with an associated stormwater pond, landscaping and screening. In January, the BZA approved the use of gravel for the storage lot. Today, we are reviewing the development plan for the physical improvements and a special use permit for the use of outdoor storage.

Two deviations have been requested with this plan. Due to the nature of the storage lot (temporary truck storage, outdoor materials, etc.), Staff is supportive of eliminating the typical parking islands, peninsulas and associated landscaping within the storage area. There is also a deviation regarding landscaping requirements along the eastern property line, which had been submitted with the application. Staff has since worked with the applicant to discuss potential remedies to that deviation; however, a stipulation is recommended by staff regarding this request.

The current zoning on this property is industrial, and the surrounding zoning is for various types of commercial or residential uses. The future land use plan shows that the area will continue to be generally commercial with mixed neighborhood and suburban residential uses.

Mr. Hoppel presented a slide that depicted the property in question from both the east and west sides. He then showed a picture of the site plan which depicted the proposed development on the site and explained the layout, landscaping/mounding and discussed the chain link fencing requirements.

Mr. Hoppel then displayed a slide of the landscaping which depicted the trees which are to either remain or be removed for development. He also stated that there is a proposed six-foot chainlink fence where only a five-foot chainlink fence is permitted by code. Staff is recommending that due to the use of the site (an outdoor storage area), a chainlink fence going around the perimeter will not provide adequate screening and therefore, additional trees should be installed along the fence line to help screen the view from the public right of way. Mr. Hoppel then displayed the larger area to the east where Staff would like to see additional landscaping and screening which will meet code.

After reviewing the GroveCity2050 Guiding Principles, Mr. Hoppel stated that Staff recommends Planning Commission make a recommendation of approval of the Development Plan to City Council with the one deviation and three stipulations as noted in the Staff Report. Mr. Hoppel added that an additional stipulation, regarding the chain link fencing, is included in staff's recommendation that was not included in the Staff Report.

Mr. Don Plank, Plank Law Firm, was present to speak to the item and answer any questions. He stated that on the deviation related to not including parking islands and peninsulas, Mr. Plank stated that they had asked for this deviation, and therefore, they agree to it. In regards to the recommendation related to screening the parking lot, west of the storage facility, they agree with that as well. They will screen between the parking lot and the storage area. As to the third and fourth stipulations, they have proposed that behind all landscaping that is required, they will put a chainlink fence. It will either be a five-foot fence, which is permitted by code, or a variance to a six-foot fence or a six-foot fence with slats (which is approved by code). It will be behind the landscaping along the front, to the north and to the east. Mr. Plank pointed out that the property to the east is his client's property and is also zoned industrial. Instead of meeting code-required landscaping along the 610-foot property line, they would like to work with Staff and the Urban Forrester to move those trees closer to Home Road so that the visibility from Home Road is blocked. In regards to the fifth stipulation, their fence will be behind the landscaping and it will either be the five-foot fence which complies with code, the six-foot by going back to the BZA for a variance or the six-foot wooden fence with slats, which is permitted.

Mr. Rauck asked where the outlet from the retention pond flows to. Mr. Hoppel stated that they have had an engineering review and there were some initial comments, but after receiving the revised plans, there were no concerns that wouldn't be able to be worked out during the final engineering phase.

Mr. Randy Holt, 2454 Martha's Wood, asked to speak to the item. His concern is how the dust and pollution will be controlled considering that this will be a gravel lot. Mr. Plank responded that the storage area is being used for finished products and raw materials and so dust will be needed to be kept down, either by water or oil on the site. Mr. Rauck asked Staff if this concern would be monitored. Mr. Rauch responded that typically the City is notified by residents if this becomes a concern. Based on these concerns, the Service Department will go out and inspect the area. This issue was not addressed in Staff's report since there was a prior variance for the gravel lot that was approved by the BZA.

Mr. Rauch stated that Mr. Plank mentioned working with the Urban Forrester on the third stipulation. The site is very deep, so if Planning Commission is agreeable to allowing Mr. Plank to work with the Development

Department as well as the Urban Forester to better situate the pine trees, it might be to everyone's benefit. This would need to be amended in the stipulations.

Mr. Plank stated that in regards to stipulation 4 regarding the requirement of needing wood fencing where visible from the right-of-way, that the landscaping will be placed on the outside of the chainlink fencing and they are not proposing wood fencing. Mr. Hoppel then stated that with the adjustment to stipulation 3 that the applicant work with the Urban Forester that staff is supportive of removing stipulation 4.

There being no further discussion, Dr. Dubos moved to recommend approval of the Development Plan to City Council with the following one deviation and three stipulations:

1. A deviation shall be granted to allow the applicant to not include parking islands, peninsulas, and associated landscaping as required by Section 1136.06(d) of Code within the proposed storage area.
2. Six-foot evergreen trees or an adequate alternative shall be installed between the existing parking lot that is to the east of the existing building and the proposed fencing that is along the west side of the proposed storage lot. These trees or plantings shall be spaced appropriately to screen the fence and the proposed outdoor storage lot.
3. The applicant shall work with the Development Department and Urban Forester related to providing screening along the eastern property line in compliance with section 1136.06(b).
4. Where a chainlink fence is installed, Applicant must reduce the height to five feet to meet Code (1137.05(c)) or attain approval from BZA for a variance from Section 1137.05(c) allowing a six-foot chainlink fence.

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

ITEM #3 – Kirk Williams – Special Use Permit

PID #202001290005

Mr. Hoppel presented the Development Department's findings. He stated that this application is for the use of outdoor storage. The site plan lays out where the storage is on the site in relation to the rest of the development. This use is an expansion of the gravel storage that is already in the rear of the existing building.

Mr. Hoppel continued to state that the expansion of this use will create approximately 30-50 new jobs over time, and the expanded gravel will only be used during the hours of 7 a.m. to 3:30 p.m., so there is no concern for site lighting or nuisance related to noise after hours.

After review of the special use criteria and the GroveCity2050 Guiding Principles, Staff is recommending that Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted noting that all of the proposed physical improvements to the site have been addressed in the development plan.

Mr. Don Plank, Plank Law Firm, was present to speak to the item and answer any questions.

Mr. Randy Holt, 2454 Martha's Wood, asked to speak to the item. He asked what the purpose was for the gravel, trucks and materials that are being stored on this site. He also stated that he supports business expansion; however, if this was a brand new use, he wouldn't be in favor of it. Given that it is already there, he would just

like to make sure that the expansion is handled in a way that is as hospitable as possible to the surrounding community.

Mr. Joe Williams, Kirk Williams Company, responded to Mr. Holt's question related to an explanation of the use. He stated that his company does pre-fabrication for Amazon, Google and Ohio State University where materials need to be pre-fabricated and stored onsite for "just-in-time" deliveries. If you were to drive by their site right now, you would see prefabricated materials for three sites for Amazon. All of the duct-work is stored there. The duct-work will gather there and disappear within the next month and a half. They just need a "lay-down" area for the storage of those materials.

Mr. Titus asked if the gravel was just for storage, not for production. Mr. Williams stated it was solely for a temporary "lay-down" area. The gravel just gives the stability of the materials so they aren't laying in the mud or freezing to the ground.

There being no further discussion, Mr. Titus moved to recommend approval of the Special Use Permit to City Council as submitted. Dr. Dubos seconded the motion and it was approved 4-0.

ITEM #4 – Mojo on Broadway - Rezoning

PID #202001270003

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a rezoning for 3094 Broadway, east of Broadway, north of Kingston Avenue and south of Grove City Road. The property is currently zoned from R-2 (Single-Family Residential) and they would like to rezone to C-2 (Retail Commercial).

The property is currently used as a residence and is accessed from a shared driveway with the property to the north (4086 Broadway), which has two access points, at Broadway to the west and First Street to the east. The applicant has indicated that a parking lot will be created in the rear of the property, and the rear deck and other structures between the building and garage are to be removed for the parking lot. A preliminary parking plan has been submitted showing that eight parking spaces, the minimum required by Code, can fit on the property. Additional review of the proposed parking lot will occur with a Certificate of Appropriateness application and a grading plan.

The rezoning application is tentatively on the agendas for a first reading before City Council on March 16 and a hearing before at the April 20 City Council meeting. Due to the applicant proposing some major improvements on the property including the parking lot and some exterior renovations and as the property is located in the Historical Preservation Area, a Certificate of Appropriateness will be required to be heard before both Planning Commission and City Council.

The site was previously zoned C-2 but was rezoned in 2011 to R-2, as requested by a previous property owner. The site had historically been used as a residence, and the owner needed it to be rezoned for financing purposes to match the existing use on the property. The property owner has plans to operate a retail t-shirt business, Mojo on Broadway, which will sell apparel to local schools, sports teams and other organizations. This business is currently in operation at another location and this rezoning will allow them to have a storefront within the Town Center area. The applicant has also indicated that there may be future interior renovations to the building to create a separate office space within the building. The proposed retail use and potential future office use are not permitted in the R-2 district but are permitted in the C-2 district.

The area surrounding the property has a number of different uses and zoning districts including PSO (Professional Services) to the south with Premiere Dental and Lucas Designs, C-2 to the north with different office uses, including Houk CPA, CBD further to the north with a combination of different retail and restaurant uses, including Grove City Area Chamber of Commerce and Total Platinum Salon and PSO to the east with Mane Body and Sole Salon and Day Spa.

The GroveCity2050 Future Land Use and Character map recommends this property be used as Town Center Core, which includes commercial and office as primary recommended uses. Staff is supportive of the proposed rezoning to C-2, as the surrounding properties along Broadway are primarily commercial. This will keep the site in character with the area since it was previously zoned as C-2, and the C-2 zoning would meet the land use recommendation in GroveCity2050.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Mr. Bill Chaffin, 3754 Williams Nook, was present to speak to the item and answer any questions.

There being no discussion, Mr. Titus moved to recommend approval of the Rezoning to City Council as submitted. Mr. Rauck seconded to motion and it was approved 4-0.

ITEM #5 – Broadway Professional Park – Development Plan

PID #202001290006

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for a 22,400 square foot multi-tenant, flex building for offices and other mixed light-industrial uses on the west side of Farm Bank Way, adjacent and to the north of Pinnacle Pets' Building.

The property was rezoned from C-2 to PUD-I in 2004 and is part of the Broadway Professional Village zoning district that includes the Broadway Professional Village to the north and Pinnacle Pets to the south. The Final Development Plan is tentatively on the agenda for the March 16 City Council meeting, and if approved, then the building permit and final engineering plan review phases can occur.

The site is proposed to be accessed from an existing 25-foot shared access drive with the neighboring Pinnacle Pets site to the south. Half of the drive is located on the site with the other half on the property to the south. A 24-foot drive is proposed on the site which will loop around the building providing access to the tenant spaces for truck loading and to the parking spaces for employees and visitors. Each truck loading area (proposed on the north and south sides of the building) will be 30 feet in length to accommodate box trucks and small delivery vehicles on the site.

Stormwater will drain into an existing regional retention basin on the property, located in the front of the site or to the east of the building. Staff preliminarily reviewed stormwater for the property and will complete a more in-depth review during the Site Improvement Plan phase including any necessary maintenance agreements for the pond for the usage for the properties to the north and south that drain into the pond currently. Reinforced fencing is proposed in areas around the pond where adjacent to either a drive aisle, parking spaces or a sidewalk, as was done on other sites including Parkway Centre North.

A total of 53 parking spaces are proposed on the site. The Broadway Professional Village Zoning Text requires a minimum of 100 parking spaces on the site. The applicant has indicated that the parking ratio proposed on the

site has been sufficient on other properties with similar uses, and they believe it will suffice for this site. The Zoning Text permits deviations from standards in the text if City Council approves them. Staff is supportive of a deviation from the parking requirement as a typical industrial zoned site would have much less parking (one space required per two employees on the largest shift), and this parking requirement is similar to that required on retail commercial sites, not flex spaces.

The proposed truck loading areas to the north and south of the building are currently shown as being screened per the vehicular parking requirements for side and rear yards adjacent to compatible uses. In order to properly comply with Code and provide adequate screening of the truck loading area, as well as to create a more aesthetically pleasing development, landscaping, including evergreen trees as well as deciduous shrubs along the loading/parking area, will be needed.

The building is proposed to be approximately 22,400 square feet in size to be finished primarily in vee-rib vertical metal siding and split-face concrete masonry blocks. No main building entrance is proposed, but a total of 16 tenant spaces are proposed in the building, each with its own entrance and bay doors on the exterior of the building, with eight of each proposed on the building's sides (eight on the north and eight on the south).

The proposed materials do not currently comply with the approved zoning text for the site, which requires building materials to be brick, stone, cultured stone or glass. Stucco, synthetic stucco, split face block, precast concrete and wood trim may also be used but cannot exceed 50 percent of the building elevations. Although the proposed metal siding and split face block are also utilized on the Pinnacle Pets building adjacent to the south, the Pinnacle Pets structure also incorporates brick on the east and north elevations as well as a portion of the south elevation where visible from the public right-of-way (not blocked with fencing/screening). In order to comply with the approved zoning text, brick, stone or cultured stone will need to be added to the elevations and/or the amount of glass increased on the east elevation. These materials should also be added or increased on the north and south elevations where visible from Farmbank Way or another public right-of-way.

Staff is overall supportive of the project and believes that with updates to the building's façade and landscaping, the site will be a high-quality development that complies with the Zoning Text and Zoning Code.

The GroveCity2050 Future Character and Land Use Map recommends the site be Commercial Center which includes various commercial uses. The site's PUD-I zoning also permits various commercial as well as light industrial uses. Staff is supportive of the use of the property as it meets GroveCity2050's recommendation and the approved zoning text for the site, as well as working to fill the demand for more needed small-scale flex spaces.

Therefore after review and consideration, the Development Department recommends Planning Commission recommend approval to City Council for the development plan with one deviation regarding the number of parking spaces and three stipulations regarding landscaping and building materials noted in the staff report.

Mr. Andrew Navarro, OHM Advisors, was present to speak to the item and answer any questions. Mr. Navarro stated that they are in agreement with all three stipulations.

Mr. Titus asked if there was an agreement between this development and Pinnacle Pets related to the shared driveway. Mr. Navarro stated that there is an existing access agreement, and it will be maintained. Dr. Dubos asked if this drive would be widened. Mr. Navarro stated that they would leave it as is.

Mr. Rauck asked if Staff would review the run-off going into the detention pond that is currently there. Ms. Spergel stated that only a preliminary review has been done at this point. The applicant will still need to go through the final engineering process which will have a more in-depth review making sure there are no issues on the site.

Mr. Randy Holt, 2454 Martha's Wood, asked to speak to the item. He stated that the term split-block was used related to finished materials. He asked if the final product would show concrete block, or if will it be disguised or shielded. Ms. Spergel stated that the stipulation is based on the requirements for the approved zoning text for the area. There will still be some split-faced concrete block; however, in order to comply with the zoning text, they will need to cover quite a bit of it. Pinnacle Pets to the south also has some split-faced block and the applicant will be matching what is there. Mr. Navarro stated that their intent is to mimic their next-door neighbor and create a cohesive look.

There being no additional discussion, Mr. Titus moved to recommend approval of the Development Plan to City Council with the one deviation and three stipulations as noted in the Staff Report:

1. A deviation shall be granted for a reduction in the number of parking spaces to permit a minimum of 53 spaces on the site.
2. The building materials shall meet the requirements of the Broadway Professional Village Zoning Text, including additional brick, stone, or cultured stone on the east elevation and adding/increasing those materials on the north and south elevations where visible from the public right-of-way, having at least 50 percent of the building being finished in those materials.
3. The dumpster enclosure gates shall be finished with 100 percent opaque, stained wood.
4. Landscaping in compliance with section 1136.06(b), for truck vehicular use areas, shall be required along the north and south truck parking and loading areas.

Dr. Dubos seconded the motion and it was approved 4-0.

ITEM #6 – The Quarry at Pinnacle – Preliminary Development Plan

PID #201912310075

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan for a new residential subdivision located in the southwest corner of White Road and Jackson Pike.

The site, located on the former Heimat Haus event center site as well as some adjacent residential properties, is proposed to be an extension of the Pinnacle Club development located to the south and west of the site and is intended to offer housing options between the small lots of The Greens, located on the west side of Buckeye Parkway and The Links, located to the west of this site. The properties are currently located in Jackson Township and are proposed to be zoned to PUD-R upon annexation into Grove City. A total of 211 home lots are proposed with 182 fee-simple single-family lots and 29 detached condominium lots.

The preliminary development plan is tentatively on the agenda for the March 16 City Council meeting and is the first step in a three-step review process. The rezoning and final development plan applications, which are submitted for review after the preliminary development plan, have not yet been submitted, but the applicant is anticipating that they will be submitted sometime this year.

A subarea map was not provided with this submittal but will be required as part of the rezoning and final development plan applications. The site is proposed to be divided into two subareas, with 182 fee-simple single-family home lots, each a minimum of 52-feet in width proposed in Subarea A, and 29 detached condominium lots, each a minimum of 70-feet in width proposed in Subarea B. The proposed lots are similar in size to the lots in The Greens and The Links at Pinnacle developments.

Most of the proposed streets, with the exception of the southern portion of Street C, will be publicly owned and maintained and be 28-feet in width. The private portion of Street C is proposed to be 26-feet in width. While this width meets the private street standard per Grove City standards, Staff believes it should be widened to 28-feet in order to permit parking on one of the sides since no separate visitor parking has been proposed in the development.

Staff has concerns with each of the proposed cul-de-sacs. Private Street C is approximately 1,500 feet in length, and City Code requires that a cul-de-sac street be no longer than 1,000 feet in length unless there is another point of access, such as an intersection with another street. Furthermore, the existing Heimat Haus shelter house is proposed to remain and will be located at the end of the cul-de-sac bulb along Private Street C. The only second access point is from a proposed 20-foot emergency access road which will lead to Street F. Staff believes that the cul-de-sac should be removed and the emergency access road be replaced with an extension of the private roadway connecting to Street F. Staff also recommends the applicant further examine the potential to connect the two cul-de-sac streets proposed for Roads B and E to improve neighborhood connectivity and more closely match the character of the existing Pinnacle Club which does not contain any cul-de-sacs.

The site is proposed to be accessed from two separate full access entrances, one off White Road and a second off Jackson Pike. ODOT has improvements proposed along Jackson Pike, including an improvement to the left turn lane onto White Road, and the applicant has indicated that they are in contact with ODOT regarding these improvements. Based on preliminary plans it's possible that the ODOT improvements may impact the location of the proposed entrance to the Quarry at Pinnacle from Jackson Pike; however, Staff would be supportive of shifting the entrance further south if needed.

Eight reserve areas are proposed throughout the site, including an 11-acre park in the southeast portion of the site, also known as Reserve G. In total, the proposed open space encompasses 22.8 acres of the 72.1-acre site (31.6 percent of the site). Of the proposed open space, 13.92 acres are shown in compliance with the requirements of Section 1101.09, exceeding the required 11.12 acres based on the proposed number of dwelling units. However, Staff believes that the open space on the site needs to be accessible for residents through the connection of pathways in order for it to be considered toward the open space count and also be a usable open space amount that's not considered someone's backyard, but as part of the community.

Reserve G will be utilized as a programmed 11-acre park containing two of the existing Heimat Haus shelter houses to be reused as shelter and picnic areas, a sledding hill, frisbee golf course and pitch and putt golf course. A parking area is proposed at the entrance to the park, at the terminus of Road F, with 10 available spaces.

Additionally, four retention basins are proposed throughout the development. Staff has concerns with the design of the basins, including outlet points, the size of the basins versus the capacity required for each, and the location of one basin (Basin B) within the Special Flood Hazard Area (100-year floodplain, flood fringe and

near the floodway). Further review of each of these basins will be needed and conducted during the Final Development Plan and Final Engineering Plan phases; however, changes to these basins to meet requirements may cause changes to the site's layout.

Preliminary renderings for seven different home types have been provided. Five of the provided renderings could be constructed in Subarea A, and three could be constructed in Subarea B. Each of the home types utilizes different design elements including stone water tables, shutters on windows, windows on the garage doors, dormers and decorative features along the roofline. The preliminary zoning text states that the homes in Subarea A are required to be at least 1,400 square feet for ranch homes and 1,700 square feet for two-story homes, and homes in Subarea B are required to be at least 1,400 square feet. The zoning text also states that the homes are required to be constructed with a combination of hardi-plank, stucco, cultured stone and vinyl. No material details were stated on the preliminary renderings and a more detailed review of the proposed homes will occur with the rezoning and final development plan phases. However, Staff is supportive of the preliminary renderings as they show a different variety of home types, similar to the other homes in the Pinnacle Club development.

While Staff is supportive of the general use and density of the proposed project, there are a number of outstanding issues in regards to the layout of streets and reserve areas, stormwater and utilities. The purpose of the Preliminary Development Plan is to be conceptual and to assess if the proposed use of a site and basic layout are appropriate for a site, with more in-depth reviews occurring with later applications. In Staff's opinion, the proposed development, with multiple cul-de-sacs does not match the existing character of the original Pinnacle Club development which has no cul-de-sacs. Noting that topography is a challenge on this site, Staff will continue to work with the applicant to resolve these issues and come to a consensus on an appropriate design.

The GroveCity2050 Community Plan's Future Land Use and Character Map recommends this site be used as Suburban Living, Low Intensity on the majority of the site, with a portion also recommended for Parks/Open Space/Preservation, noting the limited public open space in the area. Staff believes that the proposed use meets these land use recommendations. In addition to the proposed single-family homes, there are eight different proposed reserve areas including an 11-acre park which encompasses 22.8 acres of the 72.1-acre site, providing additional open space in the area.

Therefore after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the preliminary development plan with the two stipulations regarding continuing to work out outstanding issues on the site and the preliminary zoning text.

Mr. Joe Ciminello, Ciminellos Inc., was present to speak to the item and answer any questions. He thanked Staff for their thorough review and quick response in getting back to him.

Mr. Ciminello informed the Planning Commission and Staff that he held a neighborhood meeting to go over his development and address any concerns. He stated that approximately 30 neighbors attended the meeting. The Torgerson property is directly east of the entrance and Mrs. Torgerson requested that they plant some pine trees and landscaping. He stated there isn't much room on his property; however, she is amenable to having the trees planted on her property to help with headlights from vehicles turning into the neighborhood. Also, on lots 40-46, on the rear of the Torgerson property and the Sherwin property next door, he agreed to put evergreen screening on the back of those properties.

The Kelly's are two properties over and they have a nice line of pine trees or spruce trees down to their residence, but they don't have spruce trees in along lots 10-16, and he's agreed to plant trees on the back of the site to make a continuous screen of pretty much the back of their property.

He continued to state that The Traini's live behind the proposed detention pond and he was showing trees that were being preserved there because it's a nice tree-ravined area. He explained to them that there would be a minimum of 40 feet of trees preserved on the back of their property.

He stated that they continue to work with the property owner to the west. Her driveway runs through the site with a driveway easement. They are currently in negotiations and have offered to put in a newly paved driveway. The Masloski property has 60 feet of frontage out on White Road, and he would install a new asphalt drive back to her property. The existing driveway is in poor shape and needs repair and has been maintained by the property owner. He continued that he has also offered to purchase the property and have stubbed two development roads to it. The reason they stubbed two roads was that there was a comment in the Staff Report that the southern one wouldn't be necessary, but if they only stubbed the northern one to the property, they would end up with a cul-de-sac. The dimension here sets up to loop the road around in case the property to the west is never developed. This property could be developed with approximately 12 free-standing condominiums as well. Mr. Ciminello feels this will be a great addition to the Pinnacle community. The landscape package included in the packets will have the same entrance features on St. Rt. 104 and on one side of the entrance from White Road. It will be identical to the entrance on Buckeye Parkway and White Road at the Pinnacle.

Part of the plan is to extend the leisure path that was put in at the Pinnacle emergency exit out on St. Rt. 104 that is continued over to the Metro Park entrance. It would be continued with improvements to St. Rt. 104. Through this site, we would probably loop it into the park area so the existing trees and screening could be saved. This would open up the 11-acre park to the existing residents at Pinnacle and it's their goal that this would feel like it was part of Pinnacle.

Staff has suggested that the White Road entrance be moved to the west. Mr. Ciminello stated that they located it where it is because it's 200 feet from the property owner to the east driveway curb cut, and its 200 feet from where they are proposing the Masloski and Kelly curb cut. Mr. Ciminello stated that they thought it best to have as much distance from the existing drives on White Road.

Mrs. Sherwin is the second property owner west of the development's entrance. Her house sits as close as any of the other houses on White Road. Mr. Ciminello explained that plans propose a left-hand turn lane into the development off of White Road, which they believe will be required when a traffic impact study is completed. Currently, the turn lane doesn't start until approximately 300 feet from the entrance; however, the taper back on the Sherwin property, where her house and driveway sit, ranges from a 2-5 foot widening. He continued to state that if they were to move the entrance to the west a little bit, it would help out, but he still feels that there will need to be some widening and it's all within the existing right-of-way in front of the Sherwin property.

There is another comment that the leisure path within the two reserve areas be connected to the park. Mr. Ciminello explained that due to the grade, they are limited with space where the condos are located. The street is running down the middle of the old quarry and the elevation behind the condos, on both sides, will average 10-18 feet in rise behind them, so they'll have private backyards, but they're limited on the depth of those lots. This is why the condos have a greater frontage. They could, however, put a leisure path on one side of that street in lieu of the five-foot walk, if that would be a consideration.

Overall, the only real objection they have is the comment that this is not in character with the Pinnacle development because of the cul-de-sacs. Mr. Ciminello stated that he's heard from some of the neighbors that there is a drainage course. This is why they do not want to connect the two streets that are currently shown as cul-de-sacs because otherwise, it would be necessary to cross a ravine.

He stated that the other area he disagrees with is the road onto which Staff wants to have curbs and gutters added. This is a private street and he doesn't feel curbs and gutters are necessary. He is agreeable, however, to it being made 28 feet wide, which will be wide enough and stable enough to handle emergency equipment.

In reference to the map that shows the reserves, for Reserve G, Mr. Rauck asked if all the existing curbs and aprons on the homes along St. Rt. 104 would be removed. Mr. Ciminello pointed out the area which would replace approximately five curb cuts. There will still be the church on the corner and three residents to the north.

Mr. Rauck asked if Mr. Ciminello had plans to build a bridge to go over the creek that runs over the leisure trail bike path area. Mr. Ciminello stated that they are working with the City on a development agreement to come up with a plan.

Mr. Ciminello stated that he had one other clarification related to Reserve Area G. There were some concerns related to possible uses. We could have the possible uses mentioned as well as paths, trails, sitting areas and parking, and we are working on a plan for the development of the park with the final development plan.

Glen Basler, 1120 White Road, asked to speak to the item. He stated that this is a fantastic development and improvement to the land. He is just concerned about the bottle-necking on White Road. Also, per the GroveCity2050 plan, in regards to the 35 acres across the street from the development on White Road, he would like to make sure that there will be enough infrastructure in place to handle future development. The GroveCity2050 plan calls for a lot less, so it's a considerable-sized area that will need to be addressed.

Ms. Oyster asked if the City would address the White Road infrastructure. Ms. Shields stated that White Road is definitely on the City's radar. What Mr. Ciminello is proposing at this point is in character with what the City is showing for the area in the GroveCity2050 plan. She further stated that the City doesn't want White Road to become a toll road. In fact, everything on White Road, in the 2050 plan is identified as Edge Living. The City is discussing improvements to roadways, widenings are frequently only recommended for two-lane developments, which is what Mr. Ciminello is showing right now. In terms of the capacity of what the land-use is showing to the north, Plans show higher-intensity land-uses south of the OhioHealth development and north of Lamplighter Drive. The City anticipates a lot of the traffic to be funneled onto White Road. At this point, we don't know how Lamplighter Drive will be configured. We were concerned in how we designated the land-use delineations in order to keep the higher intensity off Stringtown and onto White Road.

Ms. Dietra Sherwin, 1130 White Road, asked to speak to the item. As Mr. Ciminello indicated, she stated that she did have a conversation with him this week. Her concern is a safety concern. She lives extremely close to White Road, and she's had her mailbox taken out and tire tracks 20 feet into her yard. For the safety of her herself and her son, her request is that Planning Commission, Mr. Ciminello and the engineers consider moving the tapering further west of the actual physical structure of her property. She doesn't think this is burdensome as this is only a matter of approximately 30 feet to begin that taper. This would give her reassurance that the road will not be widened directly in front of the physical structure of her home. She continued to state that the neighbors to the west of her property, the Torgersons, and herself planted 50 trees to buffer their properties when they learned

about the upcoming development. Additional trees for buffering would be very helpful. Mr. Ciminello also indicated that he might be willing to plant more mature trees in the front of her home, also as a buffer. She's also very concerned about the traffic and speed of vehicles along White Road. Mr. Ciminello responded that they did check with the engineer and found out that in order to not have any taper in front of these driveways, they would need to move the entrance 75 feet to the west, which then puts them closer to other driveways. He thinks they need to work with Staff. The taper is a county/state guideline and it can't change. When the turn lane is put in, possibly a curb could be put in which will help alleviate some of her concerns. He also reiterated that he would work with Mr. Sherwin to put additional trees onto the front of her property. They'll need to wait until the engineers figure out the best location for the tapering.

Mr. Rauck suggested that it might be beneficial to reduce the speed limit from 45 mph to 35 mph.

To clarify, Mr. Rauch reiterated that this is not a final development plan. This is only preliminary and the discussion should mainly focus on the use. The next step will be the rezoning of the property and then the final development plan. There's time to address a lot of these issues with the applicant as we move forward.

There being no additional discussion, Dr. Dubos moved to recommend approval of the Preliminary Development Plan to City Council with the two stipulations as noted in the Staff Report:

1. Outstanding concerns including, but not limited to, the roadway network, stormwater, utilities, trail and greenway connectivity, and impacts on adjacent properties shall be further examined and addressed with the final development plan.
2. The zoning text provided with the preliminary development plan shall be considered only for preliminary standards, noting that a full review of any regulating text(s) for the site will occur with the rezoning and final development plan applications.

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

Having no additional items, Ms. Oyster adjourned the meeting at 2:55 p.m.



Mary Havener, Secretary



Julie Oyster, Chair