



MEETING MINUTES

Planning Commission

Tuesday, December 4, 2018

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

Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Ms. Julie Oyster, Dr. John Dubos, Mr. Mike Linder Mr. Larry Titus and Mr. Jim Rauck. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Ms. Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Tami Kelly, Clerk of Council; Tammy Green, JTFD; and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present and asked for approval of the November 6, 2018 Planning Commission minutes. Dr. Dubos moved that the minutes be approved. Mr. Linder seconded the motion, and the minutes were approved 5-0.

ITEM #1 – 3615 Grant Avenue – Lot Split

PID #201811210052

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 0.22 acres from an existing 0.495-acre property at 3615 Grant Avenue, in the Beulah Subdivision. The proposed 0.22-acre lot to be created with the split is currently vacant and will be developed with a single-family home. The existing home, detached garage and driveway will remain on the remaining 0.275-acre portion of the lot.

The site currently has dual zoning with the center zoned as D-1 and the outside portions zoned as R-2. The proposed lot split will create dual zoning on both of the lots. The applicant has indicated that he will be seeking a rezoning for both lots to be zoned R-2 to alleviate issues when applying zoning requirements for these lots.

The remaining lot will continue to be in conformance with the requirements for the R-2 district in terms of lot width, building setbacks and lot coverage; however, the proposed 0.22-acre lot will not meet the required lot width for the R-2 district by six (6) feet. Staff is supportive of the reduced lot width as the resulting infill development of a new single-family home on the lot is in line with the overall goal for the area of reinvestment in Town Center properties.

The Development Department recommended Planning Commission approve the lot split as submitted.

Mr. James McNabb, 3346 Summer Glen Drive, Grove City, Ohio, was present to speak to the item.

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

Ms. Spergel presented the Development Department's findings. She stated that the applicant is seeking to appeal a denied Certificate of Appropriateness for wall signage exceeding the maximum permitted 25 square feet within the historical Preservation Area and for utilizing colors not found on the approved HPA color palette for the Mill Street Market. This application went before Planning Commission at the November 6, 2018 meeting but was postponed as the applicant was not present and the Commission had questions on the proposed sign color.

The applicant has indicated that approximately 84 square feet of wall signage is currently on the building. All existing signage on the property will be removed and replaced with the signage proposed as part of this COA. The property has previously received COAs for wall sign appeals in 2005, including an appeal to allow for a total of 108 square feet of wall signage.

The current appeal is to allow for 125 square feet of wall signage split between six new signs. Staff is supportive of the proposed appeal as it is in scale with the overall size of the building. The three (3) 24 square foot signs proposed along Broadway will maintain the same size and style as previously approved signs on this elevation. Three more signs are proposed on the southern side of the building including a 25 square foot sign for Local Cantina Restaurant, 14 square foot sign for the Honey House and a 12 square foot sign for the Hair Gallery.

The two proposed wall signs for Local Cantina Restaurant utilize an orange background with black lettering. While the color black is in conformance with the HPA color palette, the orange is not. Staff is supportive of deviating from the color palette as the proposed orange color is not a bright/bold orange and is similar in color to those utilized on a portion of the Grove City Brewing Co. signage, adjacent to Mill Street Market on the east side of Broadway.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness – HPA Sign Appeal with the two deviations as noted in the Staff Report.

Mr. Frankie Heath, Local Cantina, was present to speak to the item. Mr. Heath stated that they came to terms with the landlord of the building to have their sign company replace all of the signs on the building. The only original sign they were proposing was the round sign on the south side of the building.

Mr. Linder asked if the sign that is currently in the window represents the actual color that they are intending to use. Mr. Heath responded that he would consider their color as a "Home Depot" orange. Ms. Spergel demonstrated a sample of the color they are proposing to use.

There being no additional questions or discussion, Mr. Linder moved to recommend approval of the COA (HPA Sign Appeal) to City Council with the two deviations as noted in the Staff Report:

1. A deviation shall be granted from Section 1138.25 to permit a total of 125.27 square feet of wall signage on the building.
2. A deviation shall be granted from Section 1138.04(c) to permit the proposed orange color utilized on Local Cantina's two wall signs, which is not in conformance with the approved HPA color palette.

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

ITEM #3 – Autumn Grove Section 3 - Plat**PID #201810230045**

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for Autumn Grove Section 3. The proposed plat contains 39 new residential lots on 16.59 acres of land west of Harrisburg Pike and north of Rensch Road. The plat includes the extension of two roadways, Demorest Road and Rishel Street, to connect into the Tanglebrook Subdivision to the north. Another existing roadway, Limeberry Drive, is proposed to be extended and connect with Rishel Street. One new roadway, Chickasaw Drive, is proposed and will intersect with Rishel Street and Demorest Road. One new reserve area (Reserve E) is proposed to be used as a drainage easement for stormwater management. The site is zoned as

R-2 and each of the proposed lots are in conformance with the minimum R-2 lot size and configuration requirements.

The proposed roadway and lot configuration are generally consistent with the approved 2005 development plan for Autumn Grove and the construction plans for Autumn Grove Section 3 approved in August 2018.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Derick Moseley, EMH & T, was present to speak to the item.

There being no questions or discussion, Dr. Dubos moved to recommend approval of the Plat to City Council as submitted. Mr. Rauck seconded the motion and it was approved 5-0.

ITEM #4 – Stringtown Animal Hospital – Development Plan

PID #201810300048

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for a building and parking lot addition to the Stringtown Animal Hospital located at 1320 Stringtown Road. The proposed building addition will be 1,943 square feet onto the rear/north of the existing structure, and the parking lot improvements will relocate six (6) parking spaces and add four (4) new parking spaces to the north side of the parking lot. The expansion will allow for six (6) new exam rooms, office areas, a pharmacy area and new treatment areas, as well as a new accessible ramp to the main building lobby.

Based on the size of the building after the proposed addition (4,500 square feet), 30 parking spaces are required on the site. The site will contain 39 parking spaces after the proposed parking lot expansion, exceeding the required amount on the site.

The site currently features several large trees, of which most are to be preserved during construction. The applicant has indicated that four trees and some shrubs are to be removed for the new building and parking lot additions. In their place, eight additional trees and 15 shrubs are proposed.

The proposed building expansion will be one story with a maximum height of 27 feet, will be approximately 2,000 square feet in size and is proposed to be finished in materials matching those utilized on the existing building. The building will be finished primarily in EIFS with aluminum windows finished in a bronze and gray asphalt shingles. Similar to the building's accents, the proposed ramp and new doors will be painted in a "dark bronze."

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.

Ms. Susan Allen, TC Architects, was present to speak to the item. Mr. Linder stated that under the landscaping plan, they refer to the "typicals", and the way it was submitted, it doesn't seem accurate. He asked the City to clarify. Ms. Shields responded by saying that this is a Code requirement and they are attempting to simplify the stipulations because ultimately, they must conform with Code. Even though it wasn't specifically stipulated, Staff wanted to make sure it was called it out in the Staff Report.

Mr. Rauck asked the City what the potential was for completing the sidewalk from the driveway apron to their east property line. Ms. Shields stated that a stipulation can be incorporated that a sidewalk be added in. Mr. Rauck asked Ms. Allen if they would be willing to add this walk. Ms. Allen stated that the owner is anxious to expand her property, so if this is a stipulation that is added, she thinks the owner would be willing to comply. Mr. Rauck stated that he would like to include this as a stipulation. Mr. Linder asked if this was part of the bike path. Mr. Rauck responded that the bike path was on the south side of Stringtown Road. He is referring to a walking sidewalk on the north side of Stringtown Road.

There being no additional questions or discussion, Mr. Rauck moved to recommend approval of the Development Plan to City Council with one stipulation:

1. A sidewalk shall be added that extends from the driveway apron to the easternmost property line.

Dr. Dubos seconded the motion and it was approved 5-0.

ITEM #5 – AutoZone Store No. 6121 – Development Plan

PID #201810310050

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for an AutoZone auto parts retail store at the northeast corner of London-Groveport Road and Summit Way. The site was previously approved in 2015 for a Rite Rug, which was not developed, and the site is currently vacant.

The 1.356-acre site is proposed to be accessed from a single 30-foot curb cut off of Summit Way, across from the access drive to the London Place multi-tenant retail center. The curb cut was installed at the time Summit Way was constructed and is currently 24-feet-wide to match the width of the cut across the street; however, the applicant is requesting to widen the cut to 30 feet. The north and west drive aisles through the parking lot are proposed to be 30-feet-wide. Staff is not supportive of the proposed curb cut widening or 30-foot drive aisles as drive aisles for recent commercial developments are typically approved at 24 or 26 feet wide to allow for more green space and landscaping.

The site to be developed currently spans two parcels. These parcels will need to be combined to eliminate conflicts with setbacks from the internal parcel line through the site.

The proposed building will be 7,381 square feet in size with a covered entrance feature at the southwest corner of the building. The building will be one-story in height with a proposed height of 21 feet. The building will be finished primarily in brick with accents in a tan brick on all sides of the building. The entrance area will be finished primarily in a tan EIFS with a brick column from grade to the roofline finished in the same brick as the rest of the building.

While staff is generally supportive of the building's design, the two adjacent structures, Jackson Township Fire Department Station 203 and the London Place multi-tenant retail structure, are finished entirely in brick with no EIFS. Staff believes the proposed EIFS should be replaced with the tan brick utilized elsewhere on the structure to be more compatible with adjacent structures.

Staff believes the proposed development is generally in character with the surrounding commercial area and will provide adequate screening to the adjacent residential site to the north; however, the outparcel was planned as part of the Grove City Ranch PUD to be in character with and an amenity for the residences to the north, and staff does not believe the requested deviations, including the widened 30-foot curb cut and 30-foot-wide drive aisles for truck deliveries, are in line with the intended character of the site. Additionally, while staff is mostly supportive of the building, staff is not supportive of the proposed EIFS and would instead recommend that the entire building be finished in brick to match that of the adjacent sites for the Jackson Township Fire Department and London Place.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the Development Plan with the six deviations and stipulations as noted in the Staff Report.

Mr. Jason Hall, Prism Engineering, was present to speak to the item. He stated that he has had several conversations with representatives at AutoZone and they agree to all six stipulations and deviations.

Mr. Rauck asked if there would be screening on the east side of the dumpster enclosure. Mr. Hall stated that it will be enclosed with a brick wall and there will also be evergreen screening on both the east and north side of the dumpster.

Related to the parking spaces, Mr. Rauck asked if one parking space on each side of the parking aisles in front of the building could be removed and the remaining parking spots could be widened by one foot each. Mr. Hall stated that they could accommodate this request.

Mr. Linder asked how deliveries were made. Mr. Hall stated that deliveries are made one day per week from the existing curb cut, pulling into the site and backing into the delivery area at the end of the building. Mr. Linder asked if the deliveries would be made by a semi-truck. Mr. Hall stated that they would. Mr. Linder stated his concern related to bringing semi-trucks into a very small spot. He asked if they would be turning onto Summit Drive and then back into the lot. Mr. Hall responded that this would be in the hands of AutoZone's Operations Department. The intent would be that they would turn off of Summit Drive into the site, pull into the western parking area and then back into the delivery area. Mr. Linder asked what time of day the deliveries would be made. Mr. Hall stated that they would be made in off-peak hours, typically in early morning hours before the store is open. Mr. Linder expressed his concern related to the blockage of traffic during these deliveries. Ms. Shields stated that this concern was brought to the applicant's attention and Staff's main concern is the curb cuts. They were originally going for the 30 foot wide curb cuts to accommodate the 53 foot trucks; however, at this point the character is more in line with what Staff is looking for. She's unsure how much can be regulated in terms of the turning radius.

There being no additional questions or discussion, Mr. Rauck moved to recommend approval of the Development Plan to City Council with the six deviations and stipulations as noted in the Staff Report and adding a seventh stipulation:

1. A deviation shall be granted from Section 1136.08 to permit no landscaping along the southern wall of the dumpster enclosure.
2. A deviation shall be granted to permit parking spaces sized at 162 square feet (9' by 18'), below the 180 square foot minimum.
3. The curb cut from Summit Drive shall remain its current, installed width of approximately 24 feet.
4. Drive aisles on site shall be narrowed to be either 24 or 26 feet in width.
5. The proposed EIFS shall be replaced with brick, so that the entire building is finished in brick.
6. The two parcels creating the site (040-008049 and 040-008408) shall be combined.
7. Two parking spaces shall be eliminated directly in front of the building and the remaining spaces shall be increased from 9 feet wide to 10 feet wide.

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

ITEM #6 – Schoedinger Funeral Home – Development Plan

PID #201810310049

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for an 11,961 square foot funeral home at 4242 Hoover Road. Schoedinger Funeral Home, currently located in the Town Center, is proposing to relocate to the new facility, which will provide only funeral services on site. The proposed layout and usage of the site meets the Schoedinger Funeral Home zoning text, which City Council approved at the November 19, 2018 meeting.

The 3.59-acre site is proposed to be accessed from a single 24-foot curb cut off of Hoover Road, at the Hoover Road and Kingston Avenue intersection. Improvements, including a fourth intersection signal arm and restriping of Hoover Road are shown on the plans for traffic entering and exiting the site. Parking and drive aisles comply with the 20-foot setback from all property lines, with the exception of a drive aisle leading to the northeast corner of the building, which is setback approximately 15-feet from the property line. Staff is supportive of granting a deviation to permit the reduced setback, as both the proposed use and the use to the north are service uses and are considered to be compatible, which requires a 10-foot setback in code.

The building will be located in the front portion of the site and will have a portico area in the rear and a covered terrace overlooking a water feature in the front. The site has been designed to provide a larger setback to the

adjacent residential properties, to the east and south, and smaller setbacks to the north from the office and commercial properties.

A stormwater basin is proposed in the southeast corner/rear of the lot, to the east to the parking lot. The applicant is proposing to provide parking blocks for each of the spaces along the pond, as well as metal decorative fencing to further separate the pond from the parking lot. While staff is supportive of having a barrier between the pond and parking spaces, it should be reinforced, per standard drawing C-GC-96, to provide greater protection from cars entering the pond.

A variety of landscaping is proposed on the site to create an aesthetically pleasing development, while providing screening from the adjacent residential properties. Additionally, plans show that the existing tree stand in the northeast corner of the site will be preserved.

The proposed building will be 11,961 square feet in size with a portico in the rear and a covered terrace (totaling 2,485 square feet) in the front. The building will be one story and have a maximum height of 29 feet. It is proposed to be finished primarily in brick veneer with cultured stone accents used as a watertable on all sides of the structure, on each proposed column, and surrounding the front entryways. The front terrace is proposed to have two glass entryways into the building and black metal fencing around it.

Lighting in the front portion of the site, visible from Hoover Road, will be black, decorative, downcast LED fixtures utilizing the bell shaped fixture as has been used on other nearby sites including the Grove City Center for Dentistry and Kiourtsis Orthodontist office. Lighting for the parking lot in the rear portion of the site is proposed to be downcast LED fixtures. The proposed color for these fixtures is not indicated and staff would be supportive of them being black in color.

The existing sign utilized at the current Schoedinger Funeral Home site on Broadway is proposed to be reused as the ground sign for the proposed development at the entrance to the site from Hoover Road. Staff is supportive of the proposed sign as it will match the materials on the building and meet the requirements for signage in the Schoedinger Zoning Text.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the Development Plan with the four deviations and stipulations as noted in the Staff Report.

Mr. Jack Reynolds, Smith & Hale, was present to speak to the item. Mr. Reynolds stated that they are in agreement with all stipulations. He did ask that they grant a deviation for the small area that drives into a garage area in the rear of the building.

Mr. Rauck asked where the outflow was going from their retention pond. Mr. Tom Warner, Advanced Civil Designs, responded to the question. He stated that there is a storm pipe that's available that will connect to the retention pond and routes to the east. Mr. Rauck asked if the pond would continually have water in it. Mr. Warner responded that it would. City Code does not allow for dry retention basins.

Mr. Linder asked if there would be adequate screening between the property and existing homes on the east side of the property. Mr. Reynolds responded that there is a fence proposed along the norther property line down to the pond, which will provide additional screening. There will also be evergreens along the eastern side of the pond. He feels this will provide adequate screening. Mr. Linder asked if they have discussed this with the neighbors to the east. Mr. Reynolds responded that they had a neighborhood meeting with them and this was what the neighbors had requested. One neighbor to the south wanted a fence, so they are giving him a six-foot high fence along the entirety of his property line. The other neighbors were more interested in something green with less maintenance required, so they went with the double row of evergreen trees as well as some other plantings to provide that screening.

Ms. Oyster asked Mr. Reynolds to elaborate on the water feature in the front. Mr. Reynolds stated that it's more of a decorative feature. You'll be able to walk out the front door and there will be a railing and somewhat of an overlook on the pond. It doesn't detain water like the one in the rear; it's simply a feature.

Mr. Rauck asked the width of the parking spots. Mr. Reynolds stated that they are 9 feet wide. Ms. Oyster asked if there would be a rail around the water feature in the front. Mr. Warner stated that there would be a rail on the patio, but not on the private drive coming in.

Ms. Oyster asked the depth of the water feature. Mr. Warner responded that it would be approximately 5 – 6 feet deep. Mr. Linder asked if they considered it a safety risk for children in the area. Ms. Shields stated that typically, there is a path around water features and safety features are built in; however, they try not to put a barrier around them.

There being no additional questions or discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the four deviations and stipulations as noted in the Staff Report:

1. A deviation shall be granted to allow for a 15-foot parking and drive aisle setback from the north property line as shown on plans.
2. Reinforced fencing shall be provided between the row of parking and the proposed detention pond as per standard drawing C-GC-96.
3. Plantings shall be provided around the dumpster enclosure per the requirements of Section 1136.08 for the screening of service structures.
4. All lighting fixtures on the site shall be black in color.

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

ITEM #7 – Arrowleaf Apartments – Development Plan

PID #201810290047

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Development Plan for a 28-unit apartment building at the terminus of Shirlene Drive. The proposed building will be used for workforce housing operated through Homeport and has received tax credit approval through the Department of Housing and Urban Development. The site is zoned as A-1, which permits multi-family apartments.

The applicant met with area residents to discuss the development and the result of the discussions led to a plan that required several variances from Code in order to lessen area resident concerns. The applicant received five variances from the Board of Zoning Appeals at their September 2018 meeting to permit more than eight units in the building, less than 50 percent of the units to be a ranch/single floor type design, to permit a 39 foot tall building and to permit two parking spaces per unit.

Although the GroveCity2050 Community Plan Future Land Use and Character Map recommends this site for "Suburban Living, Low Intensity", which lists single-family as the primary use, the site is zoned for multi-family development. Staff believes the proposed project will be less impactful on area residences than a standard multi-family development, as it will be contained in a single building developing less of the site than a development constructed according to the standard A-1 zoning district regulations.

Much of the 4.77-acre site is wooded and contains a 100-year floodplain and Stream Corridor Protection Zone surrounding an existing stream on the eastern side. The proposed development will be located outside of the 100-year floodplain and storm corridor and will be preserving the existing tree stand area in the western and southern portions of the site.

The site is proposed to be accessed from a single point at the terminus of Shirlene Drive. The proposed access drive will match the width of Shirlene Drive (30-feet) at the site's entrance, then narrow to 20-feet further into the development. Staff typically recommends that all drive aisles be a minimum of 24-feet in width; however, staff is supportive of the proposed drive due to the constraints of the site, including the 100-year floodplain and the Stream Corridor.

A vegetated retaining wall is proposed along the eastern side of the parking lot, adjacent to the stream. The plans show parking blocks for all parking spaces adjacent to the retaining wall, however, staff has concerns that parking blocks will not adequately protect vehicles from the steep drop to the stream corridor to the east and recommends reinforced fencing, per standard drawing C-GC-96 along this portion of the parking lot.

Based on the number of units proposed on the site, 1.25 acres of open space is required. Proposed plans show more than two (2) acres of open space within the preserved wooded area, not including any land in the floodplain or in the setbacks between the structure and the north and west property lines. A small playground feature is also shown to the south of the proposed dumpster enclosure to serve as an additional amenity for residences in the development. In addition to the existing trees, a variety of landscaping is proposed on the site in conformance with landscape requirements in Code. To screen the development from adjacent single-family residences to the west, existing trees will be preserved in the area with an additional row of Austrian Pine trees and a continuous row of evergreen shrubs.

The proposed building will be approximately 30,000 square feet in size with 28 units and three stories in height, totaling 38 feet. The building meets each of the granted variances. The proposed building will be finished primarily in brick veneer with vinyl siding around the majority of the third story. The roof will be pitched and utilize dimensional asphalt shingles. Open air stairwells are proposed that will utilize black aluminum railings.

A total of 56 parking spaces are proposed on the site including providing two parking spaces per unit. City Code states that 2.5 parking spaces are required per unit in the A-1 district; however, the site was granted a variance to permit the reduction of two spaces per unit.

A photometric plan has been provided showing no light spillover onto the adjacent residential properties. The proposed site lighting will utilize decorative beacon style lighting fixtures similar to the street lighting utilized in other area residential developments.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the Development Plan with the one stipulation as noted in the Staff Report.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item. Ms. Mott stated that, as Staff noted, the property is zoned A-1, which does permit multi-family residential development. On August 15, 2018 and September 18, 2018, the development team in their office met with interested neighbors of this proposed development. At these meetings, they presented two different design plans. One plan provided for multiple buildings with ranch-style units (28 units) and the other was a single-structure three-story design, also 28 units. The neighbors preferred the single structure, three-story building. Their thoughts were that it would maximize screening for their homes by preserving the trees along the southern half of the site and minimize the disturbed area by having less impervious surface and a smaller building footprint. She also stated that they would be placing a permanent conservation easement along the southern property line to have a no-build zone and also to preserve the existing vegetation.

Ms. Mott continued that in order to move forward, it was necessary for them to seek five variances. On September 24, 2018, they received variances to exceed the maximum number of eight units per structure; to exceed the maximum of three to eight units per building; by not providing a minimum of 50 percent of the total units in a single ranch style design; and for not providing a minimum of 2.5 parking spaces per unit. They will be providing 2 parking spaces per unit, which is 56 spaces and to exceed the maximum building height of 35 feet by constructing a building 39 feet to the roof top or 33 feet to the midpoint of the sloped roof. Ms. Mott also noted that with note 32.31A on the site plan, the applicant does agree with the stipulation noted by Staff to add a fence along the eastern boundary line of the parking area. This will be reinforced by the engineering standard C-GC-96.

Mr. Linder asked for clarification on the definition of workforce housing through Homeport, and also, what types of tax credits are involved. Mr. Tom Grywalski, Spire Development, was present to answer these questions. He stated that the tax credits are awarded through the Ohio Housing Finance Agency (OHFA) and not through HUD. What they do is to place an income restriction on the households that can rent in the community. It's not a rental assistance contract. The residents will pay their rent. The units are an array of 70% AMI, 60% AMI and 50% AMI units. This means that depending on the number of people in the household, these are working families that earn between \$25,000 and \$55,000 per year.

Mr. Rauck asked about the reinforced fencing and what type it would be. Ms. Shields stated that it would be a decorative type wood that would withstand impact from a vehicle.

Mr. Rauck asked if the parking lot was sheet drained or if there were catch basins. Ms. Shields stated that she believed it was through catch basins because there is already a steep drop off. Mr. Rauch confirmed that drainage was handled through catch basins and not sheet flow to the stream.

Mr. Rauck also asked if the applicant would see it feasible to continue the sidewalk on the south side and follow the curb up to where the parking bays start and then have a striped off crosswalk there which would aid in traffic calming. Ms. Mott stated that they would agree to that.

Mr. Linder asked Ms. Green from the JTFD, if she had any issues with this development. A representative from BRH Group, asked to speak to the item. He stated that they relocated the hot box closer so that they could get it within 75 feet. Ms. Green stated that she was not referring to the hotbox. At this time, the BRH Group representative and Ms. Green discussed the plans so that Ms. Green would have clarification.

Ms. Kathy Meiresonne, 2048 Michelle Drive, asked to speak to the item. She stated that in looking at the Staff Report under "open space", it states that 1.25 acres of open space are required on the site. She requested an explanation of what "open space" was considered. Ms. Shields explained that open space is merely undeveloped land. It doesn't need to be active or passive, it's just undisturbed land that could have some type of recreational or passive recreational amenity. Ms. Meiresonne also expressed her gratitude for the developers taking the time to meet with the area residents.

There being no further questions or discussion, Mr. Rauck moved to recommend approval of the Development Plan to City Council with the one stipulation noted in the Staff Report and adding a second stipulation:

1. Reinforced fencing per standard drawing C-GC-96 shall be installed along the eastern row of parking where adjacent to the proposed retaining wall.
2. The existing southern sidewalk along Shirlene Drive shall be extend to the parking bays, then connect to the west sidewalk with a designated striped crosswalk over the drive aisle.

Dr. Dubos seconded the motion and it was approved 5-0.

ITEM #8 – Farmstead – Zoning Upon Annexation

PID #201808290041

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to zone a 206-acre area encompassing five parcels, currently located in Jackson Township to PUD-R, upon its annexation into Grove City. The applicant is proposing to develop the site as a primarily single-family subdivision, with one sub-area for attached single-family housing, and a sub-area for a future elementary school site for South Western City Schools. The development will contain a maximum of 535 units permitted and an overall density of 2.6-dwelling units per acre.

The site is currently zoned as SURB (Suburban Residential), a Jackson Township residential zoning district, and is surrounded primarily by other residentially zoned properties.

The proposed zoning text has been drafted to create a development appropriate for the area, transitioning from the Indian Trails subdivision to the more rural character of Jackson Pike. The Southeast Area Study, contained in the GroveCity2050 Community Plan recommends the area to have varying densities ranging from 0.5 units per acre to 3.0 units per acre, which the standards in the proposed zoning text would conform with. Additionally, the GroveCity2050 Future Land Use and Character Map recommends this site be used as "Conservation Neighborhood", which lists single-family residential and institutional uses, which matches with the proposed single-family homes and school site. This land use classification also recommends the clustering of homes to preserve more green space. The development is proposed to offer different home sizes from estate lots to patio homes with much of the site (approximately 46 acres or 22 percent of the site) as open space within reserve areas.

The submitted zoning text details development-wide standards as well as more detailed standards for the various subareas. There are nine sub-areas and six reserve areas proposed for the 206-acre site. The sub-areas are distributed throughout the site providing greenspace between each sub-area, generally along natural corridors including tree stands, floodplain and wetlands. Sub-Areas A through G are proposed to have single-family detached homes with varying site sizes to allow for a variety of housing types. These sub-areas are permitted to

have a maximum of 415 single-family units. Subarea H, located in the southeast corner of the site, is proposed to have a maximum of 120 single-family attached units. Sub-Area I is proposed to be reserved for a future elementary school site.

The section in the Zoning text for Sub-area H lists the permitted uses of varying forms of multi-family (condos, apartments, attached units) as well as detached single-family. Many of the details for this sub-area are not included in the text, as this section may not be developed by Fischer Homes, and to provide more flexibility for the sub-area when it is ready to be developed. More information and details, including a development text will be required with the sub-area H Final Development Plan.

Sample elevations were submitted to establish the character of homes within each subarea. Homes range from ranch style to large estate homes with a variety of materials including brick, stone, vinyl and stucco.

Aside from including specific home models approved for the development, the zoning text also includes several other regulations to ensure a quality development, such as how frequently home models can be duplicated in an area without providing substantial differences in elevations and additional standards for houses built on "high impact sites" along Hawthorne Parkway, on a corner lot or adjacent to an internal trail.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the zoning upon annexation as submitted.

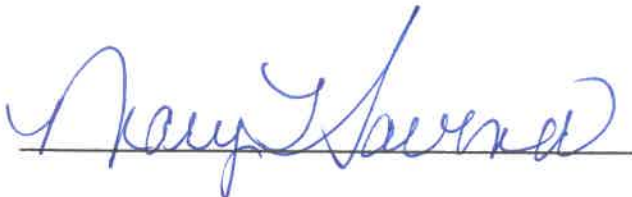
Mr. Jason Wisniewski, Grand Communities LLC, was present to speak to the item. He proceeded to give a brief presentation on the proposed Farmstead community.

Mr. Linder asked if Mr. Wisniewski has had any discussion with the South Western City School District related to adding a new school to this area. Mr. Wisniewski stated that he, along with Mr. Rauch and Mr. Bill Wise, Superintendent for SWCS, met to have a discussion related to this issue. Mr. Wise was presented with three possible sites for a new school and one was chosen based on different criteria.

Mr. Rauck stated that he had another question based on sub-area I, which was set aside for a potential school. He understands that this property would be purchased by the school district and if it wasn't used for that purpose, they would need to infill with 25 homes, which would require putting in a new street in that area. He asked how long they would hold that area for the school district to purchase it. Mr. Wisniewski stated that their project is going to take several years to complete, allowing for ample time for the district to purchase that area. Mr. Rauch responded that a "draft" development agreement was submitted which spells out the terms of how long the land would be reserved for the school district. After that option expires, they could potentially proceed with adding the additional homes. Mr. Rauck asked what the term was, and Mr. Rauch stated that it had not yet been set. Discussions are still ongoing. Mr. Rauck asked Mr. Wisniewski what the length of time would be that they would agree to hold that land for the school district. Mr. Wisniewski stated that they do not make it a habit to negotiate in public; however, due to the length of the project, he doesn't foresee it not getting accomplished.

There being no additional questions or discussion, Mr. Linder moved to recommend approval of the Development Plan as submitted. Mr. Rauck seconded the motion and it was approved 5-0.

Having no additional items, Chair Oyster adjourned the meeting at 2:35 p.m.



Mary Havener, Secretary



Julie Oyster, Chair