

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

February 22, 2021

Lands & Zoning Committee Meeting

The Lands & Zoning Committee meeting of Council was called to order by Chair Schottke at 6:30 p.m. by a virtual Webex connection due to the Coronavirus-19 pandemic, as temporarily permitted by the State.

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

1. Mr. Schottke welcomed members of the Planning Commission who were able to join and turned the meeting over to Ms. Shields, Dev. Dept., for a presentation.

Ms. Shields provided an overview of the Zoning Code rewrite project. She explained that the purpose is to modernize the Zoning Code and consolidate standards. She said there are many goals from Grove City 2050, the Sustainability Plan, and the Town Center Framework that are addressed in these zoning code changes. She shared that getting the public comfortable with the changes and providing input will be crucial since it would rezone the entire City. Therefore they want to engage with the public through virtual meetings, an interactive webpage, etc. The next steps of moving forward will be to discuss signs with Chamber of Commerce and hold work sessions with Council.

Ms. Shields explained the amendments throughout Title I and provided insight on the reasoning for such changes. The main departures from the current code is that lot splits would be approved administratively by Development Department staff and minor site plans and conditional uses would be approved by Planning Commission rather than Council. She explained that 'Conditional uses' differs from our current special use permits in that they are dependent on the district in which they are conditionally permitted.

Mr. Schottke expressed his confusion on the wording and definition of a "minor site plan". Ms. Shields shared that this is a new process meant to catch the small site plans that are more than a Certificate of Appropriateness, but does not constitute a full Development Plan. Mr. Berry voiced concern for this proposal because there would be no second look by Council nor the community and feel that could be a problem. Ms. Houk and Mr. Smith ensured that anything that is approved could be appealed by Council.

Ms. Shields continued through Title II. She said all zoning classifications would be changing and all properties would be rezoned to the districts they believed to be most compatible with the current zoning districts. She explained that the Town Center Form-Based Code proposal, which is graphically based and designed around how a building relates to the public realm, may need its own meeting to review. Council clarified some questions on the zoning districts. Mr. Holt asked about religious uses in the Tec-Flex zoning. Mr. Smith, Dir. of Dev., explained the Federal Law pertaining to religious uses. Mr. Holt said he does not like the two year allowance for the commencement of construction and referenced Speedway as an example. He said times change and so do Council Members. He believes there should be shorter timeframe than two years to begin construction.

Ms. Shields briefly continued through Title III and IV and said they still need work. She shared a web application that allows someone to click on any parcel in the City and see the existing zoning on one side and the proposed zoning on the other. She said the next steps would be public participation and detailed work sessions. The Mayor and Council clarified some questions.



Zoning Code Rewrite

City Council
Lands Committee Work Session
February 22, 2021



Agenda

General Discussion

- Background
 - Purpose / Why Rewrite the Code?
- Code Organization
- General Overview
- Materials Distributed with Code
- Public Input Strategy
- Path Forward
 - Outstanding issues, Next steps, Timeframe

Content Discussion

- Overview of each Title (I-IV)
 - Purpose
 - Goal
 - Content and how it is different from current code



Background

- *Why Rewrite the Code?*
 - Current Code was initially adopted more than 40 years ago. Amendments and revisions over time have resulted in a disjointed code, making wholistic changes difficult to implement (necessitating a complete repeal and replace)
 - Improve usability and understandability
 - Improve the City's competitive position for development
 - Maintain and improve the built environment

Opportunity to Implement GroveCity2050 and other plans

- GC2050 action items addressing policy change
- Sustainability Plan
- Town Center Framework

GroveCity2050 Action Items

addressed by Zoning Code rewrite:

- *Land Use Actions: 1.1, 4.1, 4.5, 5.2, 6.1, 6.3*
- *Transportation Actions: 2.4, 3.2, 4.1, 6.6*
- *Economic Development Actions: 7.1, 7.2*



Code Organization

- Title I – General Zoning Provisions
 - Establishes the administrative structure and the underlying processes
- Title II – Zoning District Regulations
 - Establishes permitted uses and development standards for districts and overlays
- Title III – Additional Zoning Requirements
 - Establishes specific regulations for all development
- Title IV – Land Planning & Subdivision Control
 - Establishes regulations for public improvements

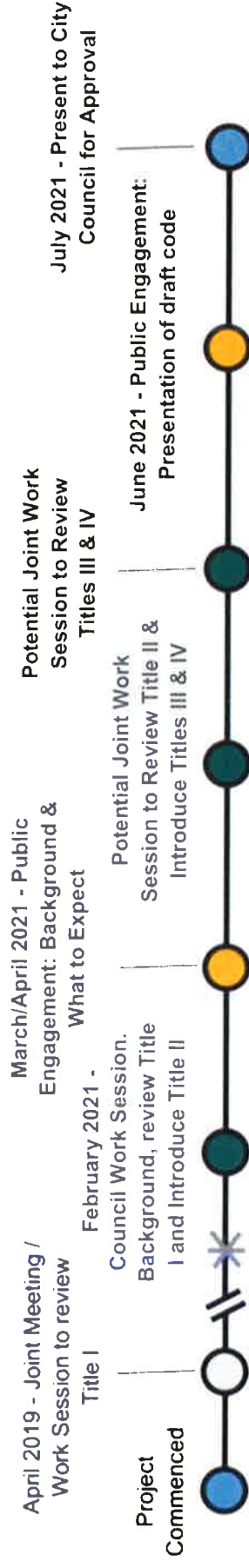
City of Grove City

- First Round: Background, why we're doing the update and what to expect
- Second Round: Present the final draft code for comment prior to request for adoption. (Could be done through PC / CC meetings)



Path Forward

- Outstanding Issues / Sections Needing Most Review
 - Town Center FBC – finalize standards and graphics
 - Signs
 - Title IV / Companion Documents & Policies
- Next Steps (how to address outstanding issues)
 - Meet with Chamber of Commerce on signs
 - Work Sessions to discuss Code in detail
- Timeframe





Title I – General Zoning Provisions

- PURPOSE: Establishes the administrative structure of the code and the underlying processes.
- GOAL: Implement processes that more closely align with other Central Ohio communities to ensure that Grove City remains competitive.
- CONTENT: Approval authorities of various entities, processes for development applications.
- Previously reviewed in April 2019 at a joint work session with Planning Commission and City Council.
 - What we heard:
 1. Concern over Planning Commission having approval authority.
 2. Concern with Preliminary Development Plans becoming rezonings.



Title I – General Zoning Provisions

- WHAT WE HEARD AT THE APRIL 2019 MEETING & HOW TITLE I WAS AMENDED TO ADDRESS:

1. Concern over Planning Commission having approval authority.

- Approval authority was amended to largely reflect current practices.
- Under new code, Planning Commission can approve Conditional Uses and Minor Site Plans.

2. Concern with Preliminary Development Plans becoming rezonings

***Minor Site Plans* are required for new developments that do NOT meet the criteria below for a *Major Site Plan*:**

- 1) Developments that result in 5,000 square feet or more of impervious surface
- 2) Any non-residential structure adjacent to and impacting a residential zoning district
- 3) Any residential structure with more than two units,
- 4) Any development that generates sufficient volumes of traffic or traffic patterns that lowers the level of service on affected streets

CITY COUNCIL

APPROVES:

- Amendments to the Zoning Ordinance
- Rezoning to straight zoning districts
- Modifications to the Zoning and Development Standards Text of a planned development
- Preliminary Development Plans (rezonings) in planned districts
- Final Development Plans in planned districts, including minor deviations from the Development Standards Text for the district
- Preliminary and Final Plats
- Major Site Plans
- Certificates of Appropriateness for new structures (excluding single or two-family structures) in the Town Center District
- Appeals of decisions of the Planning Commission and the Board of Zoning Appeals

PLANNING COMMISSION

APPROVES:

- Minor Site Plans
- Conditional Uses

RECOMMENDS TO CITY COUNCIL:

- Amendments to the Zoning Ordinance
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BOARD OF ZONING APPEALS

APPROVES:

- Variances from the development standards of the Zoning Ordinance
- Appeals from decisions of the Development Director disapproving applications for Zoning Certificates or applications for Sign Permits
- Applications for the expansion, substitution, or reconstruction of a nonconforming use
- The revocation of Conditional Use Approvals recommended by the Development Director

DEVELOPMENT DIRECTOR

APPROVES:

- Zoning Certificates
- Sign Permits
- Special Permits for:
 - Model Homes
 - Portable Structures (Non-residential)
- Minor adjustments to Major Site Plans and Final Development Plans
- Lot Splits
- Certificates of Appropriateness for façade, maintenance, and minor site improvements (parking, landscaping) in the Town Center District
- Certificates of Appropriateness for new single or two-family structures in the Town Center District.

EXISTING APPLICATIONS

Special Use Permit _____ Conditional Use

Rezoning - Straight District _____ Rezoning

Rezoning - PUD _____ Preliminary Development Plan / Rezoning

Preliminary Development Plan _____ Preliminary Development Plan / Rezoning

Development Plan - Straight District _____ Site Plan

(Non-residential) (Major or Minor depending on scope of project)

Development Plan - PUD _____ Development Plan

Development Plan - Residential _____ Preliminary Plat

Plat _____ Final Plat

Lot Split _____ Lot Split

Certificate of Appropriateness _____ Certificate of Appropriateness

Variance _____ Variance

PROPOSED APPLICATIONS

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PROPOSED APPLICATIONS

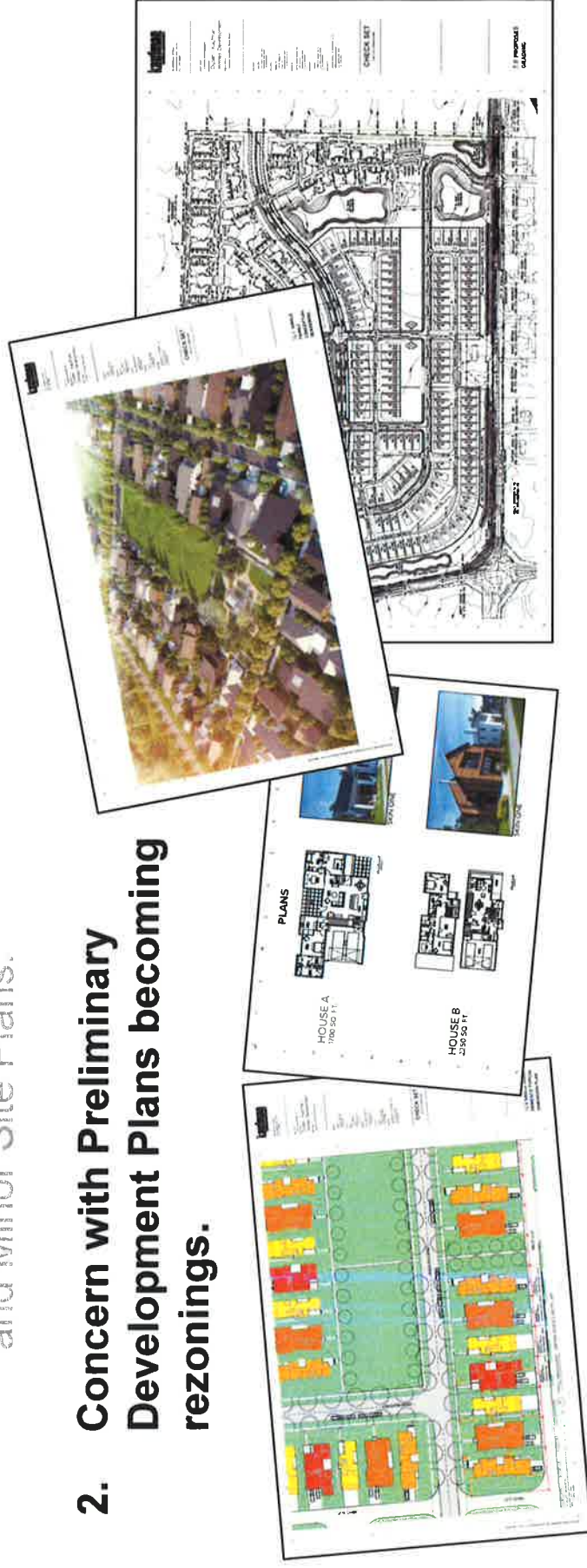


Title I – General Zoning Provisions

- WHAT WE HEARD AT THE APRIL 2019 MEETING & HOW TITLE I WAS AMENDED TO ADDRESS:

1. Concern over Planning Commission having approval authority.
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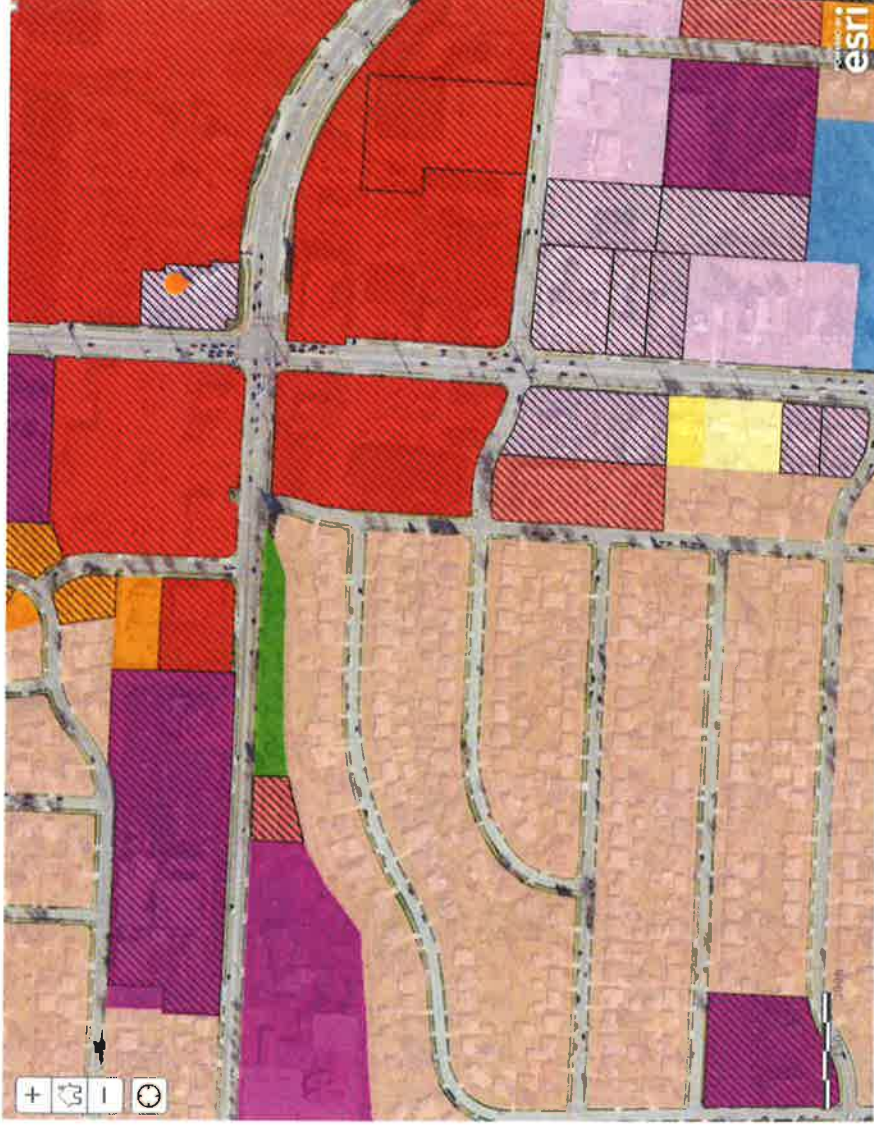
Title II – Zoning District Regulations

- **PURPOSE:** Establishes the development standards for use districts.
- **GOAL:** Reduce nonconformities while ensuring appropriate character of development.
- **INCLUDES:** Permitted and conditional uses, setbacks, building height, etc. for each district.
 - Standards that apply to ALL districts (parking, landscaping, signage, etc.) are in Title III
- **HOW IS TITLE II DIFFERENT FROM CURRENT CODE?**

- Permitted uses – NAICS
- Conditional Uses – specific by district with specific supplemental regs.
- Number of districts – 30 to 17
- New districts – character-driven (NC sets maximum lot size, etc.)

Our Methodology

1. Placed parcels into district we believed to be most compatible
2. Identified nonconformities
3. Drafted standards to bring into compliance
nonconformities that we felt were appropriate and in character with the area
development patterns but leave nonconformities that we would want to see brought into conformance



- Collaborative map allowed staff to make comments and recommend changes
- Parcel-by-parcel review (online web mapping application)

RR – Rural Residential
(Most similar to RA)



SF-1 – Single Family
(Most similar to SF-1, SF-2)



SF-2 – Single Family
(Most similar to R-1)



SF-3 – Single Family
(Most similar to R-1b, R-2)



SF-4 – Single Family
(New district)



R-2 – Two Family
(Most similar to D-1, D-2)



R-3 – Multiple Family
(Most similar to A-1)



R-4 – Multiple Family
(Most similar to A-1, A-1a)



PD – Planned District
(Most similar to PUD-C/R/I)



NC – Neighborhood Commercial
(Most similar to C-1)



CC – Community Commercial
(Most similar to C-2)



NO – Neighborhood Office
(Most similar to PSO)



OI – Office Institutional
(Most similar to M-1)



IND – Industrial
(Most similar to IND-1/2/3)



CF – Community Facility (Most similar to SD-3, CF)



TF – TechFlex
(New district)



TC – Town Center
(Most similar to CBD)



Broadway Corridor Overlay (Most similar to HPA)





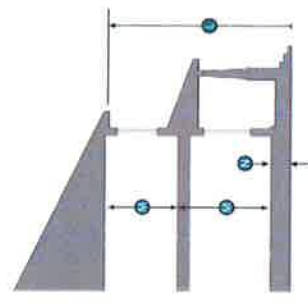
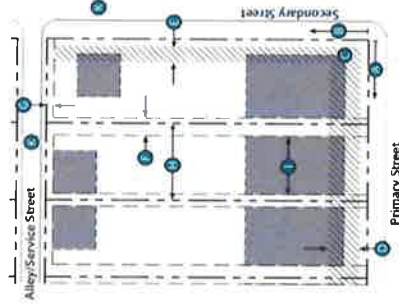
TOWN CENTER DISTRICT – Form- Based Code

6.0 BUILDING TYPES AND ARCHITECTURAL STANDARDS

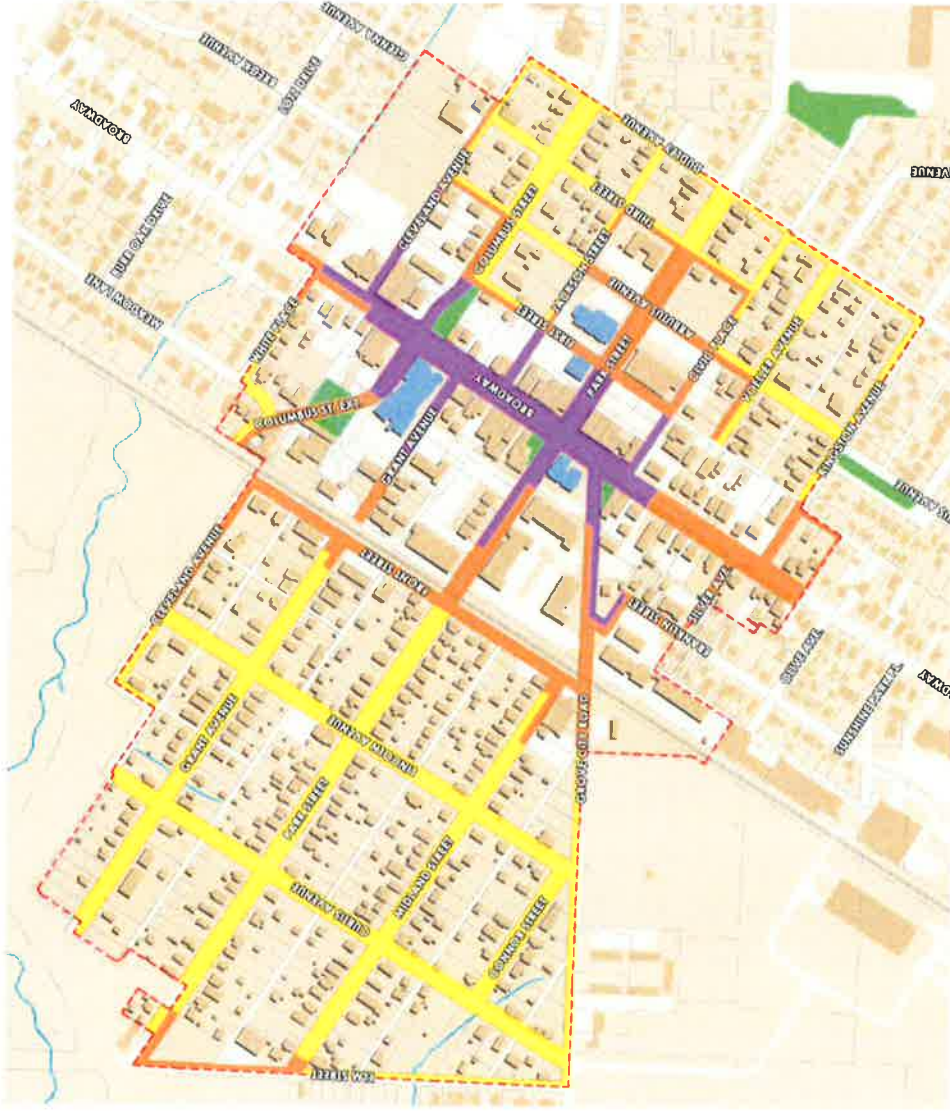
Single-Family Building Type

A. Building Sitings	
1. Street Frontage	
Multiple Principal Buildings	Not permitted
Min. Front Property Line Coverage	65%
Min. Corner Side Property Line Coverage	N/A
Occupation of Corner	Not Required
Front Build-to-Zone	10' to 20'
Corner Build-to-Zone	5' to 15'
Frontage Typologies Permitted	Porch, Sloop, Front Yard
Build-to-Zone Treatment	Landscape
2. Buildable Area	
Min. Side Setback	5' / 12' Total
Min. Rear Setback	5'
Min. / Max. Lot Width	40' / 70'
Max. Building Width	N/A
Max. Impervious Coverage	50%
Permitted Parking & Loading Location	Rear yard
Permitted Vehicular Access	Secondary Street, Alley

B. Building Height	
Min. / Max. Overall Height	1.5 Stories / 2.5 Stories
Min. / Max. Story Height	9' / 12'
Min. Finished Floor Elevation	2.5' Above Adjacent Sidewalk
C. Uses & Occupancy Requirements	
All Stories	Residential
Parking in Building	Permitted in Rear
Min. Required Occupied Space	20' depth



Effective January 1, 2021

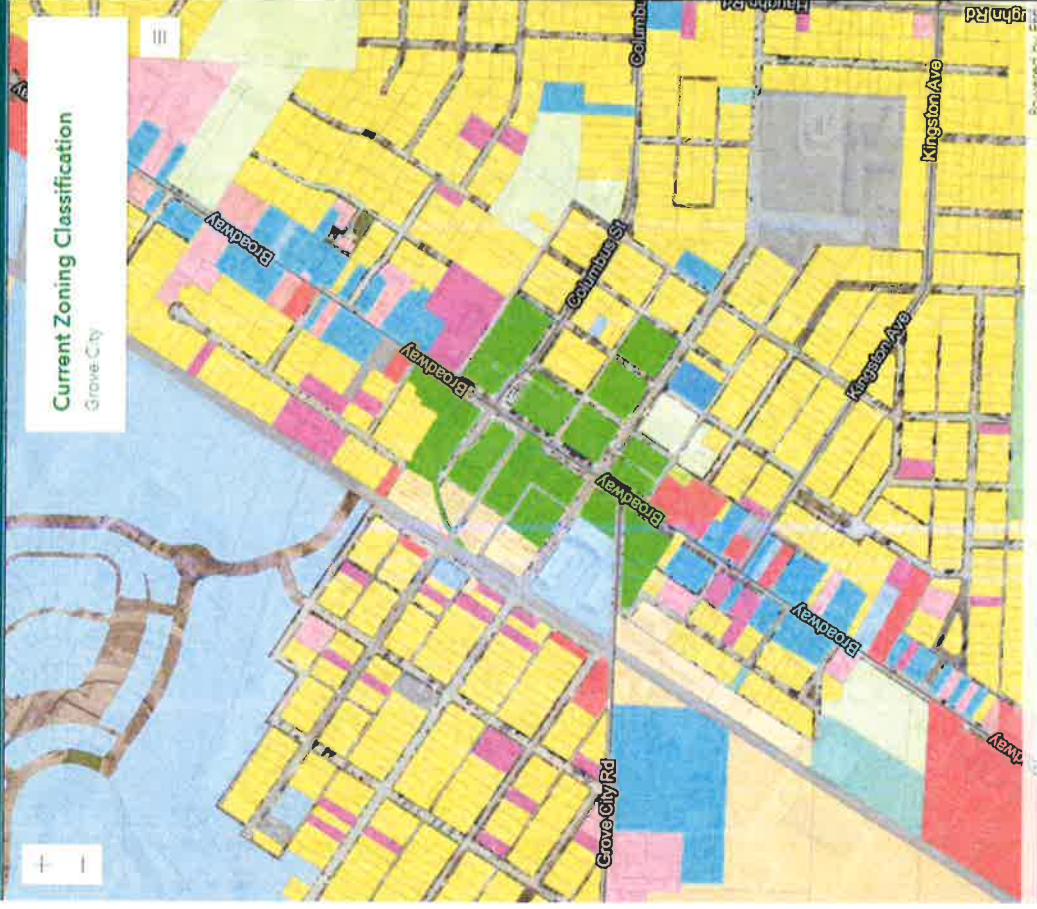


City of Grove City



<https://grovecityoh.maps.arcgis.com/apps/Compare/index.html?appid=8064ec8996b749c5836af2573913944f>

Grove City Zoning Change Comparison



DEVELOPMENT DEPARTMENT: CITY HALL, 4035 BROADWAY, GROVE CITY, OHIO 43123

www.grovecityohio.gov



Title III – Additional Zoning Requirements

- **PURPOSE:** Establishes specific regulations for all development including signage, landscaping, and parking as well as residential and non-residential appearance standards.
- **GOAL:** Update development standards to reflect those preferred on recent developments and recommended in recent planning initiatives (GroveCity2050, Sustainability Plan).
- **INCLUDES:** Parking, Landscaping, Signage, Appearance Standards (Residential and Non-Residential), Alternative Energy
- **HOW IS TITLE III DIFFERENT FROM CURRENT CODE?**
 - Appearance standards give architecture requirements to ensure quality development (nothing in current code to specifically regulate this)
 - Parking requirements more specific to uses
 - Outdoor seating, outdoor storage, outdoor display standards
 - Alternative Energy (solar and wind – other standards in Title IV or policies)



Title IV – Land Planning & Subdivision Control

- **PURPOSE:** Establishes regulations for public improvements including subdivision requirements, roadway and right-of-way standards, and open space requirements.
- **GOAL:** Update development standards to reflect those preferred on recent developments and recommended in recent planning initiatives (GroveCity2050, Sustainability Plan) (For public improvements)
- **INCLUDES:** Subdivision requirements (Major/Minor), Open space requirements, References to Design Guidelines Manual and other supplemental policies (TIS and Access Management Guidelines)
- **HOW IS TITLE IV DIFFERENT FROM CURRENT CODE?**
 - Major/Minor Subdivisions (Major = plat, Minor = lot split)
 - Preliminary Plats (similar to current Dev. Plan for a straight-zoned residential subdivision)
 - Contextual open space requirements and more design regulations



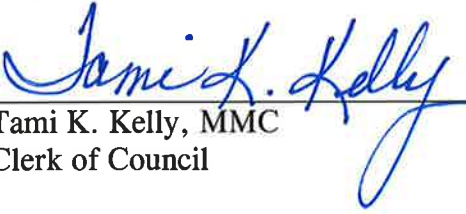
QUESTIONS, COMMENTS, CONCERNS?

Thoughts on next steps...

Mr. Schottke suggested having another Special Lands Committee meeting once Title III and Title IV are completed.

After closing comments, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:39 p.m.



Tami K. Kelly, MMC
Clerk of Council



Roby Schottke
Lands & Zoning Committee Chair