CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **December 3, 2013**

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

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Gary Leasure, Mr. Mike Linder and Mr. Dan Havener. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Community Development Officer; Jennifer Readler, Frost Brown Todd; Ryan Andrews, EMH&T; Bill Vedra, Safety Director; Steve Robinette, Police Chief; Mike Boso, Chief Building Officer; Lt. Tammy Green, JTF Inspector; Laura Scott, Zoning Officer; Tami Kelly, Clerk of Council; Kendra Spergel, Planning Assistant; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the November 5, 2013 regular meeting. They were approved by unanimous consent.

Item #1 – A Great Place Early Learning Academy – Special Use Permit (Day Care Facility) (PID #201307020026)

The applicant was not present; Mr. Boso motioned to table this item to the next meeting, Mr. Linder seconded and the vote was unanimous.

Item #2 – JC Sommer Elementary – Development Plan (PID #201309030033)

The applicant (South-Western School District) is proposing to construct a new facility for JC Sommer Elementary School located at 3055 Kingston Avenue. The construction of the new facility is proposed to be phased to allow for the existing school to operate during phase one of the work on the site, to be completed in the open space east of the existing school. The newly designed site will be accessed by a single curb cut on Haughn Road. Parking and student drop-off will be handled off the proposed Haughn Road entrance, with a one-way 30 foot wide drop-off drive around the proposed parking area.

The site will contain 74 parking spaces with parking for 12 school buses with the proposed extension of the existing bus lane along Kingston Avenue. Although the proposed parking is below the 177 spaces required by Code based on the proposed classroom square footage, staff feels that this is appropriate for the site, given the proximity of other District-owned parking lots on properties to the south, as well as the potential for event parking within the bus parking area.

The western 12 feet of the property which include the preschool center sites to the south is shown as proposed future ROW to allow the City to expand the existing bike path on Haughn Road. In order to separate the parking area on sites to the south and create sufficient room for the installation of a bike path, staff recommends that Haughn Road curb cuts on the preschool sites to the south be removed and access to the parking lots be from a new drive connecting to the proposed JC Sommer entrance off Haughn Road.

The proposed structure is 69,984 square feet with 26,581 square feet of classroom space. The structure will be two stories in height finished in brick. The applicant has submitted materials showing the visibility of certain rooftop mechanicals including the kitchen intake and exhaust equipment. According to materials, these items will be visible above the parapet from Kingston Avenue; however they will be painted to match the brick utilized on the structure. A temporary modular classroom is shown adjacent to the existing modular classroom shown housing students displaced during construction of the new facility. Staff does not oppose the additional modular classroom; however, staff believes no modular classrooms should exist on the site after the construction of the new facility.

We feel the new site design and building is appropriate for the area and after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. No modular classrooms shall be located on the site after construction of the new facility.

2. Curb cuts on Haughn Road for District-owned parcels to the south shall be removed and access to the reconfigured parking area shall be from the proposed new drive aisle off Haughn Road. Configuration of drives should be according to sheet E002L.

Mark Waller, SWCS representative, was present to speak to the item.

Chair Holt asked if Mr. Waller was in agreement with the stipulation; Mr. Waller is in agreement with the stipulations and there will be no modulars on the site after construction is completed. When construction is complete, the anticipated number of students will be approximately 560, with a total planned capacity of 600 students; there would be no need for modulars at that site.

Chair Holt stated Ms. Shields had two stipulations, one being the modular classroom and the other being curb cuts on Haughn Road. Mr. Waller stated that SWCS had initially presented a plan that conceptually showed the reduction in curb cuts and will pay to have the curb cut improvements made to the south of the property. The curb cut on the very south-end of the property will eventually be split in-half because it does serve a current neighbor there now. With the landscape buffer on the end of the property and the future bike path, they will be able to design in such that traffic won't be entering that curb cut to come onto the property.

Mr. Leasure asked if modular classrooms could be added to the school, if needed in the future. Mr. Boso stated that Council would need to approve the modular rooms. Mr. Waller commented that as a result of their building program, they anticipate they will be at 93% capacity at most of their buildings. Mr. Waller agreed with Mr. Boso that SWCS would like to keep the future modular classroom open at any time.

Mr. Linder asked if it would be possible to place 'right turn only' signs at the entrance and exit of the property to alleviate traffic. Mr. Linder expressed his concern over traffic back-up and removal of curb cuts; there will be heavy traffic coming out of one spot. Mr. Waller stated that the staff directs traffic flow and there are two different bell schedules for the adjacent properties (preschool to the south). Mr. Waller expects with the staggered queuing, they could have a left turn and a right turn lane during certain hours. Mr. Waller said the principal and school staff work to with people on circulation and is possible to send a letter to parents explaining the drop-off and pick-up traffic pattern. Further discussion ensued regarding traffic patterns and Mr. Linder asked Mr. Vedra if he could work with the Police Department and the Service Department on traffic flow and signage placement especially for school hours. Mr. Havener expressed the same concerns as Mr. Linder on the flow of traffic. Mr. Waller explained that as part of this project multiple variations of ingress and egress were evaluated however the plan reflects to best variation. Mr. Waller further explained that due to the site's configuration and potential conflict with the hard play area, entrances and exits to the east of the building would not be feasible The proposed configuration also allows additional green space on the west side of the building.

Mr. Waller stated that SWCS was able to hide the parapet on the roof by painting the mechanicals the same color as the brick; they experimented with that at Monterey and it has worked well. Chair Holt stated he has seen the parapet at Monterey and they did a good job of screening the exhaust fans. He stated that if traveling west on Kingston, it may be possible to see the larger of the three exhaust fans. Chair Holt asked that SWCS keep-up with the maintenance of those mechanicals.

Chair Holt asked that Mr. Waller bring a sample board to his Council meeting.

Ms. Green inquired about the parking on the south of the property which sometimes blocks the drive isle to the apartments to the south of the property. Mr. Waller stated that with the elimination of the curb cuts, the drive isle should be clear of any parked vehicles.

Being no further questions, Mr. Linder moved to approve the development plan with the following stipulations:

1. No modular classrooms shall be located on the site after construction of the new facility.

2. Curb cuts on Haughn Road for District-owned parcels to the south shall be removed and access to the reconfigured parking area shall be from the proposed new drive aisle off Haughn Road. Configuration of drives should be according to sheet E002L.

3. The school district and Safety Director will work out signage to control traffic.

Mr. Havener seconded and the vote was unanimous.

Item #3 – COTA Grove City Park & Ride – Development Plan (PID #201310290039)

The applicant is requesting approval of a development plan for a new Central Ohio Transit Authority (COTA) Park and Ride parking lot, to be located at the terminus of Meadow Pond Court. The proposed Park and Ride will contain 133 parking spaces. The property in question is part of a larger parcel, located in a Subarea 2 of a PUD district established in 1996, with text most recently amended in 2011.

The site will be accessed from a 24' curb-cut at the end of Meadow Pond Court, leading to a bus turn around at the west edge of the property. A bus shelter will be located on the site, along with select furnishings including trash receptacles and bike racks. Materials indicate that signs will be posted on the site prohibiting truck parking as well as overnight parking.

Landscaping is proposed around the perimeter of the parking lot, drive aisle, and bus turn around as well as mounding on the north, south, and west sides. Staff recommends that the side parking setback be increased to 10' for the east property boundary to meet Code requirements, as outlined in the zoning text.

A 12' monument sign is proposed fronting London Groveport Road and the entrance ramp to I-71. The sign is proposed to have a brick base and a sign face approximately 40 square feet in area. Both the height and area of the sign meet the zoning standards for the site set forth in the PUD text, which allows signs to vary from the requirements of Chapter 1145.

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 following stipulations:

1. Parking lot should have a setback of at least 10' from side property lines.

2. The two properties on which the development is proposed (040-013250, 040-004972) should be combined before construction begins on the site in order to meet setback requirements.

Michael Bradley, representative for COTA, was present to speak to the item. He addressed combining the two properties and stated the contracts for purchase would be put-in motion to make the two areas a single property.

Chair Holt asked if the Police Department had any concerns over the lighting; Ms. Shields replied that they were satisfied with the lighting.

Being no further comments, Mr. Leasure motioned to approve the development plan with the following stipulations:

1. Parking lot should have a setback of at least 10' from side property lines;

2. The two properties on which the development is proposed (040-013250, 040-004972) should be combined before construction begins on the site in order to meet setback requirements;

Mr. Linder seconded and the vote was unanimously approved.

The representative for Item #1 had arrived during the meeting. Chair Holt requested a vote to hear Item #1. Mr. Boso seconded the motion, and the vote was unanimous.

Item #1 – A Great Place Early Learning Academy – Special Use Permit (Day Care Facility) (PID #201307020026)

The applicant is proposing to operate a child care facility offering services for infants, toddlers, preschoolers and school age children at 3131 Broadway. The facility will operate from 6am to11:30pm Monday through Friday. The applicant has indicated that the site will have between 18 and 22 employees and will have the ability to care for 70 children in four classrooms. An outdoor play area is proposed in the grassy area to the north and northwest of the structure to be surrounded by a 6' wood privacy fence.

Twenty-one parking spaces exist on the site of the proposed child-care facility; however a parking agreement was recorded in 2010 with the adjacent hotel property to the south and west allowing for sharing parking between the two sites. Materials state that all children will be walked inside and out of the building with adult supervision and that at no time will a child be allowed to be in the parking area without supervision.

After review and consideration, the Development Department recommendations Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.

Kimberly Bradford, owner of the facility, was present to speak to the item. She stated this was her second location; she currently owns an early learning center on Harrisburg Pike in Franklin Township. She stated that the location was excellent and there was a need for this facility in Grove City. According to the square footage, she estimates there would be approximately 60-70 children in the facility. Traffic should not be an issue and all children in the parking lot must be supervised with an adult. She plans to extend the fence around the playground to the west; there will be three locking gates installed and the children will be fully-supervised while in the playground area.

Chair Holt stated the parking area and asphalt needs attention where the walk would be, directly in front of the building. Ms. Bradford stated she would make the owner of the building aware of the concerns; she apologized that the engineer was not available for this meeting. Chair Holt noted there was a change in elevation between the parking area and the sidewalk and it was a tripping hazard. He suggested painting a yellow stripe to distinguish the elevation change. Mr. Boso stated that the Building Department would review the plans and make sure this issue is addressed.

Being no further comments, Mr. Havener motioned to approve the special use permit, Mr. Linder seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 2:11 p.m.

Molly Frasher, Secretary	Marv Holt, Chair