# MEETING MINUTES

# Planning Commission

## February 8, 2022 – City Council Chambers with Webex Component

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. Mike Linder, Mr. Jim Rauck, and Mr. David Frea. Mr. Larry Titus was absent. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Jennifer Readler, Frost Brown Todd; Mike Boso, Chief Building and Zoning Official; Laura Scott, Planning and Zoning Coordinator, and Tami Kelly, City Council Clerk.

**Organizational Items:**

Mr. Jim Rauck, whose term expired on December 31, 2021, was sworn in by Jennifer Readler, Frost Brown Todd, for his four-year term, set to expire December 31, 2025.

Chair Oyster noticed a quorum was present and asked for approval of the December 7, 2021, Planning Commission minutes. Mr. Linder moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 4-0.

Chair Oyster then moved to the Bylaw Review. Ms. Shields stated that that this item is a quick cleanup to the bylaws and regulations to make sure they reflect the charter amendment that was voted on in 2017. The only change to the bylaws is removing the mayor as a member of Planning Commission. Mr. Frea moved to approve the change to the bylaws as presented. Mr. Linder seconded the motion, and the amendment was approved 4-0.

Chair Oyster made a motion to switch the order of the Columbus Powersports Development Plan and Columbus Powersports Special Use Permit applications to hear the Special Use Permit application first. Mr. Frea approved the motion, and the agenda change was approved 4-0.

**New Items:**

**ITEM #1 – Beulah Park Subarea H – Lot Split** **PID #202201100004**

Mrs. Shields presented the Development Department's findings. She stated that the applicant was seeking approval to split 10.268 acres from a 23.86-acre tract of land in Subarea H of Beulah Park, the Beulah Place Apartments for financing purposes. The undeveloped tract to be split will be developed per the 2018 development plan. However, in the event the two parcels are not combined in the future, the applicant provided a declaration of easements covering site utilities, access, and stormwater maintenance between the two parcels.

Mrs. Shields explained that the Beulah Park Zoning text requires a 15-foot minimum side yard setback, and that buildings constructed on the lot created by the split would not meet the setback requirement. However, an application was filed with the Board of Zoning Appeals to reduce the side yard setback from 15 to 6 feet to keep building placement in line with the approved development plan for the site.

Mrs. Shields concluded by stating that Staff recommends approval of the lot split with the stipulation that a variance be obtained from the Board of Zoning Appeals to reduce the required 15-foot side yard setback per the zoning text to 6 feet.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item.

Mr. Frea asked what happens if the Board of Zoning Appeals does not approve the variance application. Mrs. Shields stated that if the split is approved contingent upon the stipulation, the lot split would not be effective and could not be recorded if the variance is not approved. At that point the applicant would need to either reconfigure the proposed split or submit a Development Plan Amendment to reconfigure the building layout based on the desired lot configuration.

Ms. Mott stated the applicant agrees with the included stipulation.

Hearing no further or questions from Planning Commission or the public, Mr. Linder moved to approve the Lot Split with the stipulation noted.

Mr. Frea seconded the motion, and the item was approved 4-0.

**ITEM #2 – Pinnacle Quarry Section 3 – Plat** **PID #202201040001**

Mrs. Shields presented the Development Department's findings. She stated the applicant is requesting approval of a Plat for Section 3 of Pinnacle Quarry to create lots for 38 single-family homes as well as 5 reserves and utility easements. The Development Plan for the subdivision was approved in 2020. After the development plan, the engineering plans are reviewed in phases with the plats following to create the lots as well as right-of-way and easements as shown conceptually on the Development Plan. In addition to the 38 lots, the proposed plat contains acreage for five reserve areas which includes a 10.62-acre reserve at the southeast corner of the site, to be dedicated to the city as a public park.

Mrs. Shields concluded by stating that the proposed lots meet the minimum width per the zoning text and the lot, roadway, and reserve layout match that on the approved development plan, and therefore Staff recommends Planning Commission make a recommendation of approval as submitted.

Mr. Mike Reeves, Kimley Horn and Associates, was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval of the Plat to City Council as submitted.

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

**Item 3 – Farmstead Phase 5 – Plat** **PID# 202112090072**

Mrs. Shields presented the Development Departments findings. She stated that the applicant was seeking approval of a Plat for Farmstead Phase 5 located in the Farmstead subdivision of Jackson Pike State Route 104.

Mrs. Shields explained that the plat would continue to create lots, reserves, and right-of-way as shown on the approved development plan approved by City Council in March of 2019 and contains 50 lots, 2 reserves, and 2 roadway extensions. The plat also contains a new roadway, Morning Bird Court, which will connect existing Lavender Fields and Honey Farms Way.

Mrs. Shield concluded by recommending Planning Commission make a recommendation of approval to City Council of the Plat as submitted.

Mr. Jim Hider from Civil & Environmental Consultants INC. was present to answers any questions.

Hearing no further questions or discussion, Mr. Linder moved to recommend approval to City Council of the plat as submitted.

Mr. Frea seconded the motion, and the item was approved 4-0.

**Item 4 – Columbus Powersports - Special Use Permit** **PID# 202201050003**

Mrs. Shield presented the Development Departments finding. She stated that the applicant is requesting a special use permit to sell and service motor vehicles, limited to new golf carts, scooters, and zero turn mowers at a new facility on Home Rd south of Turnberry Ct. She also stated that a development plan was also proposed to review the site design and building to house the proposed use. She stated that the applicant only services 1-2 items a month and at no point are items stored outside. She went on to state that the applicant clarified that repair work take place only inside the structure and that no noisy tools or processes are used.

Mrs. Shield concluded by state that staff believes that the infrequency of repairs anticipated by the applicant as well as the type of maintenance required for the golf carts and lawn mowers as well as the landscaped buffer that will be maintained from the residential area to the east will ensure that the use does not negatively impact surrounding properties and that staff recommends that Planning Commission recommend approval to City Council of the special use permit as submitted.

Mr. Patrick Meldon of Columbus Powersports was present to answer any questions.

Hearing no further comments or discussion, Mr. Frea moved to recommend approval to City Council of the special use permit as submitted.

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

**Item 5 – Columbus Powersports – Development Plan** **PID# 202201050002**

Mrs. Shields presented the Development Departments findings. She stated that the applicant is requesting a development plan to construct a new building for Columbus Powersports. The proposed development plan will review the site design for conformance with code as well as the building architecture to ensure the development is appropriate in character with the area. She then stated that after the development plan, a detailed site construction plan and building permit review will occur. She continued to state that the site has been designed around natural features on the site including floodplain and trees stands and that the building will be setback approximately 30 ft to 32 ft from Home Road and the parking lot will be on the east side of the building wrapping around the back of the building with 18 parking spaces and 1 loading space.

Mrs. Shields noted that the majority of the vegetation along the eastern property line is going to be preserved and that staff believes that this vegetation will provide adequate screening for the property to the east most of the year but there is a concern for headlight glare in the winter. Because of this, staff recommended a 36" hedge row along the entire east side of the parking lot to reduce any negative impact on the adjacent properties.

Mrs. Shield continues to state that the proposed building is approximately 11,000 square feet in area and 26 feet in height. The interior space will have offices, a showroom, and warehouse space for storing and repairing golf carts and mowers. The exterior will have a combination of three finishes. The Home Road fronting elevation will be finished with approximately 39% masonry, 14% EFIS, and 35% steel with soffit and window taking up the remaining percentage. She then stated that staff is not supportive of the proposed building architecture as it does not meet the character of the other area structures and due to the location of the structure in the city's northern gateway, staff believes the facade should utilize similar materials and percentages of other buildings in the gateway where visible from Home Road which includes higher percentage of masonry, EFIS, and window/glass storefronts.

Mrs. Shield concluded by stating that due to the façade material and percentage breakdown, screening and other issues noted in the staff report such as parking lot lighting fixtures, staff is recommending that Planning Commission make a recommendation to City Council of disapproval for the development plan.

Mr. Patrick Meldon of Columbus Powersports was present to answer any questions.

Mr. Meldon presented background of the process and working with staff during the preliminary phase of the project. He mentioned discussions of the required façade for his proposed building and asking if it would be held to the same standards of others in the northern gateway stating he would have passed on the land if standards similar to the facades of Shoot Point Blank and Turnberry retail shops were required. He stated those similar facades would be over his budget. He continued to state the price of the building $1.5 million. He noted that he has revised the facade and design based on staff comments and that he feels his business would be an asset to the community.

Mr. Frea asked if the use of the site would encroach upon Marsh Run to the south. He also asks about clarification of the layout and if building had a second floor because of the second levels of windows. Mr. Meldon responded that the Marsh Run area would not be disturbed and that the building had no second floor but could potentially in the future.

Mr. Frea asked staff how a second floor could be added after a single floor building is approved. Mrs. Shield stated that a second-floor addition would be through the building division for proper permits and would not require a development plan as this review is only for the exterior elevation and the site improvements.

Mr. Frea then asked for clarification on what plan sheets would be voted on at the meeting. Mr. Meldon stated that the elevation in the presentation is his final elevation design.

Chair Oyster asked staff about a target percentage for proposed building materials. Mrs. Shield explained the percentage and breakdown of materials as proposed by the applicant as well as on area buildings. She also reiterated that the expectations in terms of the building materials matching that of existing area structures was only for those areas visible from the public right-of-way. Mrs. Shields noted that staff's goals during discussions with staff were to reduce the steel on the Home Road frontage, noting that no other structure recently approved at the northern gateway have any exposed steel. She noted that if Planning Commission was looking for a specific percentage recommendation, they could ask that the percentage of steel and EIFS be swapped.

Chair Oyster asked for clarification on what elevations would apply because two sides front Home Road. Mr. Meldon discussed about comparisons of other steel building's façade conversations with staff. He also noted the building under construction on Hoover Road that has a large portion being finished in vertical aluminum or wood siding, which looks like steel. He noted that people will not know the difference between the materials unless you physically touched it.

Mr. Linder noted that he agrees with the applicant and believes that it is a very nice building.

Chair Oyster asked for clarification that the steel siding will have the appearance of wood plank siding. Mr. Meldon noted that the steel has similar appearance to wood siding. He noted that he is spending $1.5 million on the project which is more than he originally planned to spend. He wants to build in his home community as he lives in Pinnacle and has lived here for 15 years and noted that he is just a small business owner.

Chair Oyster asked the applicant about working with the city for the hedge row and lighting fixture concerns. Mr. Meldon noted his agreement to working with the City on those items.

Mr. Frea mentions support of staff's comment about covering up more steel. He noted it seemed reasonable given the location. Mr. Meldon responded that it would take a couple hundred thousand dollars for the materials and that he is already a couple hundred thousand dollars over budget.

Chair Oyster questioned if adding bigger windows would be more economical over the EIFS for him. Mr. Meldon stated that windows would be less costly, however he noted that this building would not be in the best area and that he is concerned with potential break ins. He would not want to add more windows because of that.

Mr. Rauck mentioned moving material from the side elevations to the front façade to increase percentages of stone on the front (Home Road) façade but not increase the overall cost. Mrs. Shields agreed that this would be a reasonable approach, given the limited visibility of portions of the sides of the building, as staff's primary concern has been facades visible from the right-of-way. Mr. Rauck questioned the best way to word this as a stipulation. Mr. Meldon clarified the request to take stone from the side elevations and relocate to the front (Home Road) elevation. Mr. Rauck agreed, noting that the EIFS percentage could stay the same, but the relocation of the stone would help improve the appearance and increase the percentage where visible from the road.

Chair Oyster questioned if a stipulation could be introduced to work with the City to resolve the architecture. Mrs. Shields noted that staff would be happy to work with the applicant based on the feedback provided by the Commission.

Mr. Rauch explained the next steps of the application after Planning Commission and how there could be an opportunity to postpone the development plan without delaying the project given the need for two readings of the special use permit.

Mr. Frea asked if the steel on the Home Road façade could be replaced with EIFS. Mr. Rauck noted that the limestone would also be raised by relocating it from the sides. Mr. Meldon stated that he felt the steel accents the structure nicely and that the building would look worse if it would be removed.

Mr. Frea clarified that his comments on architecture are drawn from the GroveCity2050 Analysis within the staff report, where it is noted that the application did not meet two of the noted Principles.

Mrs. Shield explained the potential timing of a special meeting and postponing the application to give staff and the applicant more time to work through the feedback on the exterior finishes without delaying the project schedule.

Hearing no further comments or discussion, Mr. Frea moved to recommend postponing the Columbus Powersports development plan for reconsideration at a special meeting within the next two weeks.

Mr. Linder seconded the motion, which was approved 4-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:11 pm.

Julie Oyster

Hannah White, Development Assistant

Julie Oyster, Chair