



# MEETING MINUTES

## Planning Commission

### Tuesday, February 6, 2018 – Regular Meeting

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

Chair Julie Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Ms. Julie Oyster, Mr. Mike Linder, Dr. John Dubos, Mr. Gary Leasure and Mr. Jim Rauck. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Bill Vedra, Safety Director; Tami Kelly, Clerk of Council; Mr. Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Lt. Jeff Lawless, Grove City Police; Sgt. Rick Hardy, Grove City Police; Tammy Green, JTFD; and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present and asked for approval of the January 2, 2018 minutes. Mr. Leasure moved to approve the minutes as submitted; Mr. Linder seconded the motion and the minutes were approved 5-0.

#### **ITEM #1 – Shoppes at 665 – Development Plan**

**PID #201712270042**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to develop an 8,000 square foot multi-tenant retail development on a Meijer outlot on the south side of London-Groveport Road. The 1.6-acre site is proposed to be accessed from the private access drive to the west, which will be extended with this development to allow for future connectivity to the east. No access is proposed from London-Groveport Road and a draft access easement agreement has been submitted over the access drive extension. This easement will need to be recorded with Franklin County.

Two-way traffic is proposed on the west and north drive aisles with one-way traffic on the south and east sides to accommodate a proposed drive-thru. A number of sidewalks are proposed to provide connectivity internally as well as to the public walk along SR665; however, sidewalks and crosswalks are not shown consistently across all plan sheets. All sheets should show proposed sidewalks and stamped brick crosswalks as shown on Sheets L-1 and AS1.

Adequate parking is shown on plans for the anticipated tenant composition of retail and restaurants within the building.

The proposed building will be approximately 8,000 square feet and 22' in height. The building will be finished primarily in brick with EIFS used for accent behind tenant signage. Although signage is not approved as part of the development plan, as the site is zoned C-2, Staff has concerns with the amount of signage shown on plans

and is not supportive of a variance to permit the increased height for a 10' monument sign. Staff would potentially be supportive of a variance regarding wall signage, provided that signage is in line with what has been approved on area developments including The Village at the Groves.

In general, Staff is supportive of the project, therefore noting a number of outstanding issues remain, we are recommending approval of the Development Plan to City Council with the seven (7) stipulations and deviations as noted in the Staff Report. Ms. Shields added a clarification on stipulation #2 stating that she would like to change the recommendation to read that sheet C6 shall include three (3) proposed stamped, brick crosswalks and the connection to the sidewalk along London-Groveport Road, currently shown on the Landscape Plan and AS1. She also recommended adding an 8<sup>th</sup> stipulation that the draft Easement Agreement shall be recorded with the Franklin County Auditor.

Mr. Michael Lusk, Lusk Architecture, and Mr. Keith McGuire, Cornerstone Properties, were present to speak to the item. Mr. McGuire stated that the sign itself is an 8 ft. sign; however, there is a 2 ft. foundation. He is concerned that if they bring the sign all the way to the bottom, the required landscaping would obscure view of the bottom tenant. Ms. Shields clarified that when looking at the plans, there is a similar product across the street and there isn't any monument signage with it. Consequently, Staff felt like a request for additional height on the signage for this property, when a sign itself may not be necessary, is setting a dangerous precedent. The 8 feet requirement, though, is the total height, which would include whatever the base is, whether or not you elevate it 2 ft. for greater visibility with landscaping. She also stated that this board does not approve the actual signage. Signage is required to go through the BZA for any variances.

At this time, Mr. Lusk, shared samples of materials that would be used for this project.

Mr. Leasure asked the applicants if they had any objections to the stipulations and deviations. Mr. Lusk responded that they did not.

Mr. Leasure asked if the lighting would be what was displayed all the way around the building. Mr. Lusk responded that it would and matches the type of lighting that Meijer has around their building.

Mr. Linder asked the Fire Department if they will be able to maneuver their trucks around the building. Ms. Green responded that it would be tight, but they can do it. Mr. Linder asked what they would do if there were cars in the drive. Ms. Green responded that they would remain on the access drive in the front of the building, off of London Groveport Road, since that is where the fire hydrant is located. Mr. Lusk responded that their Civil Engineer worked with the Fire Department on the layout.

Mr. Linder asked if the dumpster fence would remain closed at all times due to where it sits in relation to the drive. Mr. McGuire responded that they would look into adding a self-closing latch to make sure the door remains closed. Mr. Linder also expressed his concern related to the accessibility of the garbage trucks gaining access to the dumpster area. Mr. Lusk stated that the tenants would need to coordinate times for them to empty the dumpsters.

Mr. Mike Boso, Chief Building and Zoning Official and Floodplain Administrator, asked to speak on the floodplain. He stated that this lot shows a stream that runs through the property and the plan does not identify that. When the Meijer store was built, there was a conditional letter of map revision that was issued to relocate the stream and what should have followed was a letter of map revision with FEMA to identify it as a flood hazard, which, technically, it is. Mr. Boso continued to state that this has not been completed and he would like to see it accomplished for the development. Mr. Leasure asked who would be responsible for handling this. Mr. Boso stated it would be the developer, which he believes is Meijer. Mr. McGuire stated that he was not aware of this issue, but he has been in contact with Meijer and will discuss it with them. He continued to state that if he's provided with the appropriate paperwork, he will see that Meijer receives it. Mr. Lusk stated that he will work with Mr. Boso to have this matter resolved. Ms. Shield clarified that this project is scheduled to move forward with a

Lot Split application, and at that point, this will be a separate parcel from Meijer. This is why Staff did not stipulate anything regarding the floodplain. Mr. Linder asked if we should make this a stipulation, since it sounds like that is what Mr. Boso wants. Ms. Readler stated she does not feel this should be a stipulation, but suggested that we reach out to the owner before this item goes to Council to have some assurance for them.

Having no further discussion, Mr. Leasure moved to recommend approval of the Development Plan to City Council with the following eight (8) deviations and stipulations:

1. A deviation shall be granted to permit parking spaces to be 162 square feet in size, below the required 180 square foot minimum.
2. Sheet C-6 shall be revised to include the three (3) proposed stamped, brick crosswalks and the connection to the sidewalk along London-Groveport Road currently shown on the landscape plan and sheet AS1.
3. All sidewalks on the site shall be at least 5 feet in width to meet new ADA requirements.
4. All vehicular and pedestrian areas shall meet the minimum lighting requirements of at least 0.5 footcandles.
5. All exterior lighting fixtures shall be white in color.
6. An Irrigation Plan shall be submitted that meets the requirements of Section 1136.09(a)(2).
7. A Tree Preservation Plan shall be submitted that meets the requirements of Section 1136.10.
8. The draft Easement Agreement shall be recorded with Franklin County.

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

## **ITEM #2 – Shoppes at 665 – Special Use Permit (Drive-thru)**

**PID #201712270043**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit for a drive-thru for the proposed Shoppes at 665 multi-tenant retail center development on Meijer's Outlot C. The proposed drive-thru will be located on the east and south sides of the building, having one (1) lane for stacking vehicles and a second bypass lane. A stacking exhibit has been provided that shows room for approximately 10 vehicles stacked in the drive-thru lane without blocking any of the access points to the site.

A number of items typically submitted with special use permit applications including menu board details and information on hours of operation were not submitted with this application, as the tenants are unknown at this time; however, staff is supportive of the proposed site configuration and vehicle stacking and the USE of a drive-thru on the site. The site is in a vehicular-oriented area with the nearest residential area approximately 400' from the site.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the two (2) stipulations as noted on the Staff Report.

Mr. Michael Lusk, Lusk Architecture, and Mr. Keith McGuire, Cornerstone Properties, were present to speak to the item. Mr. Lusk stated that they do not have a tenant for this building; however, the end tenant is the first one they hope to get because each tenant will have a specific location and will want that bump-out. Consequently,

they will need the information as soon as possible. At that time, they'll be happy to come back to display where the menu boards will be. They anticipate them being located on the south side of the building in the landscaped area.

Mr. Linder asked if there would be any signage that would prevent cars from circulating to the east and south on the northern side. Mr. Lusk responded that there would be a "do not enter" sign. Ms. Shields responded that there was a recommended stipulation to make sure that the one-way circulation was clear, in terms of striping and signage.

Being no further discussion, Mr. Linder moved to recommend approval of the Special Use Permit to City Council with the following two (2) stipulations:

1. Arrows and/or signage shall be provided on site to designate where one-way traffic will occur.
2. Menu boards shall be set in a landscaped area and on top of a brick base that matches the brick utilized on the primary building. The landscaping of the menu boards shall be submitted and approved by the Urban Forester.

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

### **ITEM #3 – The Ashford of Grove City – Preliminary Development Plan**

**PID #201712220041**

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan for a new 160-unit senior living facility on Southwest Blvd., just west of Broadway. This facility will be approximately 100,000 square feet in size and will have 130 assisted living units and 30 memory care units. The site is currently zoned C-2 and the applicant will be pursuing a PUD-R zoning with future applications.

The site is proposed to be accessed primarily from Southwest Blvd., with an additional access points off the shared drive behind CVS. Staff has concerns with the current configuration of both points of access, but after discussing the matter with the applicant, they have indicated that they are agreeable to making adjustments to resolve these issues with the final development plan.

A preliminary landscape plan was submitted showing proposed trees and shrubs located around the property, including around the proposed retention pond in the southern portion of the property. A waterway flows along the southern edge of the property with a corresponding FEMA designated Flood Hazard Area. Staff has requested the applicant look into the feasibility of enclosing this waterway as part of the overall improvements to the area.

The proposed building will be 102,000 square feet in size, three (3) stories tall and approximately 45 feet in height. Staff is supportive of the increased height due to the building's setback from Southwest Blvd. The building is proposed to be finished in a variety of materials including brick, shake siding, vertical board and batten siding, and horizontal vinyl siding.

Because the proposed development is within Community Reinvestment Area #4 and improvements to the property will be tax abated for 15 years, staff will expect buildings to feature quality materials and architectural details beyond what has been provided.

In general, Staff is supportive of the proposed project, as the proposed use will be less intense than the surrounding commercial and industrial uses and not contribute much traffic in the surrounding area. Therefore, noting that some issues have yet to be resolved with the Final Development Plan, Staff is recommending that

Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan with the two (2) stipulations as noted in the Staff Report.

Ms. Nicole Boyer, Wallick Communities was present to answer any questions. Mr. Leasure asked if there would be a fence around the retention pond, and if so, how high it would be. Ms. Shields responded that there has been no fence proposed at this point. Ms. Boyer continued to state that since the property is for assisted care, they do not feel it would be necessary. She said they would be happy to have conversations with Staff if they think it's something they should consider. Ms. Shields stated that they could look into possibly adding a guard rail or some way to show that delineation between the drive and the retention pond.

Mr. Rauck asked Staff if closing off the run-off creek would be counter-productive to the floodplain. Ms. Shields stated that they are looking into that request as it was made as part of the beautification of the area. At this point, Staff is not saying they are required to do it, recognizing that this is a substantial request, but that it's just something the applicant has been requested to look into at this point.

Having no further discussion, Mr. Linder moved to recommend approval of the Preliminary Development Plan to City Council with the following two (2) stipulations:

1. The reconfiguration of the access points shall be considered during the final development plan review.
2. Any portion of the building facing either Southwest Blvd. or Broadway shall include at least 50% masonry.

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

#### **ITEM #4 – Concord Fabricators Addition – Development Plan**

**PID #201709010025**

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to construct an approximately 12,000 square foot building addition and expand the existing gravel parking lot for Concord Fabricators, located at 6511 Seeds Road. The new additions are to allow the business to expand and provide better truck maneuverability on the site. The applicant estimates that the proposed expansion will allow for the addition of seven (7) new jobs on the site.

Two variances were granted in 2017 for the site; for a reduced rear building setback and to allow for the expansion of the gravel parking lot. The gravel lot shown on plans conforms with the area approved for the variance by the Board of Zoning and Appeals.

Access to the site will remain from the existing curb cut on Seeds Road. A second drive providing one-way, exit only truck access is proposed on the 15' wide drive along the southern property line. This drive is within an existing Columbia Gas easement, which permits the property owner (Concord Fabricators) to use the drive, provided that its use does not impair Columbia Gas' ability to operate or maintain their facility at the terminus of the drive. The applicant has indicated that the drive will be improved to accommodate truck traffic.

A number of deviations are requested through these plans, which Staff is supportive of as they largely relate to existing conditions on the site or to provide flexibility based on future land use designations for the area. These include landscaping and setbacks for the existing southern drive, installing only two rows of evergreen trees between the expanded parking lot and Seeds Road.

The proposed building expansion will be approximately 12,000 square feet in size. This expansion will be located at the rear and will utilize the same width, height and materials as the existing building.

Noting that there are a number of outstanding items related to utilities and stormwater that can be resolved during the Site Improvement Plan review, the Staff recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the four (4) deviations as noted in the Staff Report. As clarification on the deviations, Staff would like to add to #1 – granting deviations on the landscaping “as shown on sheet L-1”, just to make sure it’s clear what deviation we’re granting. In deviation #2, we’re waiving the landscaping requirement as well as the landscaping “setback” for the drive aisle on the south and west property lines.

Rebecca Mott, Plank Law Firm, was present to speak to the item. She gave a brief description of Concord Fabricators, stating that they are a steel fabrication business that have been established since 1988 and on this particular property since 1993. The applicant has approximately 28 employees and with this expansion, they could add up to seven (7) employees. The property is 10.14 acres and is zoned IND-2, just north of Zuber Road and south of I-71 and London-Groveport Road. The property to the north is IND-1; the property to the east is zoned OLR and RA; the property to the south is in Jackson Township and is zoned residential; the property to the west, also in Jackson Township, is zoned residential.

Ms. Mott continued to state that there are four parts to the project, the first being to add an approximately 11,700 square foot plant addition which will allow for the purchase of new machinery that will assist with automation and efficiency. In addition, the gravel lot will be expanded in the southwest portion of the property, and through the administrative process with the City of Grove City, they plan on expanding the breakroom which is about 515 square feet. Concord Fabricators will also be relocating and increasing the electrical transformer on the site. They went through the BZA in 2017 to request two variances; one for a building setback on the west property line to 50 feet and also for the expansion of the gravel parking, which were both approved on condition of the approval of this Development Plan.

As Staff noted, they are requesting several landscaping requirement deviations. The landscaping plans have all of those delineated.

Mr. Leasure asked Ms. Mott if they have any problems with the deviations. Ms. Mott stated that they do not.

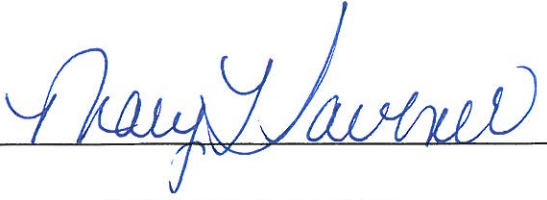
Mr. Rauck asked if it would be possible to use recycled asphalt in the parking expansion as opposed to a limestone gravel. Mr. Gary Hammel, Concord Fabricators, asked to respond. He stated that due to the types of heavy vehicles that they use, they need a stronger asphalt. They cannot use a product that will pile up and get shifted forcing them to continually level and repair potholes. They’ve never deviated from this type of drive; however, he would be interested in learning about what other types of products are available that would withstand the heat and types of equipment they use.

Having no further questions or discussion, Dr. Dubos moved to recommend approval of the Development Plan to City Council with the following four (4) deviations:

1. A deviation shall be granted from Section 1136.06(a)(3) for frontage landscaping requirements for truck vehicular use and parking areas to permit a reduction in the landscaping of the truck parking and loading area to Seeds Road as shown on Sheet L-1.
2. A deviation shall be granted from Section 1136.06(c) to waive the landscaping and setback requirement for truck parking screening from an incompatible use district to the west and south property lines.
3. A deviation shall be granted from Section 1136.07 for landscaping buffers relating to uncomplimentary land uses and zones for the west and south property lines.
4. A deviation shall be granted from Section 1136.06(d) to waive the requirement for landscape islands and peninsulas in the proposed gravel area.

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

Having no additional discussion, Chair Oyster adjourned the meeting at 2:00 p.m.



Mary Havener, Secretary



Julie Oyster, Chair