



MEETING MINUTES

Planning Commission

Tuesday, February 5, 2019

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; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Mr. Bill Vedra, Safety Director; Ms. Tami Kelly, Clerk of Council; Ms. Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Ms. Tammy Green, JTFD; and Mary Havener, Development Assistant.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the January 8, 2019 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 – Beulah Park 13.148 Acres – Lot Split

PID #201812260054

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 13.148 acres from an existing 212.706-acre property located within Beulah Park. The proposed 13.148-acre piece will generally follow the boundaries of Subarea G in the Beulah Park Development. Plans for this subarea have not yet been submitted for review, but is approved to be developed into townhouses. As part of this process, the applicant consolidated the various lots that comprised the Beulah Park site into one parcel. This was done to create a cleaner and more organized split.

After review and consideration, the Development Department recommended Planning Commission approve the lot split as submitted.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item and answer any questions.

Mr. Linder asked if part of the roadway going to be included in this lot split and then dedicated back. Ms. Mott responded that this lot split follow Subarea G which includes the roadways. Mr. Linder again asked if it would be dedicated back. Mr. Rauch responded by stating that this is an intermediate step and there would be a plat that would follow up to dedicate the right-of-ways.

Mr. Titus asked why the lot split was shaped the way it was. Ms. Mott responded that this split follows the townhome Subarea G that has been approved under the zoning and the final development plan; which she pointed out on the site map.

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

ITEM #2 – Beulah Park 6.672 Acres – Lot Split

PID #201812260055

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 9.672 acres from an existing 212.706-acre property located within Beulah Park. This is the second proposed split for the Beulah Park site. The proposed 9.672-acre lot generally follows the land of Subarea I. This subarea is permitted to contain different senior care options including assisted and independent living, memory care, and nursing homes as per the approved zoning text. The Danbury Assisted Living Facility development plan was approved in August 2018 for Phase I of the facility and is proposed to also contain Phase II, plans for which have not yet been submitted for review.

After review and consideration, the Development Department recommended Planning Commission approve the lot split as submitted.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item and answer any questions. There being no questions or discussion, Mr. Linder moved to approve the Lot Split as submitted. Mr. Rauck seconded the motion, and it was approved 5-0.

ITEM #3 – Beulah Park 48.509 Acres – Lot Split

PID #201812260056

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 48.509 acres from the Beulah Park site. As with the two other proposed lot splits, the applicant's intent is to split the Beulah Park site generally along the lines of the approved subareas. The 48.509-acre site is proposed to be developed into Subareas F and H, both of which received development plan approval in August 2018. Subarea F is intended to be The Courtyards at Beulah Park with 104 condominium units and Subarea H is proposed to be Beulah Park Apartments containing 376 apartment units. A total of 71.725 acres are proposed to be split between the three applications, which will leave a residual lot of 141.377 acres.

After review and consideration, the Development Department recommended Planning Commission approve the lot split as submitted.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item and answer any questions. Ms. Mott outlined Subarea H and F on a site map and stated there would be an easement recorded for access.

Dr. Dubos asked if the part of the property that sticks in (3755 Broadway) was single-family. Ms. Mott stated that this particular area is not included in the Beulah Park project. Mr. Rauch added that this property is one residence (approximately two acres) that has an access easement over the railroad tracks out to Broadway. Mr. Rauck asked about a past drainage issue in front of this property along the railroad track and whether it has been rectified. Mr. Rauch stated that there is a floodplain along that stretch of the tracks; it isn't one floodplain, it's a confluence of two floodplains – one from the north and one from the south that merge onto that property. The City has done modifications to that floodplain, which is currently under review by FEMA. This didn't totally eliminate flood concerns, it basically delineated what floodplains were where and, shows that there will be zero additional impact to that part of the property.

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

ITEM #4 – 1240 – 1250 Stringtown Road – Rezoning (SF-1 to C2)

PID #201911190001

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to rezone 0.92 acres at 1240 and 1250 Stringtown Road. The site is currently zoned SF-1 and is vacant. Most

recently, the site was temporarily utilized as a staging area for a roadway-widening project. Initially it contained two single-family homes, one on each lot, which were razed in 2017.

With this application, the applicant is seeking to rezone the site to C-2 as the next step in the overall initiative of consolidating the various contiguous properties into one site, which would include the primary operation as a car dealership.

There are multiple properties with one use. In order to be in compliance with the setback requirements, the properties should be combined into one site.

Based on an email received from the applicant on January 29th, it is staff's understanding the property owner is agreeable to the need for a development plan, however further discussions are needed concerning the timing of such approvals.

The site is bordered by different zoning districts, including: SF-1 to the west; C-2 to the east and north; and, SURB (Suburban Residential) to the south in Jackson Township. The C-2 zoned area to the north belongs to the auto auction and is used to store vehicles awaiting the auction and/or customer parking. The GroveCity2050 Community Plan Future Land Use map shows this site as Commercial Center, which lists a mixture of commercial uses. The proposed use of the site as a vehicle sales lot is in character with the existing, adjacent uses. Staff believes that the proposed rezoning to make the site C-2 is appropriate as it will be in character with the surrounding area and meet the land use recommendation in GroveCity2050.

After review and consideration, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the Rezoning with the two stipulations as noted in the Staff Report.

Ms. Kacie Waugh, Waugh Law LLC, was present to speak to the item and answer any questions. Mr. Linder asked why a planned zoning was not being done if a Development Plan was being requested. Ms. Waugh stated that the Development Plan was in progress but has not yet been submitted.

There being no additional questions or discussion, Dr. Dubos moved to recommend approval of the Rezoning to City Council with the two stipulations as noted in the Staff Report:

1. A development plan shall be submitted for any proposed site improvements.
2. No cars shall be parked on the properties until a development plan is approved.

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

ITEM #5 – The Villas at Pinnacle – Preliminary Development Plan

PID #201901020002

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan for a new single-family home subdivision, the Villas at Pinnacle, located at 1283 White Road. The site is proposed to contain 44 single-family estate lots and will be adjacent to the Pinnacle Golf Course and The Landings subdivision, with an overall density of 2.16 dwelling units per acre. The GroveCity2050 Community Plan's Future Land Use and Character Map recommends this site be used as Suburban Living, Low Intensity which lists single-family residential as a primary use. Staff believes that the density and proposed use of the site provides a more seamless transition between the Pinnacle development and multi-family to the west and more rural sites to the east.

A preliminary zoning text has been submitted for conceptual review and will be further reviewed as part of the rezoning application.

The 20.3-acre site is proposed to have one access point from White Road which is proposed to be gated. White split-rail fencing with stone columns is also planned along the site's frontage and connects with the proposed gate. There is one main roadway planned throughout the site which is proposed to be private and loops through the southern portion of the site with a cul-de-sac; the majority of the lots are proposed to front onto and access this

roadway. Six lots will access either a 26-foot wide stub street or a 14-foot wide drive accessed from the cul-de-sac bulb.

Staff is supportive of the proposed density and lot requirements as they will be similar to that of the lots in nearby subdivisions including The Landings and The Woods at Pinnacle.

Open spaces are proposed throughout the site including open area along the east side of the main drive, approximately one acre planned for the center open space and another 6.7 acres to be preserved in the southern portion/rear of the site. Most of the southern portion is within the 100-year floodplain and the applicant is not proposing to infringe into this area. Two ponds are proposed in the center open space area for stormwater detention; further review of stormwater management will occur during the final development plan. Taking into account the floodplain and detention ponds, the site provides 2.85 acres of open space. As per Section 1101.09(b), a minimum of 2.34 acres is required, placing the site in compliance with the open space requirement.

Three different home types were submitted showing different architectural elements that are to be used on the homes. This includes porches, stone or brick watertables, shake siding and other siding of natural materials (with no vinyl permitted), window styles and garage locations at either the front or side of homes. A rendering of the homes shows them each to have white siding and brick or stone accents, keeping with a cohesive theme and each home being differentiated through the use of varying architectural elements. Staff is supportive of the preliminary renderings and elevations as they demonstrate a high-quality design and diversity in architectural elements. Detailed color renderings of all proposed home types, a materials list and board will be required for review during the final development plan.

A monument sign is proposed at the site's entrance. A rendering of this sign shows a column with a stone and white wood cap, resembling the architecture of the homes and includes frosted glass with lighting inside. The column is proposed to be 13 feet in height and similar to the Pinnacle Club entry signage at the corner of Buckeye Parkway and White Road. A white wood arm will extend off the column holding the 22 square foot sign face and will include two black gooseneck lighting fixtures. Staff is supportive of the preliminary sign rendering for the site. Signs for PUD's are approved as part of the final development plan and a full sign package will be required with that application.

After review and consideration, Staff is supportive of the use and layout proposed on the submitted preliminary development plan, noting that further detail will be reviewed during the rezoning and final development plan phases. Therefore, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.

Mr. Jack Reynolds, Smith and Hale LLC, was present to speak to the item and answer any questions. Mr. Reynolds stated that they are currently in the process of annexing the property into the City.

Dr. Dubos asked Mr. Reynolds what the anticipated price-point would be for these units. Mr. Reynolds responded that they anticipate the units to be \$550,000 per unit – each unit being a minimum of 2,000 square feet.

Mr. Linder asked if a private road would be installed. Mr. Reynolds responded that there would be a private road installed and it would be 26 feet wide with a gate at the entrance. Mr. Linder asked if there would be a Home Owner's Association that would own and maintain the road. Mr. Reynolds responded yes. Mr. Linder asked if the lot to the east were to be developed, if it would have access to this private road. Mr. Reynolds stated that it would not.

Mr. Linder asked the City's perspective on the width of White Road in that area. Mr. Rauch responded that the City is working with engineers on this issue; however, a preliminary development plan is more for the type of use.

Mr. Titus asked if the five findings in the Staff Report have been met. Mr. Reynolds stated that they have responded and have submitted materials responding to each of the five findings.

Ms. Oyster asked Ms. Green from the Jackson Township Fire Department if she wanted to speak on this item. Ms. Green stated that her understanding was that the turn-around on the plans was for the fire trucks, but now it appears that it is for the maintenance of the pond. Mr. David Denniston, Advanced Civil Design, stated that this area can be used for fire trucks. Ms. Green stated that she will require another diagram that reflects that fire trucks

can turn around in that area and the driveway down at the end will need to be at least 20 feet wide. Mr. Denniston stated that they can reconfigure based on the requests made by Ms. Green.

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

Having no additional items, Chair Oyster adjourned the meeting at 1:52 p.m.


Mary Havener, Secretary
Julie Oyster, Chair