



# MEETING MINUTES

## Planning Commission

Tuesday, February 4, 2020

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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, Vice-Chair Mike Linder, Mr. Larry Titus, Dr. John Dubos and Mr. Jim Rauck. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner; Jennifer Readler, Frost Brown Todd; William Vedra, Safety Director; Cindi Fitzpatrick, Service Director; Kevin Koesters, Public Service Superintendent; Mike Boso, Chief Building Official; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Tammy Green, JTFD; and Mary Havener, Development Assistant.

### Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the January 7, 2020, Planning Commission minutes. Mr. Linder moved to approve the minutes. Dr. Dubos seconded the motion, and the minutes were approved 5-0.

### New Items:

#### ITEM #1 – Powless Property – Lot Split

PID #201912260073

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a lot split for 5812 and 5822 Donovan's Bluff in the Hennigan's Grove subdivision, located in the southeast portion of the city to the east of Jackson Pike and adjacent and south of the Scioto Grove Metro Park.

The lot split review process takes approximately one month of review prior to the Planning Commission meeting. If Planning Commission approves the proposed lot split, then the applicant can move forward to Franklin County to have the lot officially split with the Auditor's Office and recorded with the Recorder's Office.

The applicant is proposing to split 0.26 acres from the 0.55-acre property. The current property encompasses lots 43 and 44, which were combined in 2014 after the home on lot 43 (5812 Donovan's Bluff) was destroyed in a fire, leaving the lot vacant. The property is zoned as R-2 (Single-Family Residential), which only permits one home per lot. There is currently a home on the lot 44 portion of the property, and the property owner is looking to re-split the lots back to their original configuration as approved on the Hennigan's Grove Phase 1 Section 2

plat. Staff is supportive of the proposed split as it will re-split the lots into their previously approved configuration and will meet the lot size and setback requirements per the R-2 zoning standards.

Therefore, after review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

Ms. Carol Powless, 5822 Donavans Bluff, was present to speak to the item. There being no questions or discussion, Mr. Titus moved to approve the Lot Split as presented. Mr. Linder seconded the motion and it was approved 5-0.

**ITEM #2 – Pinnacle Quarry – Preliminary Development Plan**

**PID #201912310075**

Chair Oyster noted that the applicant was requesting to postpone the item until the March 3, 2020, Planning Commission meeting. At this time, Chair Oyster asked the applicant to step up to the podium to introduce himself. Mr. Joe Ciminello, Pinnacle Development, was present to speak to the item. At this time, Chair Oyster asked if anyone from the public would like to comment on the item.

Ms. Erica Masloski, 1189 White Road, asked to comment on the item. She stated that at this time she is opposing this development until details can be worked out with the developer. She stated that her current driveway is going to have houses built across it. Paved, this driveway is a quarter-mile long. In addition, the area where the entrance to the development is being proposed will deem her driveway inaccessible. Mr. Ciminello responded that Ms. Masloski's property is located to the west, and she does have a driveway that comes across some of this proposed development's property. He continued to state that they have been working with Ms. Masloski for approximately a year and a half and he is confident that they will be able to work things out as they proceed with this development.

Mr. Donnie Kelly, 1223 White Road, asked to comment on the item. Mr. Kelly stated that his main concern is that when it rains, there is a tremendous amount of water, and if a road is built across this area the water won't have anywhere to go. Mr. Ciminello responded that the stormwater that's on their site will need to be contained and they will be installing a storm-system that will be reviewed by the City engineer.

Mr. Ciminello added that they plan on having a meeting with the neighboring residents during the third week of February. He also stated that they have worked with Staff on several of the comments that were sent to them, and he feels that they have resolved the majority of them. They anticipate resubmitting materials within the next couple of weeks in preparation for next month's meeting.

There being no additional discussion, Dr. Dubos moved to postpone the item to the March 3, 2020, Planning Commission meeting. Mr. Titus seconded the motion and it was approved 5-0.

**ITEM #3 – Pinnacle Golf Club East – Lot Split**

**PID #202001150001**

**ITEM #4 – Pinnacle Golf Club West – Lot Split**

**PID #202001150002**

Mr. Hoppel presented the Development Department's findings on these two lot splits. He stated that this presentation will encompass two lot split applications, Pinnacle Golf Club East and Pinnacle Golf Club West. The applicant is proposing to split two 0.034 acres sections from the golf course in order to later combine them with the relative adjacent residential lots.

The lot splits are being heard today by Planning Commission, which is the final determining body. After approval, the applicant is eligible to apply for a combination of the lots as will be described with the Franklin County Auditor.

The 146.431-acre parcel, 040-012705-00, is the subject lot that the lots will be split from and was highlighted on the screen.

The two lot splits are both 0.034-acre sections, illustrated by the dotted lines on your screen, and are proposed to be combined with the adjacent respective lots, 040-013772 and 040-013773, the goal is to provide two slightly larger residential lots for future homes to be developed on.

After review and consideration, the Development Department recommends approval to Planning Commission for the Pinnacle Golf Club East lot split with one stipulation.

After review and consideration, the Development Department recommends approval to Planning Commission for the Pinnacle Golf Club West lot split with one stipulation.

Mr. Joe Ciminello, Pinnacle Development, was present to speak to the item. He stated that they did a similar lot split on the lot to the south of these properties and they do not anticipate doing it on any additional lots to the north. He continued that they will have to be required to simultaneously combine these lots with the split, otherwise the County will not permit them to do it.

Mr. Rauck asked why such a small sliver of land was being split. Mr. Ciminello responded that adding this extra amount, enables the homes to be a little nicer; especially the outdoor living space.

There being no further discussion, Mr. Linder moved to recommend approval of the East Lot Split with the one stipulation as noted in the Staff Report:

1. The applicant shall combine the 0.034-acre lot with Parcel 040-013773.

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

Mr. Linder moved to recommend approval of the West Lot Split with the one stipulation as noted in the Staff Report:

1. The applicant shall combine the 0.034-acre lot with Parcel 040-013772.

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

#### **ITEM #5 – Castro Home – Preliminary Development Plan**

**PID #201912300074**

Due to a conflict of interest, Mr. Titus recused himself from hearing this proposal.

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting approval of a Preliminary Development Plan for a 1600-square-foot home, with a three-car attached garage and a 580-square-foot suite above.

The preliminary development plan is being heard today by Planning Commission, which is the recommending body to City Council. This application is scheduled to be heard by City Council on February 18. Future phases of

this project include Rezoning, Final Development Plan and Final Engineering and Building permits, all with future hearing dates to be determined.

Mr. Hoppel pointed out that included in the preliminary development plan is a preliminary development text. This text is not under consideration for approval with this application. A development text for the property will be submitted during the Rezoning process and would be subject to approval at that time.

A slide was presented that showed the previously existing garage that was on the site. Over the past weekend, the applicant demolished the garage.

He presented an additional slide that displayed the homes in the surrounding area. The subject property of this application is generally surrounded by homes that are in the Historic Preservation Area; however, the property itself is excluded from the HPA and its regulations. The applicant has expressed interest in fitting in well with the historic area, while also developing a new high-quality, well-designed home.

Mr. Hoppel explained the existing conditions of the area utilities. He stated that the water lines for the homes at 4024 and 4030 Arbutus run through the subject property from the water main on Columbus Street, as well as 3299 Columbus Street. Currently, the Development Department is unaware of any easements for these water lines. These lines are in conflict with the development of the home being proposed by the applicant.

It is currently unknown where the existing sanitary lines for 4024 and 4030 Arbutus and 3299 Columbus Street currently run to connect to this mainline. The applicant for this property would need to connect to this sanitary line.

The need for the utility connections for the four properties, as outlined previously, have led to staff's recommendation that the applicant work with the four involved properties and establish proper easements for the water and sanitary lines, as well as coordinate the realignment and installation of utility lines as needed.

The applicant is proposing the development of a 1,600-square-foot house with a three-car sideloaded garage. Above the garage would be a 580 square foot teen/inlaw suite. The site plan shows setbacks that would be reduced from a typical development of this type in a standard zoning district. Staff believes that the scale of this development is appropriate for the area and the site.

The applicant is proposing a Cape Cod-style home. While including two dwelling units, it will retain the appearance of a single-family home.

The exterior of the home will be a very dark grey with black doors, white trim, and grey stain on the porch.

The porch and front of the home will be finished with a stone at the water table.

The roof will be black, dimensional shingles.

The home will also be finished with coach style lights at the entrances and garage.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Castro Property preliminary development plan with one stipulation.

Mr. Patrick Castro, 3161 Walkerview Drive, Hilliard, Ohio, 43026, was present to speak to the item and answer any questions.

Mr. Linder asked how the applicant would track where the utility lines are located. Ms. Cindi Fitzpatrick, Service Director, responded that the goal of this stipulation is to make sure that neighboring service is not disturbed. Water services should be able to be easily traced. In Grove City, almost all of the water services are through copper which makes them easier to trace. As far as the sewer lines go, it's likely that they did one service for the four lots to the main in Jackson Alley; however, you can televise to see how the services are routed. This would be the responsibility of the applicant.

There being no additional discussion, Dr. Dubos moved to recommend approval of the Preliminary Development Plan to City Council with the one stipulation as noted in the Staff Report:

1. The property owner shall coordinate with nearby and affected property owners to establish easements, realignment and installation of water and sanitary lines to adequately service all homes.

Mr. Linder seconded the motion and it was approved 4-0 with Mr. Titus abstaining.

#### **ITEM #6 – Hidden Chase – Development Plan**

**PID #201912310076**

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting approval of a Development Plan for an age-targeted residential development consisting of 80 two-story units (40 doubles) on 15.8 acres.

The final development plan is being heard by Planning Commission, which is the recommending body to City Council. This application is scheduled to be heard by City Council on February 18. Upon approval from City Council, the applicant will be able to move through the Final Engineering and Building permit stage.

The site plan shows the layout of the site, which is very consistent with what was shown during the preliminary development plan. One change is that the secondary emergency access drive has been removed at the northwest corner of the site. The applicant has worked with the Jackson Township Fire Department to determine that a split entry with 14-foot lanes on either side will be adequate. Staff is suggesting a deviation for this change.

Overall the site includes 40 buildings, comprising 80 units of attached, two-story, fee-simple homes following a looped curvilinear street. The site includes 4.8 acres of open space, even though code only requires 4.4 acres – and that is not including the retention pond at the rear of the property. The site includes a walking path around that pond, that in the future will connect to the property to the east when it is developed. The site also includes 12 visitor parking spaces, which aligns with what was approved in the zoning text, a mailbox cluster near the front of the property, as well as a gazebo area. Details for the mailbox cluster unit are still required to be provided to ensure that they meet the approved zoning text, for which staff has suggested a stipulation.

Throughout the preliminary development plan and zoning process, the concern of visibility and impact on existing neighbors was consistent. The applicant is providing a 10-foot tree preservation zone, to ensure the protection of healthy existing trees around the property line. Portions of existing tree stands that are not in the preservation zone also appear to remain as well. Additionally, the applicant is providing an additional 15-foot landscape buffer on the southern property line, as well as evergreen screening trees for the two single-family

properties along US 62 that are partially surrounded by the property. Staff is suggesting that additional evergreens be provided to help screen the property at the southwest corner.

Staff is concerned that the protective tree fencing along the southern property line does not come out to the drip line. This will potentially damage root systems, compromising the health of the trees, and making them a hazard to the homes nearby. Staff is suggesting that the protective fencing be extended to the drip line of the trees to protect these root systems adequately.

Similarly, staff is concerned that the walking path that is adjacent to the existing large oak tree, is too close and will damage the root system of that tree. Staff is suggesting that the path be realigned to avoid this from occurring.

Street trees, trees around the retention pond and unit landscaping are also being provided to meet code requirements.

Staff is requesting that additional landscaping be provided around a vaulted utility box and the mailbox kiosk to meet code requirements.

The entry signage is shown meeting the zoning text requirements as well as the landscaping requirements.

An example of unit landscaping and building trees are shown here. Plans show that three trees per building will be provided, although due to the configuration of the site, some of the trees will be redistributed around the property. Staff is supportive of this, as the applicant is provided the required number of trees, and their placement will be balanced throughout the property.

Each building will include two, two-story attached units, with each unit having a two-car garage and an optional basement. Renderings from the street view show that, in general, a modern farmhouse style has been adopted for the site, while a variety of front elevations have been proposed by the applicant.

All include horizontal vinyl siding as the primary siding, while some of the elevations provide a second story accent siding that is a vertical board and batten. The proposed color of the siding will be a variety of options of low-chroma colors.

Brick and stone accents have been proposed around the foundation of the buildings.

The trim, windows and garage doors will be finished in white, with some slight variation in detailing of the features. Some windows will be accented by shutters, while others will not, adding to the variety of appearance.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Hidden Chase development plan with one deviation and eight stipulations.

Mr. Forrest Gibson, OHM Advisors, was present to speak to the item and answer any questions. He stated that he was in agreement with the deviation and stipulations, with a couple of clarifications. Item #8 specifically relates to the 16-inch water line extension coming south from Demorest Road. He commented that they would work in good faith with Staff and the Engineering Department to develop a cost-sharing agreement since this particular development is not required to have the 16-inch pipe. The other clarification is that they are proposing

that this site be developed in two phases. Given the economy, they are cautiously optimistic that they will be able to occur somewhat simultaneously.

Mr. Rauch clarified that related to the waterline extension, there is a code within the Codified Ordinances that allows the City to participate in cost-sharing for pipe sizes over 12 inches in diameter. This cost-sharing will be related to just the material cost, nothing to do with installation or labor. Mr. Rauck asked if there would be hydrants going down Rt. 62 on the extended water main. Mr. Rauch responded that the waterline extension would be required to comply with the City of Columbus standards. Ms. Fitzpatrick responded that the City of Columbus will not let us install fire hydrants on lines outside of the City.

Mr. Linder asked if the JTFD was okay with the split entry. Ms. Green, JTFD, stated that they were. Mr. Gibson stated that they met with Chief Little JTFD, in December, and there was some confusion about the outcome; however, they were able to clarify today that the Fire Department was okay with the split entry.

At this time Mr. Gibson gave a brief presentation on the development that is being proposed.

Mr. Rauck asked if the developer has been in contact with the two properties on Rt. 62 in front of the development. Mr. Gibson responded that they had, in fact, the southern property owner was the owner of the property that they are developing on and has been well-engaged in the process. They have attempted to communicate with the owner to the north, but have been unsuccessful.

Mr. Rauck stated a concern regarding a lack of fire hydrants along Rt 62 and asked if the areas with frontage that face Rt. 62 would qualify us to have hydrants installed since they are within the City. Ms. Fitzpatrick stated that the City of Columbus does not permit Grove City to install fire hydrants in township areas, but this might be possible if those two properties are in the city; however, it would need to be approved by the City of Columbus.

There being no additional discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the one deviation and eight stipulations as noted in the Staff Report:

1. A deviation shall be granted from the approved zoning text to eliminate the secondary emergency access point off Harrisburg Pike.
2. Details for the mail center/kiosk shall be submitted to ensure compliance with the approved zoning text. The kiosk shall utilize colors and /or decorative materials in character with other site fixtures or structures in the development.
3. The protective fencing for tree preservation along the southern border shall extend to the drip line of the trees being protected.
4. The walking path near the large oak tree that is adjacent to the pond shall be realigned to minimize the negative impact on the preservation of the oak tree.
5. Additional evergreen screening shall be provided to screen the proposed development from the existing single-family home at the southwest corner of the property.
6. Mailbox landscaping shall include shrubs, in addition to ornamental grasses, that will be full year-round.

7. The proposed vaulted utility box at the front entry signage shall be screened on all four sides with evergreens.
8. The applicant shall revise plans to show a 16-inch water main coming south from Demorest Drive along US-62, to reflect the 2012 City of Columbus Water Distribution System Master Plan.
9. Site engineering details, such as pavement composition, will be further reviewed and addressed with the final engineering/site improvement plans to ensure applicable standards are being met.

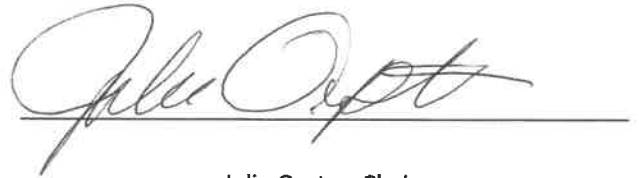
Mr. Titus seconded the motion, and it was approved 4-1 with the following votes: Mr. Linder, yes; Mr. Titus, yes; Dr. Dubos, yes; Chair Oyster, yes; Mr. Rauck, no.

At this time, the Planning Commission members and Staff moved to the Caucus Room for a brief Planning Commission training session.

Having no additional items, Mr. Linder adjourned the meeting at 3:00 p.m.



Mary Havener, Secretary



Julie Oyster, Chair