



MEETING MINUTES

Planning Commission

Tuesday, January 8, 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; Mr. Mike Boso, Chief Building Official; Ms. Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Lt. Jason Stern, GCPD; Chief Randy Little, JTFD; and Mary Havener, Development Assistant.

Organizational Items:

Dr. John Dubos, whose term on the Planning Commission expired on December 31, 2018, was sworn in for his second term, set to expire December 31, 2022.

Chair Oyster noted a quorum was present and asked for approval of the December 4, 2018 and December 20, 2018 Planning Commission minutes. Mr. Linder moved that the minutes be approved. Dr. Dubos seconded the motion, and the minutes were approved 5-0.

ITEM #1 – Broadway Station Apartments – Certificate of Appropriateness (HPA Sign Appeal)

PID #201811150052

Ms. Spergel presented the Development Department's findings. She stated that the applicant has submitted a Certificate of Appropriateness for an internally illuminated projection sign for the Broadway Station Apartments located behind City Hall in the Historical Preservation Area. Last October, City Council approved a COA for a similar request for permanent wall signage. This application mirrors that of their 2018 request with the exception to the sign's illumination. The current request is to allow the sign to be internally illuminated instead. All other aspects of the sign including its location, design and size are proposed to remain the same.

It is staff's understanding that following Council's initial COA approval (CR-55-10) the applicant wished to have an internally lit sign be considered and in working with the City Administration believed it should be handled through a new application.

Staff had previously not supported an internally lit sign, as the approved zoning text for the site requires that signage be externally lit with gooseneck lighting fixtures. However, Code Section 1138.04(e) states, "all signs within the historical area shall...be of such style or design that reflects the era during which the structure was built..." Therefore, in reconsidering the applicant's request, because the proposed sign will be placed on a more modern and recently constructed building, staff believes it would be acceptable for the sign to utilize a more modern lighting style. Additionally, other internally illuminated signs are utilized in the Historical Preservation Area including Local Cantina, the Welcome Center and Museum sign and the Schoedinger Norris Funeral Home sign.

After review and consideration, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness – HPA Sign Appeal as submitted.

Mr. Steven Stieglitz and Mr. Michael Wise, Smith Tandy, were present to speak to the item.

Mr. Linder asked if just the letters would be illuminated or if the entire blue sign would be. Mr. Stieglitz stated that only the letters would be illuminated.

There being no further questions or discussion, Mr. Linder moved to recommend approval of the COA to City Council as submitted. Mr. Titus seconded the motion and it was approved 5-0.

ITEM #2 – 3615 Grant Avenue – Rezoning (R-2 and D-1 to R-2)

PID #201812100053

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to rezone 0.495 acres at 3615 Grant Avenue. The site is currently zoned D-1 in the center third, with the outer two-thirds zoned as R-2, and the requested application will rezone the entire site to be zoned only R-2. The applicant received approval of a lot split at the December 4, 2018 Planning Commission meeting to split the lot in half and is proposing to develop a single-family home on the vacant/eastern half of the site. The proposed rezoning will allow for clearer development requirements when the applicant applies for permits on the site.

Staff believes that the proposed rezoning to make the site R-2 is appropriate as it will be in character with the surrounding area and meet the land use recommendation in GroveCity2050 of Grove City Town Center core neighborhood. Moreover, this site is in the Beulah Subdivision which is primarily zoned as R-2.

After review and consideration, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Mr. James McNabb, 2 Teers Properties and property owner, was present to speak to the item.

There being no questions or discussion, Mr. Linder moved to recommend approval of the Rezoning to City Council as submitted. Dr. Dubos seconded the motion and it was approved 5-0.

ITEM #3 – Farmstead – Development Plan

PID #201808290040

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for a 206-acre residential subdivision located on the west side of Jackson Pike and approximately 2,100 feet north of London-Groveport Road.

The GroveCity2050 Community Plan Future Land Use and Character Map recommends this site be used as a "Conservation Neighborhood", which the proposed site meets. The layout of the site will include different subareas with preserved reserve space containing trails between them meeting the expectation for a conservation type of development. This site also falls into the Southeast Area Study which recommends that the site contain densities between 0.5 to 3.0 dwelling units per acre. The site is proposed to have an overall density of 2.5 dwelling units per acre falling within the study's recommendation. Staff believes that the proposed layout is in character with the area, allowing for a transition between the single-family developments to the west and more rural character to the east, with the addition of the large amount of preserved area throughout the development.

Additionally, the proposed layout and usage of the site meets the Farmstead Zoning Text which Planning Commission recommended approval of at the December 4, 2018 meeting.

A draft development agreement has been submitted for the city's review. This agreement outlines various aspects of the project including securing a school site and infrastructure improvements such as including contributions for the intersection improvements to Jackson Pike and Hawthorne Parkway, contributions to the traffic signal at Jackson Pike and Hawthorne Parkway and maintenance responsibility for the sidewalks and bike paths.

The 206-acre site is proposed to be accessed from three different points: an extension of the existing Hawthorne Parkway to the west at the Indian Trails subdivision with a second access with Hawthorne Parkway at Jackson Pike to the east, and an extension of Windcliff Drive to the south. Each street will be designed to be similar to or match that of the Indian Trails subdivision to the west. Each side street is proposed to be 28-feet in width, and Hawthorne Parkway is proposed to be 26-feet in width.

Five foot sidewalks are proposed throughout the site and will be located on each side of the street, unless a bike path is proposed on one of the sides. Hawthorne Parkway is proposed to have an eight foot bike path along the north side and a sidewalk along the south, both of which will connect with the existing sidewalks in Indian Trails to the west and continue to meet with a proposed bike path along Jackson Pike to the east. Additional eight-foot bike paths are proposed throughout the site through the reserve areas and out to meet the proposed path along Jackson Pike.

Six different reserve areas are proposed encompassing approximately 66 acres or 31.6 percent of the site. Within those 66 acres, approximately 29 acres count toward the open space requirement of Section 1101.09(b) for open space not within setbacks, floodplain or the utility easement going through the middle of the site. There are 26.4 acres required for the site, and with the 29 acres, the site is well above the minimum requirement.

Nine subareas are proposed as part of the development. Subareas A-G are proposed to contain 396 single-family homes with styles ranging from patio homes to estates. Lot sizes and home models for subareas A-G were reviewed as part of the rezoning of the site. The proposed lots meet the requirements of the proposed zoning text.

Subarea H is proposed to have a maximum of 120 attached single-family units, and Subarea I has been reserved for a future elementary school site for South Western City Schools. Details for these subareas is not included with this development plan and both will be reviewed as part of a separate development plan.

Part of the northwest portion of the site is within a FEMA regulatory 100-year floodplain. This includes much of Reserve A and the proposed wet basin within the reserve. A variance will be needed through the Board of Zoning Appeals to for filling and grading in the floodplain. Staff is supportive of the variance if the applicant can demonstrate that no impact will occur as a result of placing the compensatory storage in the floodplain. Other outstanding stormwater items include wetland design to ensure that release rates will be adequate and amount of diversion to different streams on the site. These items will be further reviewed during the construction plans phase.

Six foot mounding is proposed along Jackson Pike and adjacent to homes backing up to Hawthorne Parkway. Each mound is proposed to be landscaped with a row of evergreen trees and a row of deciduous trees. Hawthorne Parkway and each side street are proposed to have street trees provided in the right-of-way on both sides of the street. A portion of the existing tree stand in the western part of the site will be preserved, as well as a portion of the existing tree stand in the northwest portion of the site (both in Reserve A), maintaining some of the existing natural character of the site.

Each pond on the site is proposed to be landscaped with different deciduous trees and shrubs around the detention pond near the amenity center in Reserve B. Additional landscaping will be required around the pond in the northeast corner of the site due to its proximity with Jackson Pike. This will include shrubs, perennials, stone outcroppings and shoreline protection with stone slabs and a wetland shelf.

An amenity center is proposed in the center of the site to contain a clubhouse, pool, playground area and cluster box units (mailboxes) for the subdivision. The building is proposed to keep with the farmhouse theme, utilizing vertical white siding, masonry water table and a pitched, shingled roof, similar to the home designs reviewed with the rezoning. While Staff is supportive of placing the cluster box units in a centralized location, the area should utilize a turnaround with a separate entry and exit to allow traffic to move more effectively.

Street lighting fixtures will be located on one side of each street placed between 250 to 350 feet apart as required per Section 1101.05(m). All lighting fixtures are proposed to be the beacon style as per standard drawing C-GC-95C.

Details for the main entry and sub-entry signs have been provided. The specific design and location for each sub-entry sign has not yet been determined and will be reviewed through the Development Department when each is ready for submittal. Staff is supportive of these signs as they will maintain the farmhouse theme of the development

and will utilize materials similar to other approved residential ground signs with masonry bases and external lighting fixtures.

After review and consideration, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the Development Plan with the four (4) stipulations as noted in the Staff Report and with the added fifth stipulation that:

5. Detailed stormwater modeling and management, including water quality, shall be submitted for approval at the time of final engineering/construction review.

Mr. Jason Wisniewski, Grand Communities LLC, was present to speak to the item. He stated that the stipulations have been reviewed and they are in agreement with them.

Mr. Linder asked who would be utilizing the amenity center. Mr. Wisniewski stated that it was for the entire Farmstead community. Mr. Linder continued to state that he was concerned that there would be a lack of parking. Mr. Wisniewski stated that his company was very experienced in planning these types of developments, and based on historical use, he feels the parking will be adequate given the size of the community.

Mr. Linder asked about the location of the cluster box mailboxes and if they were to serve the entire community. Amanda Webb, Fischer Homes, asked to respond to the question. She stated that the postal boxes, as they are depicted, are currently just for subarea A and potentially the sites on the northeast quadrant of the site. Mr. Linder asked the number of homes that are planned for that area. Ms. Webb responded that these boxes would service approximately a quarter of the site. She continued to state that they are currently working with the Postal Service to position the boxes and as they develop the amenity center area, the location may be altered. The location would be required to be approved through the USPS.

Mr. Linder noted that he remains to have concerns related to the lack of parking.

Dr. Dubos asked if there was potential for the community to request another amenity center. Mr. Wisniewski stated that they do not have any intention of expanding at this time. There is room in the area, so it would be possible to adjust and expand in the future, if necessary. Mr. Rauch stated that, if desired, Planning Commission could add an additional stipulation requesting a feasibility study of adding additional parking. Mr. Linder stated that at this time, it's an unknown how much additional parking will be needed. He asked if the amenity center could be pushed to the east. Mr. Wisniewski stated that he believed it could.

Mr. Linder asked why it was necessary to place the cluster mailboxes in that location. Ms. Readler, Frost Brown Todd, stated that the location was a stipulation in the Staff Report; however, the cluster boxes are a Federal Post Office requirement and we have no jurisdiction over that. They are being required in all cities.

Mr. Rauck asked if the bike path on the north side of 104 would terminate or if it could be run north or south. Mr. Wisniewski stated that it goes north and proceeded to demonstrate the route the bike path takes. Mr. Rauck stated his concern on getting the bike path to Scioto Grove Metro Park. Mr. Wisniewski stated that there is a trail that runs south to the terminus. Mr. Rauch continued to state that as the City develops, one of the main points of emphasis is the bike path along Rt. 104. Ultimately, the goal would be to get a bike path down Rt. 104 into downtown Columbus. Mr. Rauck asked how the bike path terminates and Mr. Rauch said that it was unclear, but they would look into the best practices for doing so.

Ms. Oyster asked for clarification on the meaning of "compensatory storage" within the Stormwater Detention section of the Staff Report. Mr. Rauch explained that compensatory storage is a way you can modify the floodplain in a manner that won't increase the base flood elevations. Three cubic yards are filled in within the floodplain and in another area, according to engineering practices, you would remove three cubic yards as well, so there is a net gain of zero.

Mr. Roby Schottke, 4912 McNulty Street, asked why there were four stipulations within the Staff Report, but five stipulations were being displayed in the presentation. Mr. Rauch stated that when the Staff Report was prepared, there were only four stipulations; however, a fifth one was added prior to the meeting.

Being no additional questions or discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the following five stipulations:

1. The draft development agreement shall be finalized.
2. The cluster box units shall be located in a turnaround area with a separate entry and exit to maintain traffic flow.
3. A variance shall be obtained from the Board of Zoning Appeals to allow filling and grading within the floodplain to allow for the compensatory storage.
4. The proposed pond in the northeast corner of the site shall have enhanced landscaping, including trees, shrubs, perennials, stone outcroppings and shoreline protection with stone slabs and a wetland shelf.
5. Detailed stormwater modeling and management, including water quality, shall be submitted for approval at the time of final engineering/construction review.

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

Having no additional items, Chair Oyster adjourned the meeting at 1:57 p.m.



Mary Havener, Secretary



Julie Oyster, Chair