# MEETING MINUTES
# Planning Commission

## January 3, 2023 – City Council Chambers

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

Roll was taken, and the following members were present: Mr. Jim Rauck, Mr. David Frea, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant; Stephen Smith, Law Director; Tami Kelly, Clerk of Council; Roby Schottke, Council Member; Laura Scott, Planning and Zoning Coordinator; Christopher Hite, Jackson Township Fire Department; Tammy Castle, Jackson Township Fire Department.

Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance.

**Organizational Items:**

Chair Oyster asked for approval of the December 6, 2022, Planning Commission meeting minutes.
Mr. Farnsworth moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 5-0.

Chair Oyster made a motion to postpone Items 2 through 5 – 3131 Broadway, until next month's meeting, at the applicant's request. Mr. Farnsworth seconded the motion, and the motion was approved 5-0.

Officers for 2023 were nominated and approved. Mr. Titus nominated Chair Oyster and Vice Chair Frea to be re-elected in their current positions. Mr. Rauck seconded the nominations. The vote was unanimous, and Chair Oyster and Vice Chair Frea accepted.

**New Items:**

**ITEM #1 – Season's Grove – Final Development Plan** **PID # 202211300065**

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a Final Development Plan for a new, 82-unit age-restricted senior living facility on the north side of Lamplighter Drive, on a 4.14-acre site across from Lamplighter Senior Village. A preliminary development plan for the site was approved by city council in June of 2021 and rezoning of the site to PUD-R (Planned Unit Development – Residential) with a zoning text was approved in September of 2021.

Mr. Logan continued stating that access to the site is proposed from two curb cuts off Lamplighter Drive. One curb cut is located toward the western edge of the property and the second is located approximately 200 feet further east, near the current bulb on Lamplighter Drive. Parking is located on the front portion of the site, between Lamplighter Drive and the proposed building, with 72 spaces provided, meeting the requirements of the zoning text. All drive aisles shown are 24 feet in width, and the site will be two-way traffic flow, except for the drive aisle at the entrance canopy. The 24- foot width matches what was shown on the preliminary development plan and exceeds the 22-foot width required in the zoning text. The building is located to the north of the parking area. Six-foot-wide sidewalks are shown around the site, with a connection to Lamplighter Drive. A pond is located behind the building, and a path is shown around the perimeter.

Mr. Logan stated that the proposed building is three stories in height and has an overall gross area of approximately 84,000 square feet. The height of the building will be 50' at the roof peak and 32' at the eaves, matching the heights approved with the preliminary development plan and as permitted per the zoning text. The building is proposed to contain 82 units, which exceeds the maximum of 76 units permitted in the zoning text. However, as the footprint and height of the building will remain unchanged from the approved preliminary development plan, staff is supportive of granting a deviation from the zoning text to allow for the proposed 82 units. The applicant has indicated that the increase in units is being accomplished internally by reducing the common areas without changing the overall footprint of the building, and that the change is necessary due to market conditions and recent construction cost increase. Given the age restricted use proposed, and the low level of traffic anticipated to be generated by the proposed development, staff does not believe the increase in units will negatively impact the area. Each wing of the building will have a differing appearance with varying colors and finish materials. The approved zoning text requires that a minimum of 40 percent of the elevations fronting on Lamplighter Drive be finished in masonry cladding, and this requirement has been met. The east elevation is to be finished primarily in white brick veneer, with vertical Hardie-plank siding. The west wing will be finished with stone veneer on the first floor with Hardie lap siding accents. The architectural bump outs will be finished with Hardie Lap siding which will be the same shade of blue used on the east elevation. The rear elevations of the buildings, which will not be visible from Lamplighter Drive, are finished primarily in Hardie lap siding, with stone veneer accents. The primary roofline will utilize asphalt shingles with metal standing seam roofing over the covered drive canopy at the building's entrance.

Mr. Logan continued, the proposed landscaping meets all requirements outlined in the zoning text, including building perimeter plantings, parking lot landscaping and parking lot screening and plans show most of the trees along the north and east property lines being preserved. Per the approved zoning text, the site is required to provide approximately 2.46 acres of open space, and a fee will need to be paid in lieu of any open space acreage that cannot be provided in accordance with these requirements. The proposed stormwater basin on site will be designed to meet the planting requirements for a Tier 2 basin per the City's Stormwater Design Manual. The applicant is proposing a swale along Lamplighter Drive to convey stormwater to the rear of the site, which will include plantings and stone outcroppings for aesthetics. Staff is supportive of the swale, provided it is designed to convey stormwater per the City's Stormwater Design Manual.

Mr. Logan concluded after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the one deviation noted in the staff report regarding the number of units.

Mr. Eric Walsh, Korda/Nemeth Engineering, 1650 Watermark Drive, Columbus, OH spoke on the item.

Mr. Frea asked if the project is considered independent, assisted, nursing care or memory care, and if changing the footprint, will the extra units come from the common space. He also asked how much they rent for.

Mr. Anup Janardhanan, Moody Nolan, 300 Spruce Street, Ste 300, Columbus, OH, responded it will be independent. There were a lot of unassigned spaces that were redesigned or repurposed and the extra units do not impact unit size. The owner will know the rent cost and he is not here.

Mr. Farnsworth asked if there is ADA compliance they must meet. Mr. Janardhanan replied yes, the 2010 ADA requirements and the Ohio building code ANSI standards are required to be met.

Mr. Farnsworth asked about losses to the common areas to accommodate the extra units. Mr. Janardhanan replied that the building programming was not finalized, so there was a lot of extra space that was unassigned and reduced areas such as corridor widths and repurposed unprogrammed space to accommodate the units. There are an extra 2 units per floor, and the average square footage is approximately 700 square feet.

Mr. Farnsworth asked about the perimeter that is age restricted and if a fence or barrier is proposed around the perimeter.

Mr. Rick Krall, Moody Nolan, 300 Spruce Street, Ste 300, Columbus, OH replied there is a lot of existing trees and vegetation that forms a kind of barrier around most of the east and north sides. More vegetation will be added to the west side, but A fence has not been discussed.

Ms. Kimberly Shields, Community Development Manger made a point of clarification that the slides that were originally displayed had been displayed in error and did not include the recommended deviation, and the presentation now displayed had been updated to include the deviation.

Mr. Christopher Hite, Jackson Fire Department commented about building access that needs to be within 150- feet of the building for equipment to reach, and access needs to be added to the back of the building.

Chair Oyster asked the applicant if this is something that had been considered before.

Mr. Janardhanan asked if with the building being fully sprinklered it would still be required.

Mr. Hite responded it is required due to the nature of the residents in the building with some people not being able to self-rescue, so they need all the access they can get.

Mr. Janardhanan asked for clarification that it is the use group that requires this access. Mr. Hite. replied that if it were a different use group the Fire Department may feel comfortable without the access. The code states that they need access within 150 feet, and the fire department is not going to apply for a variance with this use

Chair Oyster asked for clarification if the fire department needs access within 150 or 200 feet. Mr. Hite replied that the trucks have 200-foot cross lays that give them 50 feet of hose left to work with, and it is ideal to have room all the way around the building.

Mr. Krall, Moody Nolan, 300 Spruce Street, Ste 300, Columbus, OH asked Mr. Hite how wide a fire access road needs to be. Mr. Hite stated that Fire department requests access roads of 26 feet. Additionally, any road longer than 150 feet needs a turn around.

Mr. Frea asked for clarification on where exactly Fire department is requesting access. Mr. Hite stated that the vehicle access needs to be around the building perimeter. Mr. Frea commented that there appears to be little room along the north side of the building for access.

Mr. Stephen Smith, Law Director asked if this was a new code requirement. Mr. Hite responded that it is not. Mr. Smith stated he was confused as to why it's just now being mentioned when this project has been going on since 2020 and the fire department has not given input on this issue until December 20th.

Mr. Hite responded that he could not speak for the past, but this is the first time he had been made aware of it.

Mr. Smith asked if provision 503.1.1 is the one that Mr. Hite is citing about access from a public or private street. Mr. Hite responded if the back of the building can't be accessed by a public or private street a fire lane will have to be provided within 150- feet of all exterior portions of the building.

Mr. Smith asked if this requirement is enforced on all buildings in Jackson Township. Mr. Hite responded that he personally does enforce this requirement. As the fire code official, it is his job to enforce the code and he can only speak for what is being proposed now.

Mr. Smith stated that from the City's perspective this body recommended approval of the Preliminary Development Plan and it was approved by Council. At this point Planning Commission is judging the Development plan in the Criteria of code. Certainly, input from the fire department is important, and staff will work to discuss this issue, but voting is based on meeting the criteria of code.

Mr. Janardhanan stated that this plan was submitted two years ago, and this issue did not come out, but their intent is to work with the city and fire department to get it resolved.

Mr. Frea moved to make a motion to add a second stipulation that the applicant work with the city and fire department to resolve their access concerns. Mr. Rauck seconded the motion, and the motion for the stipulation was approved 5-0.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Frea moved to make a recommendation of approval of the Final Development Plan to City Council with the following stipulations:

1. A deviation from the approved zoning text (C-45-21) shall be granted to exceed the maximum number of units permitted on the property by 6, resulting in a total of 82 units.

2. The applicant shall work with the city and fire department to resolve concerns regarding access.

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

There being no additional discussion, Chair Julie Oyster adjourned the meeting at 1:55pm.

Terry Ellis, Development Assistant

Julie Oyster, Chair