

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

January 3, 2017

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

Chair Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Chair Gary Leasure, Mr. Chuck Boso, and Mr. Mike Linder. Dr. John Dubos and Ms. Julie Oyster were absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Jennifer Stachler, Service Superintendent; Laura Scott, Planning and Zoning Coordinator; Bill Vedra, Deputy City Administrator; Tami Kelly, Clerk of Council; Tammy Green, Jackson Township Fire Department; and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. The minutes from the December 6, 2016 regular meeting were approved 3-0.

ITEM #1 – 2102 Edwards Road | Rezoning (SF-1 to C-1)

(PID #201612070083)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to rezone 2102 Edwards Road at the corner of Edwards and McDowell Roads from SF-1 to C-1. The site is bordered by a variety of zoning districts, from Township residential to the west to Industrial to the east across McDowell. The property adjacent to the north was rezoned C-1 last year to begin the transition from Industrial to the office and multi-family residential to the west.

Staff believes the rezoning is appropriate for the area given its proximity to the other similarly zoned properties and the commercial character of the area. Therefore, Staff recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Mr. Robert Nygren was present to speak to the item. Mr. Nygren stated that he has been to the Commission previously for the other property located at 2102 Sonora for the very reason he is here today. The proposed rezoning will make the property sellable.

Being no discussion, Mr. Boso moved that Planning Commission recommend approval of the Rezoning to City Council as submitted. Mr. Linder seconded, and the motion was approved 3-0.

ITEM #2 – Trail View Run | Preliminary Development Plan

(PID #201610040071)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan for a new residential subdivision on Borror Road, east of Buckeye Parkway. This item was originally reviewed and postponed at the May 3rd, 2016 Planning Commission meeting and again at the November 8th meeting. Staff's primary concerns at both of these meetings related to density compared to area development and traffic impact.

A total of 130 housing units are proposed on the site: 81 single family lots and 49 condominium units. Staff is of the opinion that the entire development should consist of larger single-family lots to more effectively transition into the more rural character of the lots to the east. It should be noted that Staff will be completing a study in this area regarding Borror Road and connectivity with Buckeye Parkway and east to 104.

Staff has a number of additional concerns with the proposed development including limited connectivity within the subdivision, the proposed open space and the need for a traffic impact study to determine potential impacts to the surrounding roadway network and the Borror Road corridor.

As a result, Staff is recommending Planning Commission make a recommendation of disapproval to City Council for the Preliminary Development Plan as submitted.

Mr. Karl Billisits, Harmony Development Group and Mr. Joe Looby, Stantec, were present to speak to the item.

Mr. Looby presented a display of the old plan for comparison purposes. He stated that the biggest change that was made was in the single-family condo area. Originally they had a couple of building areas that were approximately 105 ft. in depth and Harmony would like to see them changed to 120 ft. When they changed to the 120 ft. depth area, they had to change the configuration in a way that resulting in losing five (5) units. In doing this, they will have better circulation in the middle, a single-gated entry point and a couple single loaded streets on the ends which will help break up the street and will give nice frontage along the greenspace.

Overall, they lost one single-family unit at the entrance, which opened the area up, and four condos for a total of minus five from the previous layout. All of the single-family units are 70 x 120.

The circulation was also changed. Mr. Looby demonstrated on the exhibit the various stop-conditions that were put into place to assist with calming the traffic and presenting a better presentation. He also stated that Harmony would like to retain at least one cul-de-sac.

Twenty feet of dedicated no-disturb area was added to assist in buffering the adjacent residential area.

In regards to Staff's comments related to street trees, they will agree to comply with the recommended standards.

After reviewing the stormwater management, they determined that they didn't have enough pond area, so they have increased the pond size since their last iteration. As a result of the larger ponds, it appears that the open-space has gone down, but essentially it is very similar.

Mr. Looby stated that there was a comment related to looping the waterlines at the cul-de-sac which they will do as well as complying with the hydrant spacing. They will also verify that the fire-truck radius will work for maneuvering fire trucks through the development.

Mr. Billisits asked to speak to the item and presented a page from Grove City's Master Parks Plan which calls out the park on the back side of this project as one of the key acquisition zones for the park in the area. We've got 7.88 acres of floodway in the back part of the project that is throwing off the calculations. He understands the City's code with not counting the floodplain, but in this case, where the master plan is targeted as an acquisition zone, it makes sense to include it in the open space. Approximately 1/3 of their project is open space or park dedication. Technically, when you go through their plan, the calculations state that they're short on park space, however, a third of the site is open space. They would like to be able to count the flood plain in the rear of the property where the bike path is supposed to go. This puts them in the position of whether to dedicate it or try to utilize it.

In reference to the condos, Mr. Billisits stated that they are trying to create an area similar to the area of Pinnacle Parkway where there were 43 single-family detached condominiums built for active adults which were quickly sold out because it's a product type that is in high demand. There are other larger lots along the golf course that are not selling as quickly. The lots they are showing with the private streets match the same size of those lots.

Mr. Billisits continued to state that in meeting with area residents, one of their biggest concerns was the roadway. Mr. Billisits presented an illustration of how they could see the roadway being improved. They have had several meetings with the City Engineer regarding what their impact would be. Currently, Borror Road is approximately 17 ft. wide, which is substandard. They tried to design their development of 130 lots in a way that has the traffic going out to the north and the south which would create half going out onto Borror Road. The old plan had more traffic going out onto Borror Road. There is definitely a combined effort to make improvements on Borror Road, it just hasn't been made clear what it is yet. There may be two lanes, three lanes or a combination.

At this point, Mr. Billisits stated that they've done their best to try and publicize this development and have met with residents and have not received any negative feedback.

Chair Leasure asked Staff their reason for recommending disapproval. Ms. Shields stated that the main reason was related to the density and the condos. She stated that Mr. Billisits comments related to the "estate lots" at Pinnacle not being able to sell is no longer true. They were not selling as well during the recession, however, they are now selling again. Consequently, Staff feels that this would be a good area to transition into the rural area with the bigger lots.

Ms. Shields also stated that an email was received from the owner of one of the adjacent properties, Ms. Spellman, expressing similar concerns related to the density and hoping for larger lots. As far as the open space is concerned, Ms. Shields feels that this is something they can work with the developer on. Again, their major concerns are the impact on the

roadway and the density. There is a clause in the code that states that you can do a payment in lieu of open space. This is a piece of land that the City would want for park acquisition, so we can be flexible on open space. Most of the open space outside of the large southern open space is within the electric easement, which staff does not consider to be usable open space. As a result, she stated that Staff is hoping to see something a little bit more distributed throughout the subdivision for the residents to utilize. Again, the density is Staff's biggest concern.

Mr. Billisits asked with the overall density currently being at 2.68, what density the City feels would be more desirable. Ms. Shields stated that they have looked at lower density developments i.e., what SF-1 or R-1 requirements would result in. Ms. Shields presented a draft plan of the type of development the City would like to see in this area. Mr. Billisits asked what the selling price might be if this type of plan came through. His concern is in making sure there will be a viable cost, given that there is a power line that runs through the middle of the site. Ms. Shields stated that the City recognizes that the type of condominiums that are being presented are very much in demand right now, however, from the City's prospective, they feel that this is not the appropriate site for that kind of development. Mr. Billisits asked if there were places where the demand is being met right now. Ms. Shields responded yes. She stated that they have been talking with developers that are looking elsewhere in the city.

Based upon this information, Mr. Billisits stated that they would like to move forward for a vote. He asked if they could make modifications to their plans between now and when their project would go to Council. Ms. Shields stated that he could, but it is not encouraged. Mr. Boso added that Council would have to modify what Planning Commission sends to them. Mr. Rauch also added that Council already has all the information that Planning Commission is looking at.

Chair Leasure asked how many units are depicted in the City's plan compared to the plan that is being presented. Mr. Boso responded that it is showing 71 compared to 130. 71 would be 1.5 units per acre.

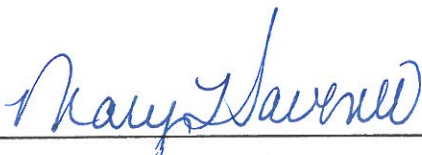
Mr. Billisits stated that since Council is acting on these plans, they would like to go ahead and table this item to a future Planning Commission meeting.

Mr. Linder stated that he differs from the City in that he doesn't mind the condos in this development. His concerns lie with how narrow Berror Road is at this time, and until some type of improvements are made, he is concerned about the increase the amount of added traffic.

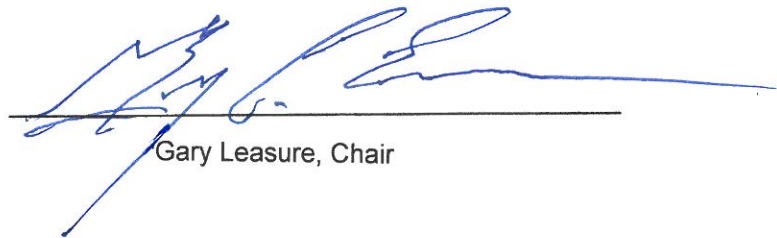
Chair Leasure asked if this was a county road. Mr. Rauch stated that it was a county/township road – not an incorporated roadway. Mr. Billisits stated that they have had several meetings with the Township and County in an effort to come up with a solution. He agreed that it is definitely a safety issue.

Being no further discussion, Mr. Boso moved that the item be postponed as requested. Mr. Linder seconded the motion and it was approved 3-0.

Having no further business, Chair Leasure adjourned the meeting at 2:05 p.m.



Mary Havener, Secretary



Gary Leasure, Chair