



MEETING MINUTES

Planning Commission

Tuesday, January 2, 2018 – Regular Meeting

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

Vice-Chair Julie Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Ms. Julie Oyster, Mr. Mike Linder, Dr. John Dubos and Chair Gary Leasure. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Bill Vedra, Safety Director; Tami Kelly, Clerk of Council; Mr. Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Jennifer Stachler, Public Service Superintendent; Lt. Jeff Lawless, Grove City Police; Tammy Green, JTFD; and Mary Havener, Development Assistant.

Organizational Items:

Mr. Jim Rauck, new appointee to the board, was sworn in to replace Mr. Chuck Boso for the term expiring December 31, 2021. Ms. Julie Oyster, whose term expired on December 31, 2017, was also sworn in for another term to expire on December 31, 2021.

Officers for 2018 were nominated and approved. Mr. Leasure nominated Ms. Oyster as Chair for 2018. Mr. Linder seconded the nomination. The vote was unanimous and Ms. Oyster accepted. Dr. Dubos nominated Mr. Linder as Vice-Chair for 2018. Mr. Leasure seconded the nomination. The vote was unanimous and Mr. Linder accepted.

Chair Oyster, noting a quorum was present, asked for approval of the December 5, 2017 minutes. Mr. Linder moved to approve the minutes as submitted. Dr. Dubos seconded the motion and the minutes were approved 3-0 with Mr. Leasure and Mr. Rauck abstaining.

ITEM #1 – Stringtown Road Apartments – Development Plan

PID #201710250035

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan for a new multi-family residential development on the Star Cinema site at the terminus of Parkmead Drive. A preliminary development plan for the site was approved by City Council in October of last year and the second reading to rezone the property to PUD-R will occur on January 16, 2018.

The proposed development is, in the opinion of Staff, the first piece to redeveloping the area into the mixed-use area shown on future land use plans and will contain 138 dwelling units in four, three-story buildings. A 26' wide drive is proposed as a private extension of Parkmead Drive along the southern portion of the property to access

the development with most internal drives through the development being 24' wide. A number of deviations from our standard code are requested on plans and through the proposed zoning text including density and open space; however as previously stated, Staff believes the proposed plan is appropriate based on the context and the anticipated mixed-use character of future redevelopment in the area. For example, our code would require that 94% of the site be dedicated for open space based on the number of units proposed; however, the proposed open space would comply with standards in a number of other communities including Dublin, Westerville and Hilliard.

The applicant is proposing to preserve the trees and natural stream corridor around the north and east property lines, as well as a pocket park in the center of the site and a community clubhouse with a pool.

Proposed buildings will contain a mix of one-bedroom, two-bedroom and three-bedroom units. Each residential apartment building will be three (3) stories and will be finished in a combination of brick veneer, horizontal vinyl siding and shake siding. The percentage of materials used on each building varies based on its location on the site with Building 1, facing Parkmead Drive, having increased brick from other facades. The clubhouse and garages will be finished similarly to the apartment buildings with the same materials, colors and pitched roof finish and the same asphalt shingles.

Aside from a number of outstanding issues related to landscaping and ensuring that the development property integrates into the area, Staff is supportive of the project and Staff is recommending Planning Commission make a recommendation of approval to City Council with the 11 stipulations and deviations as noted in the Staff Report.

Mr. Matthew Vekasy, Fairway Realty, was present to speak to the item. He stated that they had read and agree with the Staff Report and would answer any questions that the Planning Commission has.

Mr. Leasure asked the height of the fence around the pool. Ms. Shields stated that the proposed fencing is 6 ft., which meets code requirements.

Mr. Linder stated that he is concerned about the garages on the west side, specifically on the southern end of the building, and given the proximity of the circulation area, the possible danger associated with residents backing out of their garages. He asked the width of road. Mr. Vekasy stated that it was 30 ft. wide and since its part of a reciprocal access, that is the required width. Accounting for the eve overhang, it will be 32 ft. from the building. Mr. Linder asked if there would be enough room to add a small median between each garage. Mr. Linder continued that his main concern is the 5-6 doors on the southernmost end. Mr. Vekasy stated that this could be studied, but they are limited to the amount of room they have. Lt. Lawless suggested that an angled approach might help with the tight circulation. Another suggestion was the possibility of placing mirrors on the garages, however, Mr. Vekasy was uncertain of where they could be situated and if it would even help.

Mr. Leasure asked the Fire Department if they thought they would have any issues getting their trucks in through this drive. Ms. Green responded that they had been provided a maneuverability map and have some concerns related to clearance of cars and trees.

Mr. Linder asked if the asphalt would remain contiguous with the other property owner. Mr. Vekasy stated that it would. He added that this is one of the pieces that make this development so challenging due to the reciprocal access easement thats in place since Kmart has the right to use the 30 ft. drive to provide circulation around the parking lot and their building.

Mr. Linder asked if Parkmead Drive terminates at this property. Ms. Shields stated that it does and the right-of-way stubs at their site.

Mr. Linder asked if they could put markings/lanes on the western two-thirds of the property. Mr. Vekasy stated that they would need to look at the title work to see what they would be allowed to do. Assuming the title work

would allow them to do that, he said they probably could. He stated that they could stripe it in a manner in front of the garages that would help address the safety issue.

Dr. Dubos asked if cars would be entering from the west side of the property. Mr. Vekasy stated that they can come in from either direction.

Mr. Leasure asked about visitor parking. Mr. Vekasy stated that visitors can park on site.

Additional discussion was held on the options of striping on the southern end of the western building.

Ms. Oyster stated that the far-sides of Building 1 and 2 look a bit unfinished and asked if there was anything that could be done to make it look more cohesive. Mr. Vekasy responded that they have added shutters to the windows on the ends of the buildings to address that very issue.

Mr. Leasure asked if there was any other choice than the grass on the corner since its such a high-maintenance item. Mr. Vekasy stated that they can refer back to the landscaping plan. The renderings which are part of the presentation do not match the specific landscape plans.

Ms. Oyster asked if the dog run area would be fenced. Mr. Vekasy stated that they could put up a chain-link fence. Ms. Shields stated that if fencing were to be provided, it would need to be more decorative in nature closer to the black railing they are providing; however, that's an issue that can be worked out in the future.

Mr. Linder asked if Mr. Vekasy could work with Staff on the striping for the road. Ms. Shields stated that a stipulation could be added to determine the safest way to make the concerns of backing out of the garages less of an issue.

Mr. Rauck asked if the number of handicap parking spaces could be increased. Mr. Vekasy stated that they could redistribute them throughout the site. Currently, they are ADA compliant with the number of handicap spots that they are proposing. Mr. Leasure asked Mr. Rauck if he would like that request added as a stipulation. Mr. Rauck stated that he would.

Ms. Bethany Vance, resident, asked to speak to the item. Being directly adjacent to the property, she stated the following concerns:

- 1) her family uses well water and she's concerned that the construction site might possibly contaminate their water supply
- 2) with the addition of more apartments near her home, she is worried about people trespassing on her property and the possibility of additional crime
- 3) their view is going to be disrupted since they will now be looking at a 3-story building and people from the apartments will be able to look directly into their home
- 4) she is concerned that her road will be over-utilized in an attempt to gain access to the apartment property and this could create a safety hazard for her family/children
- 5) she is concerned about the possibility of her creek overflowing due to stormwater

Ms. Shields stated that the City requires that the development must submit a stormwater report to make verify that all requirements are met and adjacent properties will not be impacted. The property is also inspected to assure that the development is adhering to the guidelines.

In terms of the visual impact, the developer is planning to leave all of the trees within the stream corridor which should help to reduce some of the visual impact. She continued to state that this is the first phase of the

redevelopment of the area. It is very different, however, it is a commercial property, and as such, will generate additional traffic. The City looks at this as a very positive addition to the area.

In regards to the traffic on Edwards Road, Ms. Shields stated that there will be no vehicular connection from Edwards Road into the proposed development. The City has entertained the idea of a pedestrian trail connection similar to other township roads that have stubbed into city properties and given the possibility of future development in the area, there might be some form of connection in the future. Mr. Rauck asked if the pedestrian connection would require some sort of bridge given that there would be a stream crossing. Ms. Shields stated that there would be some type of sidewalk crossing.

Mr. Leasure stated that in regards to Ms. Vance's concerns related to her well water, this would not be a concern and if anything were to happen, the developer would be responsible. Mr. Linder continued that the well is deep enough and would not be affected by the proposed development.

Being no additional questions or discussion, Mr. Linder moved that Planning Commission make a recommendation of approval to City Council with the following 11 deviations and stipulations noted in the Staff Report:

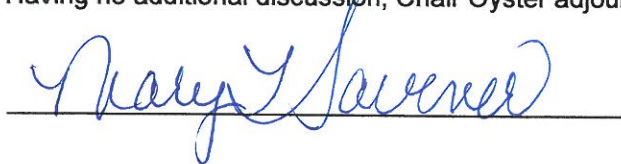
1. The development shall be designed in a manner that allows for future integration and connectivity with surrounding uses / buildings.
3. Plans shall state how existing trees to be preserved on the site will be protected during and after construction, per Section 1136.10.
4. Plans shall include a note stating that all service structures will be screened in accordance with Section 1136.08.
5. Shrubs shall be a minimum of 24 inches at the time of planting.
6. At least six (6) trees shall be planted around the perimeter of the detention pond area at least two (2) inches in caliper or six (6) feet in height for evergreens and no more than 20 feet from the bank.
7. General Note #12 on the landscape plan shall be updated to state that only hydro or Penn mulch shall be utilized on the site to germinate grass seed.
8. The three (3) easternmost Shademaster Honeylocust trees along the north side of Parkmead Drive shall be removed from plans as these trees are existing and on a neighboring property.
9. All of the parking islands shall have at least one (1) large or medium class tree at least two (2) inches in caliper.
10. Exterior site lighting shall be decorative downcast, LED matching the character of lighting along Stringtown Road and the Kroger property and Stringtown Road and Hoover.
11. Gates for the trash enclosure shall be solid wood, stained, and be 100% opaque.

Along with these deviations and stipulations, three (3) additional stipulations were added:

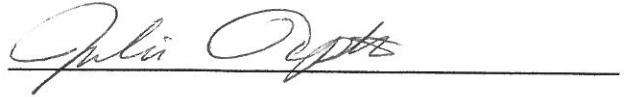
12. Striping shall be added to the western 30' drive to clarify traffic movement and create a safer environment for residents backing out of garages.
13. Handicap parking spaces shall be redistributed throughout the development or additional handicap spaces shall be installed to provide more accessible spaces near each residential building.
14. Decorative fencing shall be installed around the center open space labelled 'dog park' or 'dog run area' on plans.

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

Having no additional discussion, Chair Oyster adjourned the meeting at 2:04 p.m.



Mary Havener, Secretary



Julie Oyster, Chair